

CITY OF MADERA

CONSOLIDATED PLAN, 2015-2019
FISCAL YEAR 2015-2016 ACTION PLAN

FINAL DRAFT
MAY 2015

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan serves as a comprehensive planning document for the City of Madera to use to identify the overall needs for affordable and supportive housing and community and economic development, and outlines a strategy to address these needs. The City of Madera is an entitlement jurisdiction that receives Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is required by HUD in order for the City to continue to receive CDBG funds. The Grants Division of the City of Madera Administrative Service Department is designated by the Madera City Council as the single point of contact and lead agency for the administration of the CDBG program.

The Consolidated Plan embodies and reflects three overall goals, which relate to the major commitments and priorities of HUD, including:

- Provide decent affordable housing for low-income and homeless persons and increase the supply of supportive housing to enable persons with special needs to live with dignity.
- Provide a suitable living environment by improving the safety and livability of neighborhoods.
- Expand economic opportunities by creating jobs accessible to low-income persons and empowering low-income persons to achieve self-sufficiency.

The City of Madera prepared this Consolidated Plan for fiscal years 2015 through 2019 using the eConPlanning Suite system developed by HUD. The Consolidated Plan consists of five sections:

- Executive Summary (ES)
- The Process (PR)
- Needs Assessment (NA)
- Market Analysis (MA)
- Strategic Plan (SP)

Additionally a companion document to this Consolidated Plan is the Analysis of Impediments to Fair Housing (AI), which was also updated during this process. The AI contains detailed data and analysis regarding demographics, housing market conditions, and fair housing issues in the city of Madera. The City of Madera City Council approved the updated AI at its May 6, 2015 meeting. The City will provide the full AI or information contained in the AI to HUD, if requested.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Needs Assessment identified several types of programs, projects, and services that are needed in the community, including the following:

- Affordable housing, especially with units targeted to extremely low-income and very low-income households;
- Affordable housing with on-site social services and located near community amenities, such as parks, transportation facilities, grocery stores, and educational and employment centers. This is especially important for special needs populations;
- Transitional housing for individuals and families with children, especially for those who have left homeless shelters, but are on the waitlist for a Housing Choice Voucher;
- More Housing Choice Vouchers in an effort to reduce the number of individuals/families on the waitlist;
- More single-room occupancy, studios, and dormitory style units for single adults, specifically for former foster youth, veterans, and disabled individuals who may prefer and may be accustomed to living individually;
- Upgrades to public facilities, such as community centers; homeless facilities; parks and recreation facilities; and neighborhood facilities; and
- Public improvements, such as street improvements; pedestrian and bikeway improvements; water, sewer, and storm drain improvements; and ADA accessibility improvements.

The City of Madera has extensive housing and community development needs. CDBG funds alone are not adequate to address the needs identified during the public outreach process and summarized in the Needs Assessment of this Consolidated Plan. Recognizing the national objectives of the CDBG program and specific program regulations, the City intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low- and moderate-income households as well as individuals with special needs.

3. Evaluation of past performance

The City reports on its progress towards goals set in the Consolidated Plan and Annual Action Plans in the Consolidated Annual Performance and Evaluation Report (CAPER). The City reported for every year of the 2010-2015 Consolidated Plan. The City and its residents were greatly impacted by the economic downturn and high rates of foreclosure. Yet, the City continued to make progress towards the cumulative housing and community development goals set in the years 2010-2015.

The City's CDBG activities throughout the past five years included funding for several programs and services, some of which included: funding for youth programs to provide development and leadership skills; funding for facility improvements, such as the senior center, the Sunrise Rotary Park, Centennial

Pool, and ADA accessibility; funding for the Madera County Workforce Investment Corporation; and funding for neighborhood revitalization efforts, such as graffiti abatement and code enforcement.

The City also continued to fund several housing programs. In collaboration with the County of Madera, the City administered the Neighborhood Stabilization Program 3 (NSP3). NSP3 is limited to the HUD target area, which is the Parkwood subdivision area in Madera. NSP3 provides loans in the form of zero interest deferred payment, silent second loans as gap financing toward the purchase price and closing costs of affordable housing units. The City's Owner-Occupied Rehabilitation Program, funded by HOME funds, provided both zero-interest loans and grants to low-income families whose homes are in need of health and safety repairs. The City of Madera also promotes homeownership among first-time low-income homebuyers through a down payment assistance program. The program is also funded using HOME and CalHOME funds. Since the 2010/2011 program year, the City has assisted about 30 households through these programs.

Additionally, the City provided HOME funds to two publicly-assisted housing projects located in the city of Madera: Madera Family Apartments, which provides 39 affordable units, and Arborpoint Apartments, which provides 64 affordable units.

4. Summary of citizen participation process and consultation process

The City conducted an extensive community outreach program during the process of developing the Consolidated Plan. Specifically, the public consultation process included the following components:

Consultation with Public and Nonprofit Agencies

In preparing the Consolidated Plan, the City consulted with a variety of agencies, including local and regional service providers, the Housing Authority, business groups, nonprofits, and many others. The City also attended meetings and spoke with local housing and homeless service providers to gain additional input. The goal of the consultation process was to gather data, inform the community, and determine priority needs of Madera residents in order to develop the priorities and strategies contained within this five-year plan.

Focus Groups

On December 18, 2014, the City held two Focus Group Meetings, one with service providers and the other with real estate development professionals. The City held the Focus Group Meetings at City Hall located at 205 West 4th Street in Madera. The City publicized the Focus Group Meetings using email announcements, the City's Facebook page, the Madera Tribune's Community Calendar, phone calls, and flyers (in both English and Spanish) posted throughout the City Administration Building. Approximately 20 people attended the focus group discussions.

Community Forum

On January 20, 2015, the City held a Community Forum to provide an introduction to the City's five-year Consolidated Plan and the Federal CDBG program, and to solicit input from residents and workers on the major issues affecting the community. The City held the Community Forum at the Frank Bergon Senior Center located at 238 South D Street in Madera. The City publicized the Community Forum using email announcements, the City's Facebook page, phone calls, and flyers (in both English and Spanish) posted throughout City Hall, the Madera County Library, and the Housing Authority of the City of Madera. In addition the City announced the forum in the Madera Tribune, the local newspaper several weeks leading up to the forum date. A total of 20 individuals participated in the Community Forum.

Community Needs Survey

The City conducted a Community Needs Survey to solicit input from residents and workers. The survey informed respondents that the City was updating the Consolidated Plan for Federal CDBG funds that primarily serve low- to moderate-income residents. The survey polled respondents about the level of need in the city for various types of improvements that can potentially be addressed by the use of CDBG funds, including: housing, public facilities and services, infrastructure, and economic development improvements. The City collected 187 survey responses, including surveys collected electronically and on paper. Of the 187 surveys, 109 individuals responded to the survey in English and 78 individuals responded in Spanish.

Public Hearings

The Consolidated Plan was made available for public review from April 2, 2015 to May 1, 2015. The City held two public hearings in the City Hall Council Chambers, 205 West 4th Street in Madera on April 1 and May 6, 2015 at 6:00 p.m. The City published the notice for the public hearings in the Madera Tribune.

5. Summary of public comments

Comment: The City received a comment during the 30-day public comment period. The comment was in reference to a local CDBG grantee, whose application was deemed vague and duplicative. The local grantee discussed how the application submitted for the 2015-2016 CDBG funds cycle was essentially the same application as the three preceding years that they have applied and been awarded CDBG funds. The grantee encouraged the City Council to review the agency's reports and outcomes when considering performance, and in doing so, it'll provide some clarity on the agency's work.

6. Summary of comments or views not accepted and the reasons for not accepting them

To date, the City has not received any public comments that were not accepted. The City attempted to incorporate the feedback received throughout the Consolidated Plan outreach efforts in the Plan.

7. Summary

See discussion above.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MADERA	Grant Administration

Table 1 – Responsible Agencies

Narrative

The City of Madera Grant Administration Department is the Lead Agency for administration of the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant program. The Grant Administration Department is also responsible for the preparation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPER).

Consolidated Plan Public Contact Information

Jorge Antonio Rojas

Program Manager – Grants

City of Madera

205 West Fourth Street

Madera, California 93637

P: 559-661-3693

F: 559-674-2972

E: jrojas@cityofmadera.com

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

In October 2014 the City of Madera contracted with Mintier Harnish Planning Consultants for the development and preparation of the Consolidated Plan for fiscal years 2015-2019. With the assistance of the Consultants, the City launched an in-depth and collaborative effort to consult with City officials, City departments, community stakeholders, and beneficiaries of the entitlement program to inform and develop the priorities and strategies contained within this five-year plan. Below is a list of all agencies and organization contacted during the consultation process.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

In preparing the Consolidated Plan, the City consulted with a variety of agencies, including local and regional service providers, the Housing Authority, business groups, and many others. The City also attended meetings and spoke with local housing and homeless service providers to gain additional input. The goal of the consultation process was to gather data, inform the community, and determine priority needs of Madera residents in order to further develop the priorities and strategies contained within this five-year plan.

The City of Madera, with assistance from Mintier Harnish Planning Consultants, facilitated a comprehensive outreach effort to enhance coordination and discuss new approaches and efficiencies with public and assisted housing providers; health, mental health, and service agencies; and other representative stakeholders that use funding for eligible activities, projects, and programs.

The City of Madera, with assistance from Mintier Harnish Planning Consultants, facilitated a comprehensive outreach effort to enhance coordination and discuss new approaches and efficiencies with public and assisted housing providers; health, mental health, and service agencies; and other representative stakeholders that use funding for eligible activities, projects, and programs.

The outreach and consultation strategies of the City included the formation of community outreach partnerships with housing, service, and mental health providers, workforce developers, community advocates, the real estate community, and others. The partners alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries in order to create a plan that reflected the needs of the community. The City also reached out to community business leaders, including those of the real estate development profession, as well as public agencies and departments of both the City and County of Madera. This was done in an effort to spread the word about the Consolidated Plan process, the Community Needs

Survey, the Community Forum, and the Focus Group Meetings. For a detailed discussion on Citizen Participation, see section PR-15: Citizen Participation, below.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Fresno-Madera Continuum of Care (FMCoC) provides comprehensive homeless and housing services to individuals in both the Fresno and Madera regions. FMCoC assists homeless persons make the transition from homelessness to independent or supportive permanent housing. FMCoC provides access to education, health and mental health services, employment training, and life skills development. In 2014 FMCoC is comprised of 18 members from a broad spectrum, including: service providers, government agencies, and community coalitions.

HUD requires all Continuums of Care to produce a statistically reliable, unduplicated count of homeless persons in sheltered and unsheltered locations within their geographic region at a one-day point-in-time (PIT) count. The FMCoC 2014 PIT count took place on the night of January 27, 2014, and the morning of January 28, 2014. Soon after the PIT count, FMCoC released a report that outlined the number and characteristics of the homeless persons in the Fresno and Madera regions counted on that night. The City used this report to draft parts of this Plan.

The City consulted FMCoC on information relating to homelessness. FMCoC and the City exchanged e-mails and phone calls to gain input on the issues surrounding homelessness and the facilities and services serving the homeless. The City and the Consultant, Mintier Harnish, also participated in a meeting with the Madera County Homeless Coalition. The City gathered feedback from the homeless service providers, on homeless needs and services in Madera. The City also invited the groups participating in the meeting to attend the Focus Group Meetings. Several members of the Homeless Coalition did attend the Focus Group Meetings to provide further information on homeless needs and issues.

Additionally, every year in March FMCoC holds a special planning meeting to set goals for the following year. FMCoC will hold its annual planning meeting on March 12, 2015. The City plans to work with FMCoC to coordinate efforts to solve the housing and homeless issues in Madera.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Neither the City nor the County of Madera receives ESG grant funds. The Fresno Housing Authority serves as the local administrator and lead of HMIS. HMIS policies and procedures are developed by Fresno Housing Authority HMIS staff in accordance with HUD guidelines and are reviewed by a HMIS committee comprised of HMIS FMCoC users and approved by the FMCoC Board.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Basila Construction, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
2	Agency/Group/Organization	Building Industry of Fresno and Madera Counties Association
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings. Representative(s) attended Focus Group Meeting and provided input to help prioritize the needs of the city.
3	Agency/Group/Organization	California Rural Legal Assistance
	Agency/Group/Organization Type	Service-Fair Housing Legal/advocacy
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings. The City interviewed a representative via phone about fair housing issues.

4	Agency/Group/Organization	City of Madera, Parks and Community Services Department, Senior Services Division
	Agency/Group/Organization Type	Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone, and asked to provide information on senior services and the general needs of seniors; was asked to attend and distribute information on the Community Forum and Focus Group Meetings.
5	Agency/Group/Organization	City of Madera, Neighborhood Revitalization Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to provide information on vacant and REO properties and strategies the City has to address vacant and abandoned properties.
6	Agency/Group/Organization	ClearView Outreach Madera
	Agency/Group/Organization Type	Religious Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
7	Agency/Group/Organization	Community Action Partnership of Madera County
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings. The City also asked the organization to help distribute the survey to its mailing list and beneficiaries for input on the development of the plan. Representative(s) attended the Community Forum and the Focus Group Meeting and provided input to help prioritize the needs of the city.
8	Agency/Group/Organization	Madera County Behavioral Health Services
	Agency/Group/Organization Type	Housing Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone asked to provide information on the Permanent Supportive Housing program for disabled individuals they administer in partnership with the Housing Authority. The City also asked them to attend and distribute information about the Community Forum, the Focus Group Meetings and the survey. Representative(s) from the County attended the Focus Group Meetings and provided input to help prioritize the needs of the city.
9	Agency/Group/Organization	Madera County Public Health Department
	Agency/Group/Organization Type	Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to provide information on the number of HOPWA participants as well as general information on the needs of HOPWA participants and for people with HIV/AIDS in terms of facilities and services. The City also asked them to attend and distribute information about the Community Forum and Focus Group Meetings. Representative(s) from the County attended the Focus Group Meetings and provided input to help prioritize the needs of the city.
10	Agency/Group/Organization	Camarena Health
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
11	Agency/Group/Organization	DMP Development Corporation
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
12	Agency/Group/Organization	Don Floyd & Associates Realty
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
13	Agency/Group/Organization	Fair Housing Council of Central California
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings. The City interviewed a representative via phone about fair housing issues.
14	Agency/Group/Organization	First 5 Madera
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
15	Agency/Group/Organization	Frank Bergon Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings. The City also inquired about senior services, programs, and meals offered at the Center.

16	Agency/Group/Organization	Fresno Housing Authority
	Agency/Group/Organization Type	Housing PHA Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked about the administration of the HMIS system and for homeless data specific to the city of Madera.
17	Agency/Group/Organization	Heartland Opportunity Center
	Agency/Group/Organization Type	Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
18	Agency/Group/Organization	Hope House, Turning Point
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings. Representative(s) attended the Focus Group Meetings and provided input to help prioritize the needs of the city.

19	Agency/Group/Organization	Horizon Enterprises
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
20	Agency/Group/Organization	Housing Authority of the City of Madera
	Agency/Group/Organization Type	Housing PHA Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Public Housing rehabilitation strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone, asked to provide information on the number of public housing units, and housing choice vouchers available to residents in the city of Madera, as well as characteristics of residents and applicants. In addition, the City asked the Housing Authority about public housing conditions, waitlist of public housing units and Housing Choice Vouchers. Also, the city inquired about plans to address deficiencies at public housing sites. The City also asked them to attend and distribute information about the Community Forum and Focus Group Meetings. Representative(s) attended the Focus Group Meetings and provided input to help prioritize the needs of the city.

21	Agency/Group/Organization	Madera Association of Realtors
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via e-mail and phone and asked to provide information on how affordability is likely to change in the city, specifically changes in renter and owner markets post-recession. The city also asked the organization to help distribute the survey to its mailing list for input on the development the Plan as well as asked them to attend and distribute information about the Community Forum and Focus Group Meetings. Representative(s) attended the Focus Group Meetings and provided input to help prioritize the needs of the city.
22	Agency/Group/Organization	Madera Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
23	Agency/Group/Organization	Madera County AspiraNet
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Regional organization Family Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings. Representative(s) attended the Focus Group Meetings and provided input to help prioritize the needs of the city.

24	Agency/Group/Organization	Madera County Economic Development Corporation
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the skills and educational level of the local workforce; and how those two correspond to the employment opportunities in the city. Additionally, the City inquired them about local initiatives that relate to employment and economic development in the city. The city also asked them to attend and distribute information about the Community Forum and Focus Group Meetings.
25	Agency/Group/Organization	Madera County Farm Bureau
	Agency/Group/Organization Type	Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
26	Agency/Group/Organization	Madera County Office of Migrant Education
	Agency/Group/Organization Type	Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings. Representative(s) from the County attended the Focus Group Meetings and provided input to help prioritize the needs of the city.
27	Agency/Group/Organization	Madera County Sheriff's Office
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
28	Agency/Group/Organization	Madera County, Department of Social Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
29	Agency/Group/Organization	Madera County, Office of Education
	Agency/Group/Organization Type	Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
30	Agency/Group/Organization	Madera County Food Bank
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.

31	Agency/Group/Organization	Madera Hispanic Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
32	Agency/Group/Organization	Madera Rescue Mission Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
33	Agency/Group/Organization	Madera Unified School District
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings. Representative(s) attended the Focus Group Meetings and provided input to help prioritize the needs of the city.
34	Agency/Group/Organization	Nora & Associates Realty
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
35	Agency/Group/Organization	Office of Supervisor Max Rodriguez, District 4, Madera County
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
36	Agency/Group/Organization	Pan-American Community Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via phone and asked about their senior services and programs, including the senior meal program.
37	Agency/Group/Organization	Planned Parenthood - Madera Health Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
38	Agency/Group/Organization	Resources for Independence, Central Valley
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to provide information on specific housing programs they administer. The City also asked them to help distribute the survey to its mailing list for input on the development of the Plan and also asked them to attend and distribute information about the Community Forum and Focus Group Meetings. Representative(s) attended the Focus Group Meetings and provided input to help prioritize the needs of the city.
39	Agency/Group/Organization	RM Covington Homes
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
40	Agency/Group/Organization	Self-Help Enterprises
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
41	Agency/Group/Organization	Shunammite Place
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings. Representative(s) attended the Focus Group Meetings and provided input to help prioritize the needs of the city.
42	Agency/Group/Organization	U.S. Department of Housing and Urban Development, San Francisco Regional Field Office
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Consolidated Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City contacted HUD Office via email and phone and discussed the Plan's goals and objectives in general terms.
43	Agency/Group/Organization	University of California Cooperative Extension
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
44	Agency/Group/Organization	Madera County Workforce Investment Corporation
	Agency/Group/Organization Type	Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to provide information on recent workforce investment initiatives in Madera. The City asked them to help distribute the survey to its mailing list for input on the development of the Plan and also asked them to attend and distribute information about the Community Forum and Focus Group Meetings. Representative(s) attended the Focus Group Meetings and provided input to help prioritize the needs of the city.
45	Agency/Group/Organization	ZABE Mortgage Group
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and phone and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
46	Agency/Group/Organization	Madera Custom Builders
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.
47	Agency/Group/Organization	Madera Realty LF Mortgage Group
	Agency/Group/Organization Type	Services - Housing

What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted via email and asked to attend and distribute information about the Community Forum and Focus Group Meetings.

Identify any Agency Types not consulted and provide rationale for not consulting

The City consulted a variety of agencies serving Madera residents and the region. No agency types were specifically left out of the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Fresno-Madera Continuum of Care	Coordinating homelessness services with CoC priorities
City of Madera General Plan	City of Madera	The goals of the Strategic Plan were developed to be consistent with the City of Madera General Plan
5-year Plan and Annual Plan	Housing Authority of the City of Madera	The goals of the Strategic Plan were developed with consideration of the Housing Authority's 5-year Plan and Annual Action Plan

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Madera will continue its collaborative efforts and partnerships, as described throughout this report. Collaborative efforts consist of coordinating between public and private health, housing and social service agencies such as:

- the Housing Authority of the City of Madera
- the Successor Agency to the Former Madera Redevelopment Agency
- Madera County Economic Development Commission
- Madera County Workforce Investment Corporation

- Madera County Social Services and Behavioral Health

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City released the Consolidated Plan on April 2, 2015 for a 30-day public review and comment period. The City made the Plan available electronically at www.cityofmadera.org. Additionally, the City distributed hardcopies throughout the city of Madera, including: Madera County Library, Housing Authority of the City of Madera and Community Action Partnership of Madera County. The City sent the electronic version to distribution lists from organizations, agencies, and citizens that attended the Focus Group Meetings or Community Forum, and provided their contact information.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
------------	------------------	--------------------	--------------------------------	------------------------------	--	---------------------

1	Focus Groups	service providers and real estate development professionals	<p>On December 18, 2014, the City held two Focus Group Meetings, one with service providers and the other with real estate development professionals. The City held the Focus Group Meetings at City Hall located at 205 West 4th Street, Madera, California from 10 am to noon and the other from 2 pm to 4 pm. The City geared the discussion with service providers towards organizations that provide affordable housing; services to low-income households, including homeless services and housing counseling; and organizations that provide services to special needs groups, such as farmworkers, seniors, the disabled, and youth. The City geared the discussion with real estate development professionals towards individuals in the real estate sector, including for profit and non-profit developers. These discussions introduced the groups to the Consolidated Plan, the process for the new Plan, and solicited input from the two groups on the level of need for various types of housing, community, and</p>	<p>Participants identified the following major needs in the community:- More extremely low-income and very low-income units;- More single-room occupancy, studios, and dormitory style units for single adults, specifically for former foster youth, veterans, and disabled individuals who may prefer and may be accustomed to living individually;- More transitional housing options for individuals who have left homeless shelters but are on the waitlist for a Housing Choice Voucher;- More homeless shelters for men, especially returning Veterans;- More</p>	N/A	
---	--------------	---	---	--	-----	--

			<p>economic development improvements. The Focus Group Meetings began with introductions and a presentation of the project. The presentation outlined the Consolidated Plan and the importance of public participation during the planning process. The City asked the focus group participants about the most significant housing, economic, and community needs and issues affecting Madera residents and businesses and how these needs changed in the past five years. Additionally, the City asked participants about issues of housing discrimination in the city and if barriers to fair housing choice exist, as well as if any government constraints exist that discourage housing development. The City publicized the Focus Group Meetings using email announcements, the City's Facebook page, the Madera Tribune's Community Calendar, phone calls, and flyers (in both English and Spanish) posted throughout the City Administration</p>	<p>transitional housing for single men;- Social services to be provided on-site at affordable housing facilities; and- More Housing Choice Vouchers in an effort to reduce the number of individuals/families on the waitlist. - More job specific training programs, specifically machinist, mechanics and welders. - The need to educate residents about fair housing- The need to better connect social programs and educational services with students and families at the school district- The need for more public improvements: sidewalks, roads, public art</p>		
--	--	--	---	---	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Building. Approximately 20 people attended the focus group discussions held at City Hall located at 205 West 4th Street, Madera California from 10 am to noon and the other from 2 pm to 4 pm.			

2	Focus Groups	Non-targeted/broad community	<p>On January 20, 2015, the City held a Community Forum to provide an introduction to the City's five-year Consolidated Plan and the Federal CDBG program, and to solicit input from residents and workers in the city on the level of need for various types of improvements and the major issues affecting the community. A total of 20 individuals participated in the Community Forum and provided input on what they considered to be the top community issues affecting Madera and provided feedback on what they considered to be the housing, economic, and community development priorities in the city. The City held the Community Forum at the Frank Bergon Senior Center located at 238 South D Street, Madera California from 5:30 pm to 7:30 pm. The City publicized the Community Forum using email announcements, the City's Facebook page, phone calls, and flyers (in both English and Spanish) posted throughout City Hall, the Madera County Library and the Housing Authority of the City of</p>	<p>The top three issues identified by the first breakout group include:</p> <ol style="list-style-type: none"> 1. Need more advocates to support the development of permanent supportive housing for the homeless. 2. Need more affordable housing for re-entry populations, including: former foster youth leaving foster care, Veterans, Prop 47 released individuals, mental health patients. 3. Need more housing options for single individuals. <p>Solutions to the issues above:</p> <ol style="list-style-type: none"> 1. Need more advocates to support the development of permanent supportive housing for the homeless. a. 	N/A	
---	--------------	------------------------------	--	--	-----	--

			<p>Madera. In addition the City announced the forum in the Madera Tribune, the local newspaper several weeks leading up to the forum date. The forum engaged the community through an introductory presentation on the Consolidated Plan, how it functions, and its applicability and impact to Madera. The City followed the presentation with a series of facilitated breakout groups where participants discussed community issues. Participants communicated in an open-ended dialogue, ranked the issues discussed, and offered suggestions on solutions to the issues they selected. The City did this in an effort to understand the various problems affecting local residents and workers and how the Consolidated Plan can potentially address them. The interactive format of the forums solicited strong participation, wherein all attendees were provided the opportunity to participate in the conversation. The City provided Spanish translation services, and one of the breakout group</p>	<p>More advocatesb. More fundingc. Land to determine if single units can be built or leasedd. HUD matching dollars2. Need more affordable housing for re-entry populations, including: former foster youth leaving foster care, Veterans, Prop 47 released individuals, mental health patients.a. Find land and housing for affordable housing units.b. Give preference for housing to re-entry population to ensure they transition instead of falling through the cracks.c. Recommendation to obtain donations for furniture for publicly assisted units.d.</p>		
--	--	--	---	---	--	--

			discussions was conducted in Spanish.	<p>Ensure rules and regulations are in place.3. Need more housing options for single individuals.a.</p> <p>Build more single units using funds from the government.The top three issues identified by the second breakout group include:1. Lack of affordable housing units, especially for the lowest income categories.2. Lack of youth programs and outreach.3. Lack of knowledge on fair housing issues and the ability to file a complaint.2. Lack of youth programs and outreachd.</p> <p>Increase funding for more tutors and staff at the centerse.</p> <p>Increase</p>		
--	--	--	---------------------------------------	---	--	--

				<p>funding for centers so they can increase the number of students they can help³. Lack of knowledge on fair housing issues and the ability to file a complaint. Hold community workshops specifically for fair housing educationg.</p> <p>Educate the public on what fair housing issues are, then educate them on how to file a complainth.</p> <p>Provide a computer with internet access at a center for people who do not have the internet/computer but may still want to file a fair housing complaint</p>		
3	Focus Groups	All	The City conducted a Community Needs Survey to solicit input from residents and workers in the city of	Housing Respondents rated the need for nine different	N/A	

			<p>Madera. The survey informed respondents that the City was updating the Consolidated Plan for Federal CDBG funds that primarily serve low- to moderate income residents and areas. The questionnaire polled respondents about the level of need in the city for various types of improvements that can potentially be addressed by the use of CDBG funds, including: housing, community and economic development improvements. In order to give as many people as possible the opportunity to voice their opinion, the City placed emphasis on making the survey widely available via different means and languages. The survey attempted to gather a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be viewed as an indicator of the opinions of the respondents, but not as representing the opinions of the city population as a group. The City distributed the survey through a</p>	<p>housing-related improvement areas in the city. The three highest priorities in this area were: - Increase supply of affordable rental housing; - Permanent housing for the homeless; and, - Code enforcement in low-income neighborhoods. Public Facilities Respondents rated the need for 11 different public facility types. The three highest priorities in this area were: - Facilities for abused, abandoned, and neglected children; - Homeless Facilities (transitional and emergency shelters); and, - Centers for</p>		
--	--	--	---	---	--	--

			<p>number of channels in order to gather responses from a broad sample. The City distributed the survey to service providers and local stakeholders in order to increase the number of responses. Additionally, the City forwarded the survey to all City and County Departments for them to distribute. The City made the survey available in hard copy format, as well as electronic format via Survey Monkey. The City made the survey available online and offline in both English and Spanish. The City collected 187 survey responses from early December 2014 to January 23, 2015, including surveys collected electronically and on paper. Of the 187 surveys, 109 individuals responded to the survey in English and 78 individuals responded in Spanish. The Survey began by asking respondents four general needs questions (see Table 4 for results). Respondents then rated the level of need for 55 specific improvement types divided into five overall areas, including: Housing; Public Facilities; Infrastructure and Neighborhood</p>	<p>the disabled. Infrastructure and Neighborhood Improvements Respondents rated the need for 12 different infrastructure and neighborhood improvements. The three highest priorities in this area were: - Street Improvements; - Lighting Improvements; and, - Sidewalk Improvements. Public Services Respondents rated the need for 18 different public service improvements. The three highest priorities in this area were: - Abused, abandoned, and neglected children services; - Employment training services; and,</p>		
--	--	--	--	---	--	--

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>Improvements; Public Services; and Economic Development. The survey asked respondents to rank the level of need for each service/program under each of the overall areas using the following scale: 0 = No Need 1 = Low Need 2 = Moderate Need 3 = High Need NA = Do not know Results for all five overall areas are shown in the tables that follow. The high need (percentage) column translates into the percentage of respondents that identified that program/service as a high need, earning a score of 3 on the ranking scale. The average rating given to items within these categories provides another indicator of broad priorities.</p>	<p>- Youth services. Economic Development Respondents rated the need for five different economic development areas. The three highest priorities in this area were: - Financial assistance for low-income individuals to create a small business; - Store front improvements in low-income neighborhoods; and, - Financial assistance for low-income residents for business expansion.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	All	<p>The City held two public hearings in the City Hall Council Chambers, 205 W. 4th Street, Madera, CA 93637 on April 1 and May 6, 2015 at 6:00 p.m. The City published the notice for the public hearings on January 30, 2015 in the Madera Tribune. This date was more than a 30-day advanced notification to the public forum presentation of the Draft 2015-2019 Consolidated Plan and 2015-2016 Action Plan with funding recommendations from the CDBG Review and Advisory Committee. The notice provided a 60-day advanced notification to the public about the May 6, 2015 City Council meeting to finalize both plans.</p>	<p>Prior to the adoption of the Consolidated Plan and Action Plan, the City made the draft Plan available for a comment period of no less than 30 days. As per the aforementioned notification details, the 30-day period began on April 3, 2015 and ended on May 5, 2015. The City engaged public comment at the hearing listed above or the public could submit their comments in person or in writing to Jorge Antonio Rojas, 205 W. 4th Street, Madera, CA 93637, jrojas@cityofmadera.com.</p>	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Non-targeted/broad community	The City sent out e-mail announcements to inform stakeholders and community members throughout the Plan process.	See PR-10 Table 2 "Agencies, groups, organizations who participated" for details on how the outreach was conducted and the outcome.	N/A	
6	Focus Groups	Non-targeted/broad community	The City made telephone calls to publicize community outreach efforts.	See PR-10 Table 2 "Agencies, groups, organizations who participated" for details on how the outreach was conducted and the outcome.	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In 2011 there were 60,211 residents and 15,848 households in the city of Madera, according to American Community Survey (ACS) data. The median household income in the city was \$41,991 in 2011. In terms of income categories, about 12 percent (1,915) of households in Madera qualify as extremely low income, 15 percent (2,385) qualify as very low income, 20 percent (3,200) qualify as low income, and about 11 percent (1,685) qualify as moderate-income households.

Housing Problems

There is a disparity between renter and owner households in terms of housing problems. The most common housing problems faced by households in the city of Madera are cost burden and overcrowding. An estimated 42 percent of all households in the city pay more than 30 percent of their income on housing, with 21.5 percent paying between 30 and 50 percent of their income and over 20 percent paying more than 50 percent.

Within the low- and moderate-income population, a larger number of renter households suffer from housing problems compared to owner households. For example, over twice as many low/moderate-income renter households suffered from at least one of the four housing problems compared to low/moderate income owner households.

There is relatively little difference between racial and ethnic groups in terms of their incidence of housing problems and housing cost burden. However, in all income categories, Asian and Black/African American households are slightly more likely to experience a disproportionate number of housing problems. Asian households, for which the sample size is small, are the only racial/ethnic group that experienced a disproportionately greater severe housing cost burden compared to the city as a whole, with 33.3 percent of Asian households paying more than 50 percent of their income on housing costs compared to 22.5 percent of households overall.

Housing Needs

The primary housing issue in the city of Madera continues to be providing housing that is affordable to the lowest-income segments of the population. Demand for affordable housing, especially for extremely low- and very low-income households, continues to outpace production. The high cost of subsidy, limited funding resources, and restrictions on funding sources provide challenges in addressing existing and projected affordable housing needs.

Through outreach and consultation, the following general housing needs were identified:

- More extremely low-income and very low-income units;
- More single-room occupancy, studios, and dormitory style units for single adults, specifically for former foster youth, veterans, and disabled individuals who may prefer and may be accustomed to living individually;
- More transitional housing options for individuals who have left homeless shelters but are on the waitlist for a Housing Choice Voucher;
- More homeless shelters for men, especially returning Veterans;
- More transitional housing for single men;
- Social services to be provided on-site at affordable housing facilities; and
- More Housing Choice Vouchers in an effort to reduce the number of individuals/families on the waitlist.

Needs Assessment Overview

Public Housing

As of December 2014 the Housing Authority of the City of Madera (HACM) operates 244 Public Housing units. In addition HACM administers a total of 791 Housing Choice Vouchers (Section 8), including 16 Project-based vouchers, 708 tenant-based vouchers, 46 Veterans Affairs Supportive Housing (VASH), and 17 Family Unification Program (FUP) special purpose vouchers. It is important to note that out of the 791 Housing Choice Vouchers administered by HACM, more than a quarter of them, or 218, are for disabled families. The needs of public housing residents, including those with disabilities, include social services and self-sufficiency training, including job training, after-school and daycare programs, and health and educational services.

Non-housing Community Development Needs

Non-housing community development needs were determined in consultation with City departments and service agencies. In addition needs for public facilities, improvements, and services were identified at the Community Forum and Focus Group Meetings, and further reinforced through the Community Needs Survey:

- *Public Facilities:* A need to devote funds to upgrade and improve community centers; homeless facilities; parks and recreation facilities; and neighborhood facilities.
- *Public Improvements:* Needs identified over the next five years include: street improvements; pedestrian and bikeway improvements; water, sewer, and storm drain improvements; and ADA accessibility improvements.

Public Services: Needs identified over the next five years include: workforce skills training and education; youth services; homeless assistance; senior services; economic development services, and fair housing services.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

An implication of the overall population demographics in the city of Madera indicates there will be a continuing demand for affordable housing. It would be desirable to focus efforts at providing more affordable units throughout the community, in order to provide a greater range of neighborhood selections and housing opportunities. Housing demands for low- and very low-income households will continue to be very high in certain areas of the community, and programs should be developed to satisfy those requirements throughout the city.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	43,207	60,221	39%
Households	11,971	15,848	32%
Median Income	\$31,033.00	\$41,991.00	35%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Housing Needs Assessment Demographics

Table 13 - Housing Needs Assessment Demographics shows the change in population, households, and median household income in Madera from 2000 to 2011. From 2000 to 2011, the population increased by 39 percent, from 43,207 to 60,221. Over the same time period, the number of households increased by 32 percent from 11,971 households in 2000 to 15,848 households in 2011. From 2000 to 2011, the median household income in the city increased from \$31,033 to \$41,991, a 35 percent increase. Most of this increase can be attributed to inflation; however, even when adjusted for inflation, the median income increased slightly.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,915	2,385	3,200	1,685	6,665
Small Family Households *	730	980	1,360	875	3,545
Large Family Households *	460	530	850	490	1,205
Household contains at least one person 62-74 years of age	275	480	445	210	1,180
Household contains at least one person age 75 or older	210	295	245	190	610
Households with one or more children 6 years old or younger *	685	965	1,225	440	1,430

* the highest income category for these family types is >80% HAMFI
--

Table 6 - Total Households Table

Data 2007-2011 CHAS
Source:

Total Households

Table 14 - Total Households Table shows the number of lower- and moderate-income households by income category based on HUD Area Median Family Income (HAMFI) for the city of Madera. HAMFI is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents and income limits for HUD programs. According to HUD, the FY 2014 HAMFI for a family of four in Madera County was \$52,000.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	4	40	25	0	69	10	0	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	225	195	390	80	890	10	30	20	15	75
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	225	230	270	145	870	40	110	85	65	300
Housing cost burden greater than 50% of income (and none of the above problems)	750	405	190	55	1,400	180	310	370	115	975

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	85	550	700	180	1,515	115	105	305	360	885
Zero/negative Income (and none of the above problems)	80	0	0	0	80	75	0	0	0	75

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

Housing Needs Summary Tables

The following tables show housing problems of lower- and moderate-income households. HUD identifies housing problems as 1) a housing unit that lacks complete kitchen facilities; 2) a housing unit that lacks complete plumbing facilities; 3) a household that is overcrowded; and 4) a household that is cost burdened.

A housing unit is considered substandard if its present condition endangers the health, safety, or well-being of an individual or family. HUD defines a unit as substandard if it is dilapidated; does not have a usable flush toilet or bathtub inside the unit for the exclusive use of a family; does not have electricity or has inadequate or unsafe electrical service; does not have a safe or adequate source of heat; or, has been declared unfit for habitation by an agency or unit of government.

HUD defines overcrowding as more than 1.0 person per room and severe overcrowding as more than 1.5 persons per room. HUD defines cost burden as a household where monthly housing costs, including utilities, exceed 30 percent of their monthly income. Along those lines, HUD defines severe cost burden as a household where monthly housing costs, including utilities, exceed 50 percent of their monthly income.

Housing Problems

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,210	865	880	280	3,235	240	450	475	200	1,365
Having none of four housing problems	150	745	1,190	530	2,615	155	325	655	675	1,810
Household has negative income, but none of the other housing problems	80	0	0	0	80	75	0	0	0	75

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

Housing Problems 2 (Severe)

Table 16 shows lower- and moderate-income households in Madera with one or more severe housing problems. Severe housing problems are defined by HUD as: 1) a household that lacks a kitchen; 2) a household that lacks complete plumbing; 3) a household that is severely overcrowded; or 4) a household that is severely cost burdened. Table 16 shows that over twice as many renter households (3,235) suffer from at least one or more of the four housing problems when compared to owner households (1,365). The incidence of housing problems was particularly high for renter households earning 0 to 30 percent AMI (i.e., extremely low income) with 1,120 households having one or more of the four severe housing problems.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	555	650	515	1,720	95	160	335	590
Large Related	315	275	220	810	75	180	145	400
Elderly	145	180	75	400	185	180	205	570
Other	225	150	215	590	0	20	80	100

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,240	1,255	1,025	3,520	355	540	765	1,660

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

Cost Burden > 30 percent

Table 17 shows the number of lower-income households that experienced a housing cost burden by household type and AMI. The total number of lower-income renter households considered cost-burdened was over twice the total number of cost-burdened lower-income owner households, 3,520 versus 1,660, respectively. However, it is important to note that a smaller number of lower-income elderly renter households are cost burdened compared to lower-income elderly owner households, 400 versus 570. This is the only subgroup where this occurred.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	540	220	30	790	95	135	260	490
Large Related	300	85	55	440	65	170	55	290
Elderly	110	55	25	190	70	110	65	245
Other	190	85	90	365	0	10	45	55
Total need by income	1,140	445	200	1,785	230	425	425	1,080

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

Cost Burden > 50 percent

Table 18 shows the number of lower-income households that were severely cost-burdened by household type and AMI. The total number of renter households considered severely cost-burdened was larger than the total number of severely cost-burdened owner households, 1,785 versus 1,080, respectively. However, a smaller number of elderly renter households were severely cost burdened compared to elderly owner households, 190 versus 245. This is the only subgroup where this occurred.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	365	300	485	180	1,330	50	115	75	35	275
Multiple, unrelated family households	90	75	200	25	390	0	19	30	45	94
Other, non-family households	0	45	0	20	65	0	0	0	0	0
Total need by income	455	420	685	225	1,785	50	134	105	80	369

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

Crowding (More than one person per room)

HUD considers a household to be overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. A “room” in this context includes bedrooms and living rooms but not kitchen or bathroom facilities. For example, a family of five living in a three bedroom home with one living room would be calculated as 1.25 persons per room and therefore, would technically be considered “overcrowded.” Table 19 provides information on overcrowding for lower- and moderate-income households by family types and by AMI. As Table 19 shows, regardless of income and family type, a significantly larger number of renter households were overcrowded compared to owner households, 1,785 versus 369, respectively.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source: Comments: Data not available.

Describe the number and type of single person households in need of housing assistance.

According to the 2012 ACS, an estimated 17.6 percent of all households in the city of Madera are single person households. Services providers described a need for single room occupancy units and small affordable studios located within walking distance to transportation, amenities, grocery stores, and educational facilities. According to the 2013 ACS, studios and one bedroom housing units make up the smallest share of housing types in the city of Madera, at 2.7 percent and 6.7 percent of all housing units, respectively.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There are currently (2014) 75 disabled families on public housing assistance and a total of 11 families requesting accessibility features; 218 disabled families in the city of Madera receive a Housing Choice Voucher.

The Fresno-Madera Continuum of Care 2014 Point-in-time Count, conducted February 27, 2014 reported 541 homeless victims of domestic violence in the Fresno-Madera region, of which, 29 were sheltered and 512 were unsheltered. There is no other available information at the city-level.

What are the most common housing problems?

The most common housing problems in the city of Madera are housing costs burdens and overcrowding, two of the housing problems defined by HUD. Additionally, there is a disparity between renter and owner households in terms of these housing problems.

Are any populations/household types more affected than others by these problems?

A significantly larger number of renter households are considered to have a HUD-defined housing problem compared to owner households. Over twice as many renter households (3,235) suffered from a housing problem compared to owner households (1,365).

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households that are severely cost burdened are at imminent risk of either residing in shelters or becoming unsheltered. This is especially true for renter households, which have higher rates of overpaying for housing. Additionally, households in the 0-30 percent AMI category (i.e., extremely low-

income) are the most at risk of becoming unsheltered because they are in the lowest income bracket, therefore a decrease or loss of income could mean the immediate loss of their home.

Single person households and small family households, more specifically the ones earning 0-30 percent AMI, are at imminent risk of becoming unsheltered. These households may not have the additional number of wage earners needed to cover the costs of housing, and as a result, may suffer a cost burden.

Household that are paying over 50 percent of their income on housing often have to make difficult decisions about what to pay and prioritize between housing, food, education, transportation, and childcare. With limited resources, one emergency or unplanned situation can force this household to become unsheltered. The most common services needed for these households to achieve stability include health care, mental health resources, job search assistance and job training, and financial education.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Madera does not have specific estimates of the at-risk population beyond those available through the U.S. Census, American Community Survey (ACS), and other publicly available data sets.

At-risk of homelessness as defined by 24 CFR 576.2.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The most common housing characteristics that have been linked with instability and an increased risk of homelessness include severe housing cost burden, unemployment, and mental or physical disabilities.

Discussion

The primary housing issue in the city of Madera is the need to provide housing that is affordable to the lowest income segments of the population, specifically extremely low income households. A shortage of resources at the Federal and state levels, and a preference at those levels for funding housing in dense urban areas, has created challenges for the city of Madera in producing affordable housing. The level of housing need varies between renter and owner households, particularly in terms of cost burden and overcrowding. While both types of households suffer from housing problems, over twice as many renter households (3,235) suffer from a housing problem compared to owner households (1,365).

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10 percent points or more) than the income level as a whole. Tables 8 through 11 show the number of households experiencing housing problems by income level and race/ethnicity.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,770	114	110
White	345	14	55
Black / African American	140	15	0
Asian	25	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,200	90	55

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,910	450	0
White	330	145	0
Black / African American	29	90	0
Asian	25	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,505	205	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,175	835	0
White	420	340	0
Black / African American	25	0	0
Asian	90	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,630	495	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	760	1,130	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	155	305	0
Black / African American	110	110	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	490	705	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Extremely Low Income

An estimated 88.8 percent of all extremely low-income households in the city had at least one housing problem, compared with 83.3 percent of White households, 90.3 percent of Black/African American households, 100 percent of Asian households, 100 percent of American Indian/Alaska Native households, zero percent of Pacific Islander households, and 89.2 percent of Hispanic households. In the extremely low-income group, Asian and American Indian/Alaska Native households had a disproportionately greater need.

Very Low Income

An estimated 80.9 percent of all very low-income households had at least one housing problem, compared with 69.5 percent of White households, 24.4 percent of Black/African American households, 100 percent of Asian households, zero American Indian/Alaska Native households, zero Pacific Islander households, and 88 percent of Hispanic households. Asian households were the only very low-income racial group that experienced a disproportionately greater need.

Low Income

An estimated 72.3 percent of low-income households had at least one housing problem, compared with 55.3 percent of White households, 100 percent of Black/African American households, 100 percent of Asian households, zero American Indian/Alaska Native households, zero Pacific Islander households, and

76.7 percent of Hispanic households. In the low-income category, Black/African American and Asian households had a disproportionately greater need.

Moderate Income

An estimated 40.2 percent of moderate-income households in the city had at least one housing problem, compared with 33.7 percent of White households, 100 percent of Black/African American households, 100 percent of Asian households, zero American Indian/Alaska Native households, zero Pacific Islander households, and 41 percent of Hispanic households. In the moderate-income category, Black/African American and Asian households had a disproportionately greater need.

Summary

Across all income categories, Asian households, which make up a small percentage of households in the city, are the most likely to experience a disproportionate number of housing problems. Low- and moderate-income Black/African American households, which also make up a small percentage of households in the city, are more likely to experience a disproportionate number of problems. This is not to say that households of other racial/ethnic groups do not suffer from housing problems, however, the remaining racial/ethnic household groups do not suffer disproportionately from housing problems, per HUD's definition.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Tables 24 through 27 show the number of households experiencing severe housing problems by income level and race/ethnicity.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,570	315	110
White	265	100	55
Black / African American	140	15	0
Asian	25	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	1,120	170	55

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,370	990	0
White	135	345	0
Black / African American	29	90	0
Asian	25	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,165	545	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,270	1,735	0
White	175	585	0
Black / African American	10	15	0
Asian	65	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,010	1,115	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	315	1,570	0
White	30	430	0
Black / African American	110	110	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	175	1,015	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Extremely Low Income

An estimated 78.7 percent of all extremely low-income households in the city had at least one severe housing problem, compared with 63.1 percent of White households, 90.3 percent of Black/African American households, 100 percent of Asian households, zero American Indian/Alaska Native households, zero Pacific Islander households, and 83.3 percent of Hispanic households. In the extremely low-income category, Black/African American and Asian households had a disproportionately greater need related to severe housing problems.

Very Low Income

An estimated 58.1 percent of very low-income households had at least one severe housing problem, compared with 28.1 percent of White households, 24.4 percent of Black/African American households, 100 percent of Asian households, zero American Indian/Alaska Native households, zero Pacific Islander households, and 68.1 percent of Hispanic households. In the very low-income category, Asian and Hispanic households had a disproportionately greater need related to severe housing problems.

Low Income

An estimated 42.3 percent of low-income households had at least one severe housing problem, compared with 23 percent of White households, 40 percent of Black/African American households, 72.2 percent of Asian households, zero American Indian/Alaska Native households, zero Pacific Islander households, and 47.5 percent of Hispanic households. Asian households were the only low-income racial group that experienced a disproportionately greater need related to severe housing problems.

Moderate Income

An estimated 16.7 percent of moderate-income households had at least one severe housing problem, compared with 6.5 percent of White households, 50 percent of Black/African American households, zero Asian households, zero American Indian/Alaska Native households, zero Pacific Islander households, and 14.7 percent of Hispanic households. Black/African American households were the only moderate-income racial group that experienced a disproportionately greater need related to severe housing problems.

Summary

Across all income categories, Asian and Black/African American households, while a small percentage of total households in the city, are the most likely to experience a disproportionate number of severe housing problems. This is not to say that households of other racial/ethnic groups do not suffer from severe housing problems, however, the remaining racial/ethnic household groups do not suffer disproportionately from severe housing problems, per HUD's definition.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Table 28 show the number of households by income level and race/ethnicity that experience cost burdens. HUD defines a household as cost burdened if the household pays more than 30 percent of their income for housing and severely cost burdened if the household pays more than 50 percent of their income on housing costs. Households that are cost burdened may have difficulty affording other necessities such as food, clothing, transportation, and medical care.

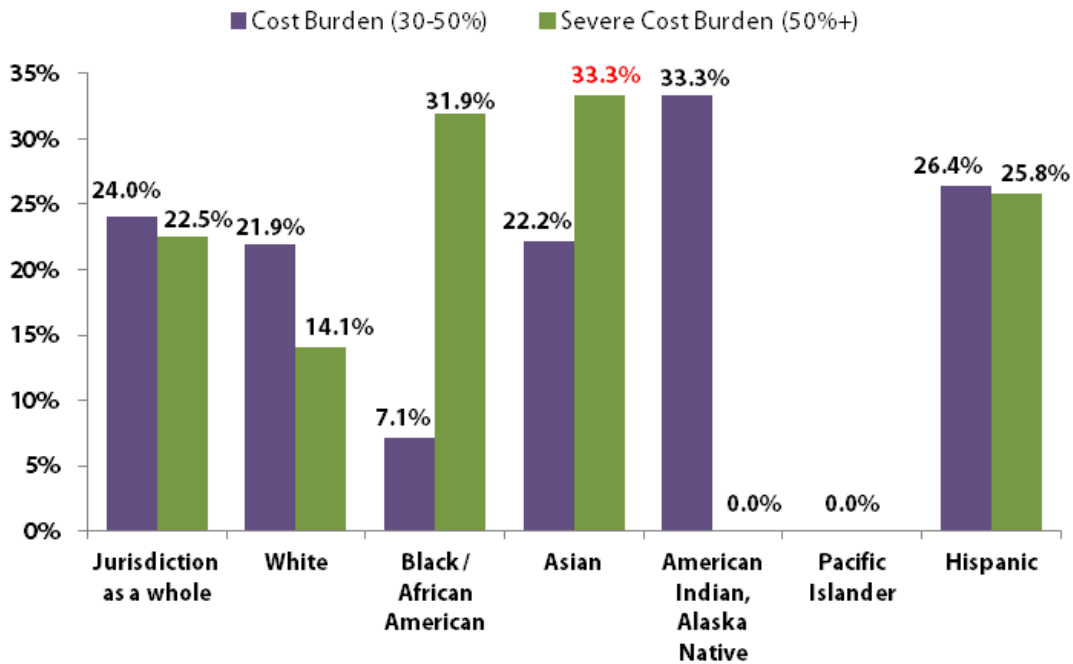
Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,699	3,465	3,250	130
White	2,845	975	625	55
Black / African American	430	50	225	0
Asian	160	80	120	0
American Indian, Alaska Native	50	25	0	0
Pacific Islander	0	0	0	0
Hispanic	4,135	2,285	2,235	70

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2007-2011 CHAS
Source:

Figure 1: Disproportionately Greater Need: Housing Cost Burdens



Data Source: CHAS, 2007-2011.

Figure 1: Disproportionately Greater Need: Housing Cost Burdens

Discussion:

An estimated 42 percent of all households in the city of Madera pay more than 30 percent of their income on housing with 21 percent paying between 30 and 50 percent of their income and 20.5 percent paying more than 50 percent.

The racial and ethnic composition of cost burdened and severely cost burdened households varies. As previously mentioned, in order for a disproportionate greater need to exist, that racial/ethnic group must experience a cost burdened or severe cost burden at rate of 10 percentage points or greater. As Figure 1 shows, Asian households are the only racial/ethnic household group experiencing a disproportionate greater need compared to the jurisdiction as a whole. Asian households experience a disproportionately greater severe housing cost burden, with 33.3 percent of Asian households paying more than 50 percent of their income on housing costs compared to 22.5 percent of households overall.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As described above, within every income bracket in the city, at least one racial/ethnic group experienced a disproportionate number of housing problems or cost burden. See the discussion above for details.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

An “area of minority or racial and ethnic concentration” is defined as any census tract in which the percentage of persons of a racial or ethnic minority exceeds the citywide percentage of such persons by 10 percent. The Hispanic population constitutes a majority of the total population in most block groups in Madera.

Based on 2011 ACS data that noted the citywide average at 75 percent, many block groups on the eastern side of Madera identify are areas of Hispanic concentration, including block groups 507-3, 604-1, 603-2, 602-3, 6-2-2, 900-1, 800-2, 800-3, 800-4, 502-1, 900-3, and 508-2 (see Figure 2 in attachment page). The lowest percentage of Hispanic population is found in the census tracts in western Madera. Figure 2 shows block groups with Hispanic and Latino residents as a percent of the total population. There are no block groups with a concentration of any other race.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the City of Madera (HACM) is the Public Housing Agency (PHA) responsible for managing the public housing inventory and the Housing Choice Voucher (Section 8) program in the city of Madera. The mission of the Housing Authority is to serve the needs of low-income, very low-income, and extremely low-income families by providing housing opportunities through multiple strategies. HACM operates independently from the City of Madera, and the City retains no control over their programs or housing units.

HACM pays out \$374,000 monthly in assistance to households participating in the Housing Choice Voucher (HCV) program. That amounts to \$4.4 million annually in voucher assistance. In addition, since the previous Consolidated Plan was prepared in 2010, HACM completed over \$1.8 million in modernization work through its public housing capital fund and capital reserves. HACM has an annual budget of over \$9 million per year, nearly all of which is restricted funding for affordable housing programs.

HACM operates 244 Public Housing Units and administers 791 Housing Choice Vouchers. More specifically, HACM administers 16 Project-based vouchers and 708 Tenant-based vouchers. In terms of Special Purpose Vouchers, HACM administers 46 Veterans Affairs Supportive Housing (VASH) vouchers and 17 Family Unification Program (FUP) vouchers. While no special purpose vouchers for the disabled are in use, as shown in Table 29, 218 families with a disabled family member receive a voucher.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	244	791	16	708	46	17	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:

HACM

Data Source Comments:

Table 29 - Public Housing by Program Type

The HCV program, also known as Section 8, provides rent subsidy to eligible low-income families who cannot afford to rent decent, safe, and sanitary housing in private rental markets. This program is funded by HUD. In order to qualify households must meet income limits as well as qualify as a U.S. Citizen or have eligible immigration status, and pass a background check. When eligible families receive their Voucher they are provided the opportunity to search for their own rental housing in the private market. The Voucher can be portable, meaning a family can transfer their Voucher to another jurisdiction (city or state) as long as the family meets the eligibility criteria in the new jurisdiction. The rental unit must pass HUD Housing Quality Standards (HQS) and the rent amount must be comparable to unassisted rental units in the immediate area.

As part of the HCV program, HACM currently (2014) administers 16 Project-based and 708 Tenant-based vouchers. Project-based vouchers are a component of a public housing agencies (PHAs) housing choice voucher program. A PHA can attach up to 20 percent of its voucher assistance to specific housing units if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. Tenant-based vouchers are vouchers that increase affordable housing choices for very low-income families. Families with a tenant-based voucher choose and lease safe, decent, and affordable privately-owned rental housing.

HACM currently (2014) administers 17 vouchers through the Family Unification Program (FUP), a sub-program of the HCV program. FUP is a program under which Housing Choice Vouchers are provided to families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care; or the delay in the discharge of the child, or children, to the family from out-of-home care. This program also includes an 18-month Voucher for youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who do not have adequate housing.

HACM currently (2014) administers 46 vouchers through the Veteran's Affairs Supportive Housing (VASH) program, a sub-program of the HCV program. The VASH program provides Voucher rental assistance specifically for qualifying homeless veterans. This program is also funded by HUD. The VASH program, through a cooperative partnership, provides long-term case management, supportive services, and permanent housing support. Eligible homeless veterans receive Veteran Affairs provided case management and supportive services to support stability and recovery

from physical and mental health, substance use, and functional concerns contributing to or resulting from homelessness. The program goals include promoting Veteran recovery and independence to sustain permanent housing in the community for the Veteran and the Veteran's family.

The need for affordable rental housing is demonstrated by the current wait list for vouchers. As of December 2014 there were 1,106 households on the waitlist for a Housing Choice Voucher.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	15,815	12,623	16,004	13,930	10,523	9,080
Average length of stay	0	0	6	5	0	5	0	4
Average Household size	0	0	3	3	5	3	2	4
# Homeless at admission	0	0	10	54	0	19	34	1
# of Elderly Program Participants (>62)	0	0	80	90	0	84	6	0
# of Disabled Families	0	0	75	218	0	198	19	1
# of Families requesting accessibility features	0	0	11	767	0	728	15	14
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

HACM

IDIS has a cell-locked response: "N/A" disabling the option to add the HACM figures for the following cells: # of Families requesting accessibility features - Total: 8# of Families requesting accessibility features - Project-Based: 0# of Families requesting accessibility features - Tenant-Based: 8# of Families requesting accessibility features - Veterans Affairs Supportive Housing: 0# of Families requesting accessibility features - Family Unification Program: 0

Data Source Comments:**Table 30 - Characteristics of Public Housing Residents by Program Type**

The average annual income for a resident of public housing is \$15,815, while Housing Choice Voucher recipients earn an average income of \$12,623. Additionally Project-based voucher recipients earn an average of \$16,004, Tenant-based voucher recipients earn an average of \$13,930, Veterans Affairs Supportive Housing recipients earn an average of \$10,523, and Family Unification Program voucher recipients earn an average of \$9,080 annually. Table 30 also outlines the average length of stay for recipients of public housing assistance and the Housing Choice Voucher programs. The average length of stay is six years for public housing assistance recipients.

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	232	649	15	583	35	16	0
Black/African American	0	0	4	130	0	119	10	1	0
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	2	11	0	9	2	0	0
Pacific Islander	0	0	1	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

HACM

Data Source Comments:

Table 31 - Race of Public Housing Residents by Program Type

Table 31 outlines the race of the head of household for public housing residents by program type. Of the 244 households in public housing, 232 are headed by a White head of household (95 percent), four by a Black/African American (1.6 percent), two by an American Indian/Alaska Native (0.8 percent), and one Pacific Islander (0.4 percent) head of household. Of the Housing Choice Voucher recipients, 649 are White heads of household, and 130 are Black/African American, three are Asian, 11 are American Indian/Alaska Native, and three are Pacific Islander heads of household. All except for one head of household from the Family Unification Program is White.

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	223	543	15	503	14	11	0
Not Hispanic	0	0	16	273	1	233	33	6	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

HACM

Data Source Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Based on data obtained from HACM, 75 families with at least one member with a disability receive public housing assistance (see Table 30). Also, 11 families receiving public housing assistance requested accessibility features in their unit. Residents with disabilities need a range of accessibility features, including wider doorways, accessible bathrooms, and features that allow older adults to age in place.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

In an effort to increase self-sufficiency among residents of public housing and voucher holders, affordable housing is best located near public transit for easy access to services such as health, education, and employment. Based on discussions with service providers, the need for workforce development to increase employment opportunities for residents of public housing and HCV holders is an immediate need. This immediate need can take the form of teaching residents basic soft-skills such as: the interview process, how to apply for employment, basic computer and communication skills, and skill-based learning such as welding, construction, and typing skills.

How do these needs compare to the housing needs of the population at large

One major difference between the applicants on the public housing and Housing Choice Voucher list is that Madera's low-income population at-large also includes many homeowners, whose needs are different than renters. While both renters and owners may benefit from social services, such as after-school programs and job training, homeowners have a more difficult time moving to housing more suited for their needs simply because they are permanent residents of that home until they decide to sell, versus renters who may decide to move once their lease period is complete. Homeowners need access to resources that assist them with paying their mortgages and utilities, and resources that help them stay in their homes, such as accessibility modifications and home repair programs.

Discussion

See discussion above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Fresno-Madera Continuum of Care (FMCoC), established in 2001, oversees local homeless assistance programs in the counties of Fresno and Madera. FMCoC acts as the coordinating body for the local area. The FMCoC performs the mandated annual homeless Point-in-Time count (PIT) and maintains a database of the homeless and homeless service providers called the Homeless Management Information System (HMIS). The Annual Point-in-Time count consists of data collected on the sheltered and unsheltered homeless population. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the characteristics of sheltered homeless persons are obtained from HMIS where possible, or collected directly from providers. Unsheltered homeless are counted by direct observation, and PIT volunteers canvas the region by car and on foot during the chosen hours of the chosen night. A large subset of the unsheltered population is also interviewed, providing data that is then used to estimate demographic details of the unsheltered population as a whole at a single point-in-time. The 2014 PIT count took place on the night of January 27, 2014, and the unsheltered street count continued on the morning of January 28, 2014. The survey component of the PIT count was conducted over a three-day period from January 28-30, 2014.

HUD defines sheltered homeless as a person that resides in emergency housing (a shelter facility or in a hotel/motel paid for by charitable organizations or by Federal, State, or local governments), a warming center, transitional housing, and/or supportive housing for homeless persons. HUD defines unsheltered homeless as a person that resides in a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street. HUD defines chronically homeless as either, 1) an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, or 2) an unaccompanied individual with a disabling condition who has had at least four episodes of homelessness in the past three years. The long-term or recurrent homelessness is defined as having lived on the streets or a place not meant for human habitation, in a safe haven, or in an emergency shelter for at least a year or at least on four separate occasions within the last three years.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	22	0	22	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	83	165	248	0	0	0
Chronically Homeless Individuals	9	42	51	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	1	16	17	0	0	0
Unaccompanied Child	0	11	11	0	0	0
Persons with HIV	0	1	1	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Data Source: Fresno Housing Authority, 2014. Notes: *Data presented in this section is based on statistics for the city of Madera. **Fresno Housing Authority does not have sufficient data to complete the estimation figures from this table, however, a narrative is provided discussing this topic below.

Table 33 - Homeless Needs Table (City of Madera)

Table 33— Homeless Needs Table (City of Madera) shows the number of sheltered and unsheltered individuals in the city of Madera by specific population types based on the 2014 PIT count. There were 22 sheltered and no unsheltered persons in households with adult(s) and child(ren); no sheltered or unsheltered persons in households with only children; 83 sheltered and 165 unsheltered persons in households with only adults; nine sheltered and 42 unsheltered chronically homeless individuals; no sheltered or unsheltered chronically homeless families; one sheltered and 11 unsheltered unaccompanied youth; and no sheltered and one unsheltered person with HIV.

	Total Persons Sheltered	Total Persons Unsheltered	Total
2014 PIT Count (Fresno-Madera Region)	714	1,883	2,597
City of Madera, 2014	105	165	270

Table 27 - Table 34 - Homeless Count Totals

Table 34 - Homeless Count Totals

The 2014 FMCoC PIT count identified 2,597 homeless individuals in the Fresno-Madera region, of which, 714 were sheltered and 1,883 were unsheltered. In the city of Madera, 165 homeless individuals were unsheltered and 105 were sheltered. The majority of the homeless individuals counted did not reside in the city of Madera. More specifically, roughly 14 percent of sheltered and nine percent of unsheltered homeless individuals were located in the city of Madera during the 2014 PIT count.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following data was collected from the FMCoC 2014 PIT Count survey for the Fresno-Madera region. In terms of the length of homelessness, the average length was just over three years, and the largest percentage of respondents said that they had been homeless for more than seven years. Among the unsheltered population, 24.3 percent had been homeless seven or more years, 21 percent four to six years, 20.1 percent two to three years, 14.2 percent one to two years, and 20.4 percent had been homeless for less than one year.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	98	125
Black or African American	3	29
Asian	0	3
American Indian or Alaska Native	0	7
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	18	93
Not Hispanic	87	72

Data Source
Comments:

Data Source: Fresno Housing Authority via the 2014 PIT count, 2014. Notes: *Data presented in this section is based on statistics for the city of Madera. ** Includes Hispanic ethnicity

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2014 PIT count estimated that there were 22 sheltered individuals in households with both adults and children in the city of Madera. There were no unsheltered families with children counted in the city of Madera. In the Fresno-Madera region in general, households that include children are likely to be sheltered in transitional housing or emergency shelters, and are not likely to be unsheltered.

Nearly all of the homeless veterans in the region are unsheltered males without children. However, the few female veterans with children that do reside in Madera tend to live in transitional housing. In addition, it is important to note that there are no unsheltered veterans with children.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The race of sheltered homeless in the city of Madera is as follows: 94 percent White, three percent Black or African American, no Asians, no American Indian/Alaska Natives, no Native Hawaiian or other Pacific Islanders, and three percent are multiple races. The race of unsheltered homeless in the city of Madera includes: 76 percent White, 18 percent Black or African American, 1.8 percent Asian, 4.2 percent American Indian/Alaska Native, no Native Hawaiian or other Pacific Islanders, and less than one percent are multiple races.

The ethnicity of sheltered homeless in the city of Madera is as follows: 17 percent non-Hispanic/non-Latino and 83 percent Hispanic/Latino. The ethnicity of unsheltered homeless in the city of Madera is 56.4 percent non-Hispanic/non-Latino and 43.6 percent Hispanic/Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2014 FMCoC PIT count totaled 2,597 homeless individuals in the Fresno-Madera region, of which, 714 were sheltered and 1,883 were unsheltered. In Madera there were 165 unsheltered individuals and 105 sheltered homeless. The homeless shelter and service system in the counties of Fresno and Madera, like those in most urban/suburban areas, has evolved over the past two decades to address the changing demographics of its homeless population by putting more focus on transitional and permanent supportive housing. Initially the system was predominantly comprised of seasonal or overnight facilities designed to harbor the homeless against harsh weather, provide some degree of safety, and address basic needs. However more recently this shelter model represents less than a fifth of the beds in Fresno and Madera systems of care.

Emergency shelters typically now only serve single adults. While they are smaller in number, there are more people staying on the streets for longer periods of time. This in part is due to the philosophical stance that the emergency stay is for the provision of basic need services of food and a bed. While this is adequate for some (and will always be needed to some degree) the majority of these individuals actually represent the core of the chronic homeless population.

The chronic homeless typically stay in the emergency shelters for extended periods of time, not moving forward nor improving their plight through contact with service providers. This service philosophy has shown the cyclical nature of homelessness. The fact that many of those who became homeless were experiencing repeated and prolonged episodes of homelessness suggested that minimalist, basic needs approaches, while effective at protecting people from the larger hazards of street life, were insufficient to truly move people out of homelessness.

Service intervention and transitional housing efforts tend to allow longer lengths of stay (some up to two years) in a services-enriched environment. Some transitional living programs have been providing an increasing range of services, such as mental health and substance abuse intervention on-site. In lieu of affordable housing alternatives, this approach has expanded to become a residential service model designed to equip homeless households with the skills and resources to succeed in permanent housing.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to be low-income. These groups include the following: elderly persons, including frail elderly; persons with disabilities, including developmental disabilities; large households; single female-headed households; and farmworkers.

Describe the characteristics of special needs populations in your community:

Elderly persons, including frail elderly

Elderly persons (seniors) are persons over the age of 65. Frail elderly are defined, for the purposes of this report, as individuals age 65 and older with a self-care disability. Elderly households have special housing needs primarily resulting from physical disabilities and limitations, income, and healthcare costs.

According to the 2000 U.S. Census and 2013 ACS, the elderly population in the city of Madera increased from 2.1 percent in 2000 to 8.3 percent in 2013. In 2013 males made up 43.2 percent (2,220) while females made up 56.8 percent (2,920) of the elderly population. Compared to the overall city population, elderly individuals are more likely to be disabled, with 51 percent of elderly ages 65 or older considered disabled, compared to 12 percent of the city population as a whole. About 12 percent (568) of seniors reported a self-care disability.

Specific disabilities reported by the elderly include: 1,567 have an ambulatory difficulty (32 percent of age group); 1,296 have a hearing disability (26 percent of age group); 900 have an independent living difficulty (18 percent of age group); 467 have a vision difficulty (10 percent of age group); and, 557 have cognitive difficulty (11 percent of age group).

Persons with Disabilities, including developmental disabilities

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. According to the 2011-2013 ACS, an estimated 12 percent of the population in the city of Madera has a disability. An estimated four percent of those aged 5 to 17 have a disability; and approximately 11 percent of Madera's population 18 to 64 years of age has a disability. The percentage of seniors (65 years and older) with a disability is much larger at 51 percent. It is important to note that the most common type of disability varies by age group. The most common disability for individuals ages 5 to 17 years is a vision difficulty; for individuals ages 18 to 64 is an ambulatory difficulty, while for seniors, the most common disability is an ambulatory difficulty.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly persons, including frail elderly

The challenges faced by the elderly population include:

- *Income:* People over the age of 65 are usually retired and living on a fixed income;
- *Health care:* Due to higher rates of illness, health care is essential;
- *Transportation:* Many elderly are reliant upon public transit;
- *Housing:* Many elderly live alone and would prefer to age-in-place and not have to relocate.

Persons with Disabilities, including developmental disabilities

The greatest proportion of disabilities are employment disabilities followed closely by physical disabilities, which are often related to each other, meaning a person with a physical disability may not be able to work. Those with a disability can face serious disadvantages in finding employment and can find themselves living on a fixed income that does not fully cover their cost of living expenses, and in need of affordable housing options. According to the 2011-2013 ACS, 3.4 percent of the population that is in the labor force in the city of Madera has a disability and is employed. Also, nine percent of the Madera population with a disability is not in the labor force, compared to 36.8 percent of individuals with no disability not in the labor force.

Farmworkers

A special report prepared for the Madera Housing Authority and the Darin M. Camarena Health Centers Inc. provides information on the needs of farmworkers in Madera County. The study concludes that the very low wages paid to agricultural workers, the seasonal nature of farm labor, and the rising housing costs in the Central Valley pose serious constraints on the ability of Madera's agricultural workers to secure decent and affordable housing. The ineligibility of undocumented workers for government-sponsored housing programs is a serious problem as well. City and County staff routinely receive complaints of single-family units being occupied by groups of farm laborers or families. Investigations by staff previously showed as many as 10 to 20 residents in a single unit and adjacent sheds. These circumstances present serious health and safety problems and substandard housing conditions, such as electrical hazards and inadequate toilet, shower, heating, and kitchen facilities.

Other Special needs populations identified include **Large Households** and **Single female-headed households**. However, due to IDIS text limitations, these populations are discussed in the Unique Appendices attachment, along with a full discussion on the special needs populations identified above.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Madera County Public Health Department administers the countywide AIDS Program. The Department also administers the Housing Opportunities for Persons with AIDS (HOPWA) Grant Program, which provides housing assistance to persons with AIDS. According to the California Department of Public Health, 276 cases of HIV/AIDS had been reported to-date in Madera County as of June 2014, with 178 persons currently living with HIV/AIDS. However, it is important to note that these figures are likely an underestimate since not all persons with HIV/AIDS are aware they carry the disease. In addition the 2014 PIT homeless count reports that five sheltered and 15 unsheltered adults with HIV/AIDS are homeless in the Fresno-Madera region. As of December 2014 a total of 14 individuals were enrolled in the HOPWA program in the county, and of those, 10 resided in the city of Madera.

According to the California Department of Public Health HOPWA Funding Allocation Process Report, published May 2014, the total final allocation for fiscal year 2014-2015 for Madera HOPWA Programs is \$52,602. According to the Madera County Public Health Department, the amount of funding available through the program is not adequate to meet existing needs. No specific housing opportunities for persons with AIDS are available in Madera. Public Health officials note that persons with AIDS may also suffer from mental illnesses or have financial problems due to their illness that make it difficult to find housing. Some persons with AIDS are also on the waiting list for public housing. In addition to living with their illness and inadequate housing situations, persons with HIV and AIDS in need of housing face a number of barriers, including discrimination, housing availability, transportation and housing affordability.

Discussion:

Due to text limitations with IDIS, the text above is only a portion of the full section. To read the full NA-45 section, see the Unique Appendices attachment.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

As is often the case in many cities, the public needs within Madera are varied and extensive, but also exceed available resources. In the city of Madera, there is a continuing need to rehabilitate aging public facilities or build new facilities to serve growing special needs populations. In the past five years, the City has devoted substantial funds to upgrading and improving several public facilities within the city. Needs identified over the next five years include the following:

- **Community Centers.** Several community centers in the city provide programs for the youth, seniors, and special needs (disabled) populations. Many of these facilities have undergone recent upgrades (Frank Bergon Senior Center and the Centennial Pool Complex, for example), however, with the growing youth population in the city and a growing senior and disabled senior population, additional centers or upgrades to the existing centers are needed.
- **Homeless Facilities.** There is a need for additional transitional housing, especially for individuals who have left homeless shelters but are on the waitlist for a Housing Choice Voucher. There is also a need for more emergency shelter beds, especially for men and the increasing number of returning Veterans.
- **Parks and Recreation Facilities.** The City's Parks and Community Services Department supervises and maintains City parks and recreational facilities. There is a need to continue maintaining and investing in parks and recreation facilities in the city to promote the use of such facilities and improve the quality of life for residents.
- **Neighborhood Facilities.** There is a need for continued code enforcement to eliminate blighted conditions, such as the physical conditions within subdivisions, graffiti, abandoned vehicles and units, substandard buildings, and associated problems brought on by an accumulation of weeds, trash, junk, and debris.

How were these needs determined?

The public facility needs were determined in consultation with City departments and service agencies. In addition needs for public facilities were identified at the Community Forum and Focus Group Meetings, and further reinforced through the Community Needs Survey.

Describe the jurisdiction's need for Public Improvements:

Public improvement projects are managed under the City's Capital Improvement Plan (CIP), which is the financial plan for the repair and/or construction of municipal infrastructure. The capital assets within the City's span of responsibility include: street and related right-of-way features; storm water and drainage systems; water and sewer systems; public buildings, such as libraries, parks, and recreational and

community centers; and public safety facilities, such as police and fire stations. Needs identified over the next five years include the following:

- **Street Improvements.** There is a need for additional street and street light improvements, including the removal of any architectural barriers that limit street circulation and access for persons with disabilities. These street improvements could include: new road construction, reconstruction, eliminating pot-holes, and widening of streets, just to name a few.
- **Pedestrian and Bikeway Improvements.** There is a need for sidewalk and bikeway improvements in the city. Sidewalk infill projects install sidewalk, curb, and gutter and accessibility improvements in areas where there is currently no sidewalk. Also the removal of architectural barriers to increase bikeway circulation in the city is needed. This is especially important as individuals are beginning to search for and use alternative modes of transportation.
- **Water, Sewer, and Storm Drain Improvements.** There is a need for continued water, sewer, and storm drain improvements. Specifically, there is a need for additional storm drainage projects designed to allow rain runoff to be controlled within neighborhoods. Also, in many older neighborhoods of the city, the water and sewer systems are decrepit and not efficient, and the water system needs additional water wells to maintain water pressure and flow.
- **ADA Accessibility Improvements.** There is a need to improve the pavement conditions for sidewalks in the city to increase accessibility for the disabled and senior population. This could be in the form of installing curb ramps that allow disabled residents to have a safe path of travel on city sidewalks. This becomes increasingly important as the disabled senior population continues to grow in Madera.

How were these needs determined?

For the purposes of this Plan, the public improvement needs were determined in consultation with City departments and service agencies as well as by reviewing the CIP. City departments develop the Capital Improvement Plan needs lists based upon input from several sources, including: elected officials, community based organizations, community planning groups, private residents, and operations and maintenance staff. In addition needs for public improvements were identified at the Community Forum and Focus Group Meetings, and further reinforced through the Community Needs Survey.

Describe the jurisdiction's need for Public Services:

Public services are provided by the City of Madera to people and businesses within the jurisdiction, either directly or by financing the provision of services. The City strives to improve the quality, quantity, and usefulness of public services for its residents and business communities. Needs identified over the next five years include the following:

- **Workforce Skills Training and Education.** Many low-income individuals need specialized job training and mentoring in order to fill the needs of Madera's employers.
- **Youth Services.** The City recently built a new youth center (John W. Wells), which offers the youth a central location for services. There is a need for continual youth services, including the need for an afterschool program designed to teach the youth about healthy lifestyles, computer and literacy skills, creative arts, leadership skill building, positive decision making, and provide homework and career counseling.
- **Homeless Assistance.** Some homeless individuals and households need comprehensive assistance to escape poverty and homelessness. These individuals need services that provide case management, along with job training, educational classes, life skills training, and parenting courses.
- **Senior Services.** Seniors need continued access to meals, both delivered for homebound seniors and at the Senior/Community Centers, for seniors that are more mobile. Seniors also need access to transit that provides service close to their homes, medical facilities, shopping, and other services.
- **Economic Development Services.** There is a need for more economic development activities, including small business loans, which bring new jobs to the areas and target populations of this Plan. This becomes especially important with the city slowly recovering from the recession and businesses beginning to reinvest in the community.
- **Fair Housing.** There is a need to educate the public about fair housing and develop a formal housing complaint process.

How were these needs determined?

The public service needs were determined in consultation with City departments and service agencies. In addition needs for public services were identified at the Community Forum and Focus Group Meetings, and further reinforced through the Community Needs Survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the City of Madera administers its programs over the course of the Consolidated Plan period (2015-2019). In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan, including the programs and projects administered under the Plan.

The following gives a brief overview of the market analysis results, with more detail included in each corresponding section:

MA-10 Units Available

- There were 8,059 owner-occupied units and 7,789 renter-occupied units in Madera, for a total of 15,848 housing units.
- The majority of housing units in the city are single-family homes. Single-detached housing units increased by 52 percent from 2000 to 2014, while multifamily units increased by only 22 percent.

MA-15 Cost of Housing

- In 2000 the median home value in the city of Madera was \$92,300 and increased by 104 percent to \$188,700 in 2011. The median rent also increased between 2000 and 2011 from \$441 to \$742, a 68 percent change.
- Households earning the 2014 median income for a family of four in Madera County (\$52,000) could afford to spend up to \$1,300 per month on housing without being considered overpaying.
- The 2013 average home sale price for the city of Madera was \$151,250. This average house price would not be affordable to lower-income households, but would be affordable to households earning the area median income.

Housing Market Analysis Overview

MA-20 Condition of Housing

- The majority of owner households in the city, 53 percent (or 4,233 households), had no indication of substandard housing conditions. However, 68 percent of renter households (5,280 households) experienced at least one substandard housing condition.
- As of December 31, 2014, there were 41 abandoned vacant units and a combined 244 REO/Abandoned REO properties in the city of Madera based on City records.

- About 44 percent (6,996) of all housing units (both owner- and renter-occupied units) in Madera were built before 1980, and as a result, may be at risk of a lead-based paint hazard, which was used in residential units until 1978, when it was prohibited.

MA-25 Public and Assisted Housing

- The Housing Authority of the City of Madera operates 244 public housing units ranging from apartments to single-family homes at over 50 scattered sites throughout the city. The Housing Authority also administers 791 Housing Choice Vouchers.

MA-30 Homeless Facilities

- There are 38 emergency shelter beds available in the city of Madera to households with adults and children, while 108 beds are available to households with only adults. An additional 12 voucher/seasonal/overflow beds are available to households with adults and children.
- There are 32 transitional housing beds available to households with adults.
- The supply of permanent supportive housing includes 48 beds for households with adults and children, 52 for households with only adults, 20 available to chronically homeless households, and 85 beds for veterans.

MA-35 Special Needs Facilities

- There are 292 beds in licensed community care facilities, including 44 beds in group homes, 68 beds in adult residential facilities, and 180 beds in residential care facilities for the elderly.

MA-40 Barriers to Affordable Housing

- The provision of affordable housing can be constrained by a number of factors, such as public policies on housing and residential investment, including: land use controls, residential development standards, off-site improvements, and the permit and approval process.

MA-45 Non-Housing Community Development

- The major employment sectors in the city are agriculture, education and health care services, retail, and manufacturing.
- Educational attainment remains one of the biggest employment challenges in Madera. Nearly 45 percent of Madera residents have less than a high school diploma. Conversely, less than 14 percent have a college degree. Individuals who earned the highest educational attainment level have the highest median earnings (\$54,238), while individuals who earned the lowest educational attainment level, less than a high school graduate, have the lowest median earnings (\$17,329) – a difference of over \$35,000 annually.

- The Madera region remains less competitive compared to other regional locations due to the lack of shovel-ready industrial properties.
- The most noticeable trend affecting business and the economy appears to be the skills gap in the workforce – the gap between the job skills needed and the skills available within the local workforce.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Table 38 outlines the housing stock by type and vacancy for the city of Madera, Madera County, and California. As the table shows, the city of Madera has a slightly larger proportion of single family detached units compared to the state, and a smaller proportion than the county. From 2000 to 2014 single family detached units increased from 65 to 72 percent of the total housing stock in Madera.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,535	72%
1-unit, attached structure	427	2%
2-4 units	2,143	12%
5-19 units	1,204	7%
20 or more units	699	4%
Mobile Home, boat, RV, van, etc	404	2%
Total	17,412	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

		Single Family		Multifamil y				
DOF Estimate s	Total	Detache d	Attache d	2 to 4	5 Plus	Mobile Homes	Occupied	Percen t Vacant
City of Madera								
2000 - Units	12,520	8,158	742	1,292	2,027	301	11,977	-
2000 - Percent	100%	65%	6%	10%	16%	2%	96%	4%
2014 - Units	17,240	12,414	324	2,167	1,886	449	16,117	-
2014 - Percent	100%	72%	2%	13%	11%	3%	93%	7%
Madera County								
2000 - Units	40,387	30,876	1,336	2,107	2,691	3,377	36,155	-

2000 - Percent	100%	77%	3%	5%	7%	8%	89.42%	11%
2014 - Units	49,584	39,520	659	3,377	2,614	3,414	43,717	-
2014 - Percent	100%	80%	1%	7%	5%	7%	88%	12%
State of California								
2000 - Units	12,214,550	6,883,107	931,928	1,024,896	2,804,931	569,688	11,502,871	-
2000 - Percent	100%	56%	8%	8%	23%	5%	94.17%	6%
2014 - Units	13,845,281	8,038,217	972,976	1,119,175	3,154,907	560,000	12,731,223	-
2014 - Percent	100%	58%	7%	8%	23%	4%	92%	8%

Table 29 - Table 38 - Housing Stock by Type and Vacancy City of Madera, Madera County, and CA 2000 and 2014

Table 39 - Residential Properties by Unit Number

Table 39 shows residential properties in Madera by type of property, as of the 2007-2011 American Community Survey. As the table shows, there is a variety in the multifamily property types where units in 5-19 unit properties make up seven percent of the total units in the city and units in 2-4 unit property types make up 12 percent.

Property	Address	Total # of Units	# of Affordable Units	Target Population
Cottonwood Creek	2236 Tozer	40	39	Special Needs
Valle de Las Brisas	101 East Adell Street	81	80	Senior
Madera Apartments	1525 East Cleveland Avenue	68	67	Non-targeted
Madera Garden Apartments	1600 N. Lake Street	65	58	Non-targeted
Sunrise Terrace	601 Sunrise Avenue	52	52	Large Family
Sherwood Pointe Apartments	338 Sherwood Way	81	80	Large Family
The Crossings at Madera	120 W. Adell Street	64	63	Large Family
Lakewood Terrace	1995 North Lake Street	76	76	Large Family

Valley Vista	1832 Merced Street	60	60	Large Family
The Village of Madera	501 Monterey Street	75	74	Large Family
Madera Family Apartments	785 Milano	40	40	-
Yosemite Manor	108 P Street	76	76	-
Arborpoint Apartments	300 W. Clark Street	64	32	Large Family
Madera Villa Apartments	2190 Schnoor	136	28	Families
Total		978	825	

Table 30 - Table 41 - Publicly-assisted Housing Developments

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	63	1%	668	9%
1 bedroom	32	0%	936	12%
2 bedrooms	987	12%	2,728	35%
3 or more bedrooms	6,977	87%	3,457	44%
Total	8,059	100%	7,789	100%

Table 31 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Table 40 - Unit Size by Tenure

Table 40 shows unit size by tenure. According to the 2007-2011 American Community Survey, the city had a total of 8,059 owner-occupied units and 7,789 renter-occupied units. In both cases of owner and renter units, units with three or more bedrooms made up the majority of the unit types.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are many sources of affordable housing in the city of Madera. This subsection starts by discussing housing provided by the local public housing authority and housing targeted to the homeless population. Additional information about assisted housing (managed by other providers) is presented in Section MA-25 Public and Assisted Housing, below.

The Housing Authority of the City of Madera (HACM) operates 244 public housing units, which target very low-income residents. The average annual income for a resident of public housing is \$15,815.

Table 41 shows affordable units in the city of Madera that are subsidized using local funds and/or programs administered by HUD, the Low Income Housing Tax Credit Program, and the U.S. Department

of Agriculture's Rural Housing Assistance program. A total of 825 units are located in assisted, privately-owned affordable multifamily housing developments in the city.

In addition to these assisted multifamily units, there are hundreds of units, many of which are single family homes, that were assisted with Redevelopment Agency funding. These units have affordability restrictions for a variety of lengths from 30 to 55 years.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are currently (2015) 825 affordable units in publicly-assisted housing developments. None of the units are at risk of expiring in the current or subsequent 5-year planning period. The expiration dates for 134 units in two of the developments, Lakewood Terrace and Madera Garden Apartments, have already passed. It is possible, although highly unlikely, that these developments had additional sources of funding that extended the affordability expiration dates.

It is important to note the Housing Authority of the City of Madera will continue to manage its inventory of 244 public housing units, and none of these units are expected to convert during the planning period.

Does the availability of housing units meet the needs of the population?

While housing of a variety of types is available in the city, there is an affordability mismatch. Many low-income households are cost-burdened. The problem is worse for very low- and extremely low-income households. Also as discussed in the Needs Assessment, there are 1,106 households on the waitlist for the Housing Choice Voucher Program, indicating a need for more affordable units. Additionally, as discussed in the Needs Assessment, there is a high rate of overcrowding among renters, indicating a lack of larger rental units.

Describe the need for specific types of housing:

As shown above in the data from the Department of Finance (Table 38), single family detached housing units increased by 52 percent from 2000 to 2014, while multifamily units increased by only 22 percent. In other words, the market is not building new multifamily rental units. Furthermore, the overcrowding described in the Needs Assessment section indicates that there is also a need for larger rental units.

Through the consultation and public meeting process, several service providers serving the homeless and disabled populations discussed the need for more single-room occupancy and studio apartment units for very low-income residents.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD measures affordability by the number of households paying no more than 30 percent of their gross income towards housing costs, including utilities.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	92,300	188,700	104%
Median Contract Rent	441	742	68%

Table 32 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,444	18.5%
\$500-999	4,806	61.7%
\$1,000-1,499	1,421	18.3%
\$1,500-1,999	96	1.2%
\$2,000 or more	22	0.3%
Total	7,789	100.0%

Table 33 - Rent Paid

Data Source: 2007-2011 ACS

Table 42 - Cost of Housing

Table 42 presents rents and median home values in the city of Madera and compares the values in 2011 to the base year of 2000. The median home value in Madera in 2000 was \$92,300, which increased by 104 percent to \$188,700 in 2011. The median rent also increased between 2000 and 2011 from \$441 to \$742, a 68 percent change.

Table 43 - Rent Paid

Table 43 presents information on the amount of rent paid by renter households. As the table shows, the majority, 61.7 percent or 4,806 renter households, paid between \$500-\$999 for rent during the period 2007-2011; 1,444 renter households (or 18.5 percent) paid less than \$500 for rent; and 1,421 households, or 18.3 percent, paid rents between \$1,000-\$1,499. Less than two percent paid \$1,500 or more for rent.

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	235	No Data
50% HAMFI	800	445
80% HAMFI	4,275	1,205
100% HAMFI	No Data	1,930
Total	5,310	3,580

Table 34 – Housing Affordability

Data Source: 2007-2011 CHAS

Table 44 - Housing Affordability

Table 44 presents information on housing affordability for renter and owner households by HUD Area Median Family Income (HAMFI). For very low-income renters (earning up to 50 percent HAMFI) there are an estimated 1,035 units that would be affordable. In contrast, for low-income households (earning between 50 and 80 percent HAMFI) over 4,000 rental units are available.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	576	580	785	1,140	1,251
High HOME Rent	576	650	785	945	1,035
Low HOME Rent	507	543	652	753	840

Table 35 – Monthly Rent

Alternate Data Source Name:

HUD FMR and HOME Rents

Data Source Comments: https://www.hudexchange.info/reports/HOME_RentLimits_State_CA_2014.pdf

Table 45 - Monthly Rent (2014)

Table 45 presents information on monthly rents in three categories: HUD's Fair Market Rents (FMR), High HOME Rents, and Low HOME rents. FMRs are gross rent estimates and are defined as the amount at which 40 percent of the standard-quality rental housing units are available in the Madera-Chowchilla MSA (excluding units with subsidized rents). High HOME rents are equal to the FMR or 30 percent of the adjusted income of a household whose income equals 65 percent of HAMFI. Low HOME rents are equal to 30 percent of the adjusted income of a household whose income equals 50 percent HAMFI.

Extremely Low-Income Households at 30 percent of Median Family Income						
--	--	--	--	--	--	--

Number of Persons	1	2	3	4	5	6
Income Level	\$10,900	\$12,500	\$14,050	\$15,600	\$16,850	\$18,100
Max. Monthly Gross Rent ¹	\$273	\$313	\$351	\$390	\$421	\$453
Max. Purchase Price ²	\$44,028	\$50,491	\$56,752	\$63,012	\$68,061	\$73,111
Very Low-Income Households at 50 percent of Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$18,200	\$20,800	\$23,400	\$26,000	\$28,100	\$30,150
Max. Monthly Gross Rent ¹	\$455	\$520	\$585	\$650	\$703	\$754
Max. Purchase Price ²	\$73,514	\$84,017	\$94,519	\$105,021	\$113,503	\$121,784
Low-Income Households at 70 percent of Median Family Income For Sale and 60 percent of MFI for Rental						
Number of Persons	1	2	3	4	5	6
Income Level for Sale (70 percent MFI)	\$25,500	\$29,100	\$32,750	\$36,400	\$39,300	\$42,200
Income Level for Rental (60 percent MFI)	\$21,850	\$24,950	\$28,100	\$31,200	\$33,700	\$36,200
Max. Monthly Gross Rent ¹	\$546	\$624	\$703	\$780	\$843	\$905
Max. Purchase Price ²	\$103,001	\$117,542	\$132,286	\$147,029	\$158,743	\$170,457

Table 36 - Table 46 - Ability to Pay

Median-Income Households at 100 percent of Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$36,400	\$41,600	\$46,800	\$52,000	\$56,150	\$60,300
Max. Monthly Gross Rent ¹	\$910	\$1,040	\$1,170	\$1,300	\$1,404	\$1,508
Max. Purchase Price ²	\$147,029	\$168,033	\$189,037	\$210,041	\$226,804	\$243,567
Moderate-Income Households at 120 percent of Median Family Income						
Number of Persons	1	2	3	4	5	6
Income Level	\$43,700	\$49,900	\$56,150	\$62,400	\$67,400	\$72,400
Max. Monthly Gross Rent ¹	\$1,275	\$1,455	\$1,638	\$1,820	\$1,966	\$2,112
Max. Purchase Price ²	\$205,935	\$235,152	\$264,605	\$294,058	\$317,620	\$341,183

Table 37 - Table 46 - Ability to Pay (Continued)

Table 46 - Ability to Pay

Table 46 shows the amount that a household can pay for housing at each income level without overpaying. The table shows maximum affordable monthly rents and maximum affordable purchase prices for homes. The affordable prices were calculated using household income limits published by HUD, conventional financing terms, and assuming that households spend 30 percent of gross income on housing costs. Households earning the 2014 median income for a family of four in Madera County (\$52,000) could afford to spend up to \$1,300 per month on housing without being considered overpaying. For renters this is a straightforward calculation, but homeownership costs are less transparent.

A household can typically qualify to purchase a home that is 2.5 to 3.0 times the annual income of that household, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. These factors – interest rates, insurance, and taxes – are held constant in Table 46 below in order to determine maximum affordable purchase price for households of each income category.

According to DQNews Real Estate News, the 2013 average home sale price for the city of Madera was \$151,250. Based on the assumptions used in Table 46 below, this average house price would not be affordable to extremely low-income, very low-income, or low-income households, but would be affordable to households earning the area median income. According to the 2009-2013 American Community Survey estimates, the average monthly rent for a two-bedroom unit in the city of Madera was \$747. This average rent would not be affordable to extremely low-income or very low-income households, but would be affordable to many low-income households and households earning the area median income.

Is there sufficient housing for households at all income levels?

According to the 2007-2011 CHAS data most of the housing units in Madera are available to households earning at least 80 percent HAMFI. While some low-income households have difficulty finding affordable housing, especially those households that need units that consist of three or more bedrooms, rental housing is generally affordable to low- and moderate-income residents. Extremely low- and very low-income households have a difficult time locating affordable housing. The City has few affordable housing units dedicated to extremely low-income households. This conclusion is based on analyzing the data in Table 44 and was reinforced through consultations with local agencies and stakeholders, including the real estate and development community.

How is affordability of housing likely to change considering changes to home values and/or rents?

The economic challenges of the past several years resulted in large price drops in homes in Madera. The city also saw many foreclosures and short sales, which contributed to dropping home values. Housing prices that were once unaffordable to even moderate-income households dropped to the point that most low-income households could afford to purchase homes. According to a local realtor, between 2007 and 2011 property values decreased from \$495/square foot to \$68/square foot and the median price range decreased from \$295,195 to \$116,489 during that same time period.

In more recent years, however, property values have increased. According to the realtor, from 2012 to 2014 property values increased by 44 percent from \$124,474 to \$177,815, and home prices are expected to increase in Madera by four to six percent in 2015. While in recent months the housing market has shown signs of strengthening, with increasing property values and a decrease in foreclosures and short sales, the Madera housing market is slower to recover than other parts of the state due to the lower incomes in the community. Additionally, as the cash investor market grows and competition with investors also increases, many low-income residents may be prevented from becoming homeowners. Rents for the most part have slightly increased since 2012 but have remained stable. Investors who typically purchase homes in Madera for rental income will likely be purchasing older and smaller homes that translate to lower rents.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area median rent of \$747, according to the 2009-2013 American Community Survey, is comparable to the High HOME and FMR rents for a two bedroom unit (but too high for the Low HOME rent for a two-bedroom unit). As shown in Table 45, rents for low-income units at the City's affordable apartment complexes are similar to market-rate rents. The City's housing strategy should therefore focus on those households for which market-rate rents remain unaffordable, namely very low- and extremely low-income households. For lower-income households and especially first-time buyers, it is still a very difficult housing market even with lower mortgage interest rates due to substantial down-payments required by lenders, a shrinking inventory of affordably priced homes, and competition from cash investors bidding for the same homes, which reduces the number of affordable properties available to lower-income buyers.

Discussion

The housing market is becoming more stable. As the housing market continues to recover in the coming years, it is likely that costs will begin to rise and affordability will decrease, unless employment and income levels increase to support higher prices and rents. Many former homeowners have lost their homes to forced-sales and foreclosure, which were particularly high in this region during the recession. Many former homeowners have either moved to rental housing or have left the city.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Definitions

HUD defines housing “conditions” similarly to the way housing problems are evaluated in the Needs Assessment. These conditions, shown in Table 47, include: overcrowding, cost burden greater than 30 percent, or a lack of complete plumbing or kitchen facilities. In addition, standard housing is defined as meeting HUD Housing Quality Standards and all state and local codes, while a substandard housing unit is defined when a unit in its present condition endangers the health, safety, or well-being of an individual or family. HUD defines a unit as substandard if it is dilapidated; does not have a usable flush toilet or bathtub inside the unit for the exclusive use of a family; does not have electricity or has inadequate or unsafe electrical service; does not have a safe or adequate source of heat; or, has been declared unfit for habitation by an agency or unit of government.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,419	42%	4,362	56%
With two selected Conditions	407	5%	846	11%
With three selected Conditions	0	0%	45	1%
With four selected Conditions	0	0%	27	0%
No selected Conditions	4,233	53%	2,509	32%
Total	8,059	100%	7,789	100%

Table 38 - Condition of Units

Data Source: 2007-2011 ACS

Table 47 - Condition of Units

Table 47 shows the number of housing units, by tenure, based on the number of “conditions” the unit had in 2011. For the majority of owner households, 53 percent (or 4,233 housing units), there was no indication of substandard housing conditions. However, for renter households, 68 percent (5,280 units) experienced at least one condition.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,939	36%	1,501	19%
1980-1999	1,895	24%	2,517	32%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	2,601	32%	2,857	37%
Before 1950	624	8%	914	12%
Total	8,059	100%	7,789	100%

Table 39 – Year Unit Built

Data Source: 2007-2011 CHAS

Table 48 - Year Unit Built

Table 48 provides information on the year housing units were built in Madera. As the table shows, owner-occupied units tend to be newer than renter-occupied units; 60 percent of owner-occupied units have been built since 1980, in comparison to 51 percent of renter-occupied units. Overall, about 28 percent of all housing units in Madera have been built since 2000.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,225	40%	3,771	48%
Housing Units build before 1980 with children present	1,370	17%	1,610	21%

Table 40 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Table 49 - Risk of Lead-Based Paint

Table 49 provides information on the number of housing units built before 1980. In 1978 the Consumer Product Safety Commission banned the manufacture of paint containing more than 0.06 percent lead by weight for use on interior and exterior residential surfaces and furniture. For this reason calculating the number of units built before 1978 helps determine the number of housing units that may be at risk of lead-based paint hazards. The U.S. Census Bureau only reports on units built by decade, so units built before 1980 is the best available information on units that may contain lead-based paint.

As Table 49 shows, a larger percentage (48 percent) of renter units were built before 1980 compared to owner units (40 percent), for a total of 44 percent of the entire housing stock. In absolute numbers there are also more rental units built before 1980. This is also true for renter housing units built before 1980 with children present. This is even more critical in that children are more at risk from lead-based paint poisoning, due to their developing brains.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 41 - Vacant Units

Alternate Data Source Name:

City of Madera Neighborhood Revitalization Dept.

Data Source Comments:

See added Table 2: "Table 50 - Vacant Units" below. Data Source: City of Madera, Neighborhood Revitalization Department, 2015. Notes: * The City of Madera does not keep track of regular vacancies in residential properties. ** Tracked together with REO Properties.

Table 50 - Vacant Units

According to the Comprehensive Housing Market Analysis Report from HUD's Office of Policy Development and Research published May 2012, much of the decline in existing home sale prices in Madera is because of a significant increase in the number of REO sales. [1] In 2005 and 2006, before the housing market downturn, REO sales accounted for less than 1 percent of all existing home sales in the Madera County submarket. By the end of 2007, however, this figure had risen to 7 percent, and from 2008 through 2010 REO sales accounted for approximately 70 percent of all existing home sales. REO sales accounted for 58 percent of existing home sales during the 12 months ending in April 2012, down from 64 percent during the previous 12 months. The average REO sales price in the submarket during the 12 months ending April 2012 was \$118,100, approximately 30 percent less than the \$165,800 average price of a non-REO resale. According to LPS Applied Analytics, as of April 2012, 8.5 percent of home loans in the submarket were 90 or more days delinquent, were in foreclosure, or had transitioned into REO, down from 11.3 percent in April 2011.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Unknown	Unknown	*
Abandoned Vacant Units	Unknown	Unknown	41
REO Properties	Unknown	Unknown	244
Abandoned REO Properties	Unknown	Unknown	**

Table 42 - Table 50 - Vacant Units

Need for Owner and Rental Rehabilitation

The City's Neighborhood Revitalization Department noted that often times, property owners of vacant buildings will opt to board up their building and leave it vacant in lieu of repairs and maintenance. Although property owners have a right to do this, the City requires that if a building is left vacant or boarded up and is no longer able to be used for its purpose, the owner has 90 days to bring the property

up to standard. This entails boarding and securing, painting the boards to match the exterior to maintain aesthetics in the neighborhood, registering the property, and regular maintenance. If property owners refuse to comply, enforcement and possible fines ensue.

As Madera's ownership and rental housing ages there will be a growing need to rehabilitate these units. It is important that the City of Madera, to the maximum extent possible, maintain programs that offer ownership and rental housing rehabilitation assistance.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

For the purposes of this plan, units built before 1980 are used as a proxy for units that could contain lead-based paint hazards, since lead-based paint was prohibited for use in residential units in 1978. As previously stated, about 44 percent (6,996) of all housing units (both owner- and renter-occupied units) in Madera were built before 1980, and as a result, may be at risk of a lead-based paint hazard.

Discussion

The effects of lead-based paint poisoning have been well-documented and include damage to the nervous system, decreased brain development, and learning disabilities. As described above, an estimated 2,980 households with children present live in housing with risk of lead-based paint.

Following the foreclosure crisis, vacant buildings became a bigger source of blight in both residential and nonresidential neighborhoods. Vacant, substandard, or unkempt buildings can discourage economic development and retard appreciation of property values. Vacant buildings are potential fire hazards and can jeopardize the ability of owners of neighboring property from securing or maintaining affordable fire insurance.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the City of Madera owns 244 public housing units ranging from apartments to single-family homes at over 50 scattered sites throughout the city. The Housing Authority also administers 791 Housing Choice Vouchers, shown in Table 51.

For specific program definitions see Section NA-45 Public Housing.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	244	791	1	10	4	0	0
# of accessible units			11						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 43 – Total Number of Units by Program Type

Alternate Data Source Name:

HACM

Data Source Comments: *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Supply of Public Housing Developments

- 724 East Yosemite Avenue
- 816 East Yosemite Avenue
- 725 East 6th Street
- 817 East 6th Street

- 131 Mace Road
- 1001 East Yosemite Avenue
- 304 South “B” street
- 327 Fig Street #A and #B
- 1009 Clinton Way
- 1022 Clinton Way
- 220 Fig Street
- 316 Malone Drive
- 429 Roosevelt Drive
- 909 South Avenue
- 404 Stinson Drive
- 1208 Sunrise drive
- 822 Washington Drive
- 1017 Washington Drive
- 724 East Yosemite Avenue
- 708 Oakridge Drive
- 1319 Fountain Way
- 1113 Toronado Drive
- 1305 Sanarita Way
- 2712 Driftwood Drive
- 1400 Central Way
- 1034 Kennedy Drive
- 813-821 Terrace Place
- 408 North “C” Street
- 229 Central Avenue
- 213, 217 Cypress Street
- 201-217 Lewis Street
- 125 Park St.
- 129 Park #A

- 1045 Sharon St.
- 1053 Sharon St.
- 805 Torres Way
- 614 South Avenue
- 213 North "B" Street
- 625 South "G" Street
- 109 Clark Street.
- 127 Martin Street.
- 1004 Kennedy Street.
- 705 Ashlan Way
- 1492 Seneca Drive
- 204 Adell Street
- 721 James Way
- 103 Lynn Way
- 1608 Lucia Way
- 132 Joseph Lane
- 1451 Seneca Drive
- 1431 Riverview Drive
- 704 Deerwood Court
- 121 Monterey Drive
- 123 Santa Cruz Drive
- 211 Santa Cruz Drive
- 412 North Lake Drive
- 724 North G Street
- 701-713 North "H" Street
- 1000-1004 Adell Street
- 1105 Clark Street
- 108, 112 Cleveland Road
- 1009 Columbia Street

- 305 Grove Street
- 200 Lincoln Street
- 704 Nebraska Road
- 105, 109 Park Avenue
- 825 Sonora Street
- 604 South Street
- 809, 813 Terrace Place

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Housing Authority (HACM) upkeeps properties by doing routine maintenance throughout the year. HACM management and supervisory departments review general conditions of the sites. HACM staff noted how some of the major deficiencies they've dealt with recently include: the weatherization of most properties, roof replacement and/or repair, and addressing units that lack sufficient air conditioning systems due to the age of the properties. Additionally, the HACM maintenance team is responsible for the day-to-day property upkeep, work orders, and routine maintenance of the units. On a weekly basis, maintenance staff walks the sites, notes deficiencies, and makes routine minor repairs. Some repairs are done by HACM, while others are contracted out. However, in order to address a larger variety of deficiencies quicker, HACM is training its maintenance team in the HVAC and electrical fields.

Public Housing Condition

Public Housing Development	Average Inspection Score
AMP 1	88
AMP 2	79

Table 44 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

HUD's Real Estate Assessment Center (REAC) conducts annual physical inspections of public and assisted housing. Scores range from 0 to 100. All properties start with 100 points. Each deficiency observed reduces the Asset Management Project (AMP) score by an amount dependent on the importance and severity of the deficiency. The AMP score project-based management approach was adopted by HUD around 2006, and requires Housing Authorities to organize their properties/developments into groups of units or buildings to maximize operational efficiencies. Public housing units in the city of Madera are divided into AMP regions: AMP 1 and AMP 2. AMP 1 covers units located mainly in the eastern part of the city, while AMP 2 covers units in the northern and southern part of the city. HUD provided the AMP inspection scores for 2010, while the Housing Authority provided the AMP figures for 2013. As Table 52 outlines, the inspection scores for both AMP 1 and AMP 2 improved from a score of 60 to 88 and 70 to 79, respectively.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority identified several goals and strategies in its most recent HUD-required Annual Plan (FY 2013). The goals and strategies are designed to improve the living environment of low- and moderate- income families residing in public housing. These goals and strategies are formed in order to promote self-sufficiency among public housing residents. An example of this is the Family Self-Sufficiency program which encourages and assists clients in increasing their earned income, thereby increasing their ability to become economically self sufficient. Resources offered through the program include: job training and searching assistance, financial counseling, credit repair, and regular one-on-one support.

Discussion:

The Housing Authority maintains 244 public housing units in the city of Madera, which are generally in good condition. The Housing Authority has policies in place to inspect units, perform regular maintenance, and offer support to households attempting to achieve self-sufficiency.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

A variety of housing facilities and services is offered to homeless individuals by organizations within Madera, including emergency shelters, transitional housing, and permanent supportive housing options. As Table 53 shows, there are 38 emergency shelter beds available in Madera to households with adults and children, while 108 beds are available to households with only adults. An additional 12 voucher/seasonal/overflow beds are available to households with adults and children. There are 32 transitional housing beds available to households with adults. The supply of permanent supportive housing includes 48 beds for households with adults and children, 52 for households with only adults, 20 available to chronically homeless households, and 85 beds for veterans.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	38	12	0	48	0
Households with Only Adults	108	0	32	52	0
Chronically Homeless Households	0	0	0	20	0
Veterans	0	0	0	85	0
Unaccompanied Youth	0	0	0	0	0

Table 45 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data Source: HUD Continuum of Care Housing Inventory Count Report, 2014. Note: Totals also include beds not located in the City or County of Madera because the FMCoC also covers Fresno and Fresno County.

Organization name	Project name	Beds for households w/ children	Units for households w/ children	Beds for households without children	Child beds	Veteran beds	Year-round beds	Total beds
Permanent Supportive Housing								
Community Action Partnership of Madera	Shunammite Place	0	0	15	15	0	15	15
The Housing Authority of the City of Madera	VASH Madera	48	13	37	5	85	85	85
Permanent Supportive Housing Subtotal		48	13	52	20	85	100	100
Transitional Housing								
Madera Rescue Mission	Disciples Housing Program	0	0	24	N/A	0	0	24
Madera Rescue Mission	Women's Transitional Center	0	0	8	N/A	0	0	8
Transitional Housing Subtotal		0	0	32	0	0	0	32
Emergency Shelter								

Community Action Partnership of Madera	Martha Diaz Shelter	2	1	16	N/A	0	0	18
Madera Rescue Mission	Family Emergency Shelter	20	4	0	N/A	0	0	20
Madera Rescue Mission	Men's Emergency Shelter	0	0	76	N/A	0	0	76
Madera Rescue Mission	Women & Children Emergency Shelter	16	5	16	N/A	0	0	32
Emergency Shelter Subtotal		38	10	108	0	0	0	146
GRAND TOTAL (ALL FACILITIES)		86	23	192	20	85	100	278

Table 46 - Table 54 - 2014 Continuum of Care Homeless Assistance Programs: Housing Inventory Count Report

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Homeless support services offered within the city include the following:

- *Outreach and Engagement.* The Fresno-Madera Continuum of Care is the organization that coordinates homeless outreach and engagement, including homeless housing and service delivery. They also conduct the annual Point-in-time count.
- *Medical Services.* The Madera County Public Health Department offers a wide variety of health and educational programs for homeless persons. In addition, the Darin M. Camarena Health Center operates in Madera and provides comprehensive general medicine and dental care services for homeless persons.
- *Employment Assistance.* The Madera County Workforce Investment Board operates in Madera and assists homeless persons looking for employment. The Madera Adult School offers career and technical education, high school diplomas, and general education development to homeless individuals.
- *Substance Abuse Recovery.* The Madera County Behavioral Health Services offers substance abuse counseling and services to homeless persons.
- *Legal Aid.* The California Rural Legal Assistance (CRLA) offers legal assistance to homeless individuals in the Madera area.
- *Mental Health Care.* The Madera County Behavioral Health Services offers mental health counseling and services to homeless persons.
- *Veteran Services.* The Housing Authority administers the Veteran's Affairs Supportive Housing (VASH) program, a sub-program of the Housing Choice Voucher program. The VASH program provides voucher rental assistance specifically for qualifying homeless veterans.
- *Public Assistance Benefits and Referrals.* The Fresno-Madera Continuum of Care is the organization that assists homeless persons with identifying public assistance programs and also administers referrals to homeless individuals seeking public services.
- *Family Crisis Shelters and Childcare.* The Madera Child Welfare & Adult Protective Services administers a 24 hour hotline for information and referral of child abuse/neglect. The Community Action Partnership of Madera County offers the Child Care Resource and Referral Program, which is information on choosing quality child care programs. The Cal-Learn program offers assistance with child care, transportation, and educational expenses for pregnant teens to attend and graduate high school.
- *Domestic Violence Support.* The Madera Child Welfare & Adult Protective Services administers a 24 hour hotline for information and referral hotline. Callers can report or obtain information or referrals to address homelessness and adult abuse or neglect.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Currently (2015) there are 278 shelter beds operated by several programs, including emergency, transitional, and permanent supportive housing programs (see Table 54 below). Specific facilities are available to each of these subgroups: Chronically homeless, homeless families with children, veterans and their families, and unaccompanied youth. The names of these facilities and the number of beds are presented below in the following table.

Table 54 detailed the breakdown of specific homeless facilities operated by various organizations in Madera. As the table shows, there are a total of 278 beds, of which 86 beds are for households with children, 192 beds are for households without children, 20 beds are for children, and 85 beds are for Veterans. The beds available for different types of households or individuals exceeds the total number of beds because many facilities have beds available for multiple purposes rather than beds reserved for one type of household or individual.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are certain segments of the population with special needs that may have difficulty finding community social services facilities as well as special supportive and housing services due to their special needs. Also, these special needs populations often have an increased need for housing, services, and facilities. Through public and private partnerships, the city of Madera continues to strive to provide services and safe, and decent, and affordable housing.

Special needs populations often benefit from supportive housing, which is a combination of housing and services intended to help people live more stable, productive lives. Supportive housing is widely believed to work well for those who face the most complex challenges, and is coupled with such social services as job training, life skills training, substance abuse programs, educational programs, and case management.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing for the elderly, persons with disabilities, persons with addictions, and those living with HIV/AIDS should be designed to allow the individuals to live as independently as possible. Those suffering from substance abuse might require counseling or case management and a shorter-term rehabilitation. Other more challenging/on-going conditions might require supportive services that include long-term assisted living as well as transportation and nursing care.

Former foster youth aging out of foster system also need access to facilities and programs that ensure safe, decent, and affordable housing. In addition, single-room units with supportive services located near or on site are critical for former foster youth during their transition from living in a group setting to living independently. These supportive services include life skills training, job training, and educational programs.

LCF Type	Small Family Homes	Group Homes*	Adult Residential Facility	Residential Care Facility for the Elderly	Social Rehabilitation Facility	Total
Number of beds	0	44	68	180	0	292

Table 47 - Table 55 - Licensed Community Care Facilities

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Madera County Department of Behavioral Health Services (BHS) provides and coordinates housing services for people who are mentally ill. The department works closely with facility and service providers in the county to ensure clients receive housing services and other supportive services. BHS, in collaboration with the Housing Authority, the property manager, administers a program for permanent supportive housing for homeless individuals or those at risk for being homeless and have serious mental illness.

Also, the Resources for Independence Central Valley provides housing-related services to people with disabilities, including: information and referral; landlord/tenant advocacy; home modification resources; apartment referral list; and homeowner/rental assistance.

Table 55 outlines the number of beds for different licensed community care facilities located in the city of Madera. As the table shows, there are a total of 292 beds from the licensed community care facilities identified below, including 44 beds in group homes, 68 beds in adult residential facilities, and 180 beds in residential care facilities for the elderly.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

During the planning period for the Consolidated Plan, the City will continue to fund several nonprofits and City programs that provide a range of supportive services, including meals for homebound seniors, housing counseling to persons who are homeless or at risk of becoming homeless, life skills training, job training, and case management, among other services. The City will also look for ways to support development of new housing, with increased emphasis on extremely low-income and very low-income housing.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The provision of affordable housing can be constrained by a number of factors, including public policies on housing and residential investment. Potential barriers to affordable housing include:

- *Land use controls.* Zoning designations affect the availability of land for multifamily development.
- *Residential development standards.* Parking regulations, height limits, and open space requirements may constrain the density of a housing development, but are essential for ensuring Madera remains a safe and attractive community.
- *Off-site Improvements.* Off-site improvements can be a major cost of development, but are essential to orderly development, the provision of services, and the health and safety of residents.
- *Permit and approval process.* In addition to the cost of fees on new projects, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes, during this time.

In addition, while the economy is slowly recovering, it continues to be the largest barrier in the way of the City's efforts to promote affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section identifies economic sectors in the City of Madera where job opportunities exist and identifies reasons why some employment sector positions are not being filled. The main employment challenges are education, training, and certification deficiencies. The California Employment Development Department estimates the unemployment rate in the city of Madera to be 15.2 percent in November 2014; much higher than the statewide unemployment rate of 7.2 percent.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,648	1,792	19	17	-2
Arts, Entertainment, Accommodations	1,337	984	10	10	0
Construction	684	481	5	5	0
Education and Health Care Services	2,046	2,457	15	24	9
Finance, Insurance, and Real Estate	511	345	4	3	-1
Information	177	97	1	1	0
Manufacturing	1,756	982	13	9	-4
Other Services	992	874	7	8	1
Professional, Scientific, Management Services	701	320	5	3	-2
Public Administration	0	0	0	0	0
Retail Trade	1,851	1,638	14	16	2
Transportation and Warehousing	429	112	3	1	-2
Wholesale Trade	575	271	4	3	-1
Total	13,707	10,353	--	--	--

Table 48 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Table 56 - Business Activity

As shown in Table 56, major employment sectors in the city of Madera are: Agriculture, Mining, Oil, and Gas Extraction with 18 percent of workers and 17 percent of jobs; Education and Health Care Services with 14 percent of workers and 23 percent of jobs; Retail Trade with 13 percent of workers and 15 percent jobs; and, Manufacturing with 12 percent of workers and 9 percent of jobs.

Labor Force

Total Population in the Civilian Labor Force	24,578
Civilian Employed Population 16 years and over	21,905
Unemployment Rate	10.88
Unemployment Rate for Ages 16-24	24.84
Unemployment Rate for Ages 25-65	5.53

Table 49 - Labor Force

Data Source: 2007-2011 ACS

Table 57 - Labor Force

Table 57 identifies the labor force in Madera. According to the 2007-2011 American Community Survey, the total civilian labor force was 24,578, with about 89 percent of the civilian population over 16 years of age employed. This means that Madera had an estimated 10.88 percent unemployment rate. The unemployment rate for individuals ages 16-24 years was significantly higher (24.84 percent) than the unemployment rate of all Madera.

Occupations by Sector	Number of People
Management, business and financial	2,517
Farming, fisheries and forestry occupations	1,513
Service	2,381
Sales and office	4,221
Construction, extraction, maintenance and repair	6,541
Production, transportation and material moving	1,485

Table 50 – Occupations by Sector

Data Source: 2007-2011 ACS

Table 58 - Occupations by Sector

Table 58 identifies the number of people working in specific occupations by sector. The Construction, Extraction, Maintenance, and Repair sector had the highest number of people employed (6,541 people), followed by the Sales and Office sector, with 4,221 people employed.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,380	66%

Travel Time	Number	Percentage
30-59 Minutes	4,441	26%
60 or More Minutes	1,378	8%
Total	17,199	100%

Table 51 - Travel Time

Data Source: 2007-2011 ACS

Table 59 - Travel Time

Table 59 identifies the average travel time for commuting to work for Madera residents. As the table shows, the majority, 66 percent (11,380 individuals) have a travel time of 30 minutes or less.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,650	813	4,634
High school graduate (includes equivalency)	3,985	253	1,203
Some college or Associate's degree	4,617	385	1,684
Bachelor's degree or higher	2,199	32	370

Table 52 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Table 60 - Educational Attainment by Employment Status

Table 60 identifies the educational attainment of Madera residents by employment status. As is typically the case, those with a higher level of educational attainment have less trouble obtaining employment and have lower rates of unemployment. Although the data reveals that the highest number of civilians employed earned less than a high school diploma, it is important to point to the large number of them are not in the labor force, either because they have given up looking for a job, they cannot find one, or simply they choose to be unemployed for other reasons.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,421	2,883	2,448	2,637	1,754
9th to 12th grade, no diploma	1,722	1,635	1,097	1,397	544

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	2,096	1,726	1,505	2,210	1,084
Some college, no degree	1,619	1,604	1,447	1,861	929
Associate's degree	190	704	437	648	173
Bachelor's degree	32	554	515	813	446
Graduate or professional degree	0	119	201	399	173

Table 53 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Table 61 - Educational Attainment by Age

Table 61 identifies the educational attainment by age in Madera. Nearly 45 percent of Madera residents have less than a high school diploma. Conversely, less than 14 percent have a college degree. Educational attainment remains one of the biggest employment challenges in Madera.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,329
High school graduate (includes equivalency)	25,823
Some college or Associate's degree	33,322
Bachelor's degree	45,739
Graduate or professional degree	54,238

Table 54 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Table 62 - Median Earnings in the Past 12 Months

Table 62 identifies the educational attainment by median earning in the past 12 months. As is typically the case, higher educational attainment levels equate to higher median earnings. As the table shows, individuals who earned the highest educational attainment level have the highest median earnings (\$54,238), while individuals who earned the lowest educational attainment level, less than a high school graduate, have the lowest median earnings (\$17,329) – a difference of over \$35,000 annually.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Madera are agriculture, education and health care services, retail, and manufacturing.

Describe the workforce and infrastructure needs of the business community:

Infrastructure needs

According to a strategic report prepared in 2014 by the Comprehensive Economic Development Strategy Committee of Madera County, specific infrastructure needs in the city include the need to increase capacity of the existing sewer collection system to accommodate development of commercial property north of the County Fairgrounds and commercial and residential development in northeast Madera. There is also a need for storm drainage to prevent flooding of residential and commercial areas; and additional roads are needed to open up land-locked industrial property. According to the Comprehensive Economic Development Strategy Committee, the Madera region remains non-competitive with other regional locations due to the lack of shovel-ready industrial properties.

Workforce needs

Many areas of the state have enjoyed some steady economic growth post-Recession, driven mostly by the high-tech and biotech sectors. More recently the state and nation have seen a drop in unemployment rates, however, this is in sharp contrast to the unemployment rate in Madera, which is still in the double digits. One of the main impediments to the city's ability to attract or retain industrial sectors other than agriculture is the lack a qualified workforce. The most noticeable trend affecting business and the economy appears to be the skills gap in the workforce – the gap between the job skills needed and the skills available within the local workforce.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

One statewide initiative that is expected to have an economic impact locally is the California High-Speed Rail. The planned line would connect Los Angeles with San Francisco by 2029 and allow for future extensions to San Diego and Sacramento. The segment from Merced to Fresno passes through the city of Madera, and as of January 2015, construction on the first section of the system from Madera to Fresno is underway. The high-speed rail authority projected that construction of the system will create 450,000 permanent jobs through the new commuters that will use the system, and that the Los Angeles-San Francisco route will generate a net operating revenue of \$2.23 billion by 2023. More specifically the first segment's construction is expected to generate 20,000 jobs over five years with the Phase 1 system, which includes Madera.

With the high-speed rail project underway, it is crucial that Madera residents prepare themselves and are properly assessed and trained for the jobs the project requires. In order to assist with the preparation of the workforce, the high-speed rail authority approved a "Targeted Hiring Initiative," which calls for hiring goals where at least 30 percent of all work hours on the project to be worked by

employees who live in "economically disadvantaged areas," and that 10 percent of that work must be done by "disadvantaged workers" including people who are homeless, veterans, single parents, those receiving public assistance, and those lacking a high school diploma.

According to the Madera County Economic Development Commission, other local initiatives that are expected to have an economic impact in the city include:

- The Avenue 12 and Highway 99 Interchange Project, which is an \$84 million project that will include the construction of a new Avenue 12 overpass, modifications along westbound and eastbound Avenue 12, and reconfiguration of Road 29. The southbound State Route 99, Avenue 12 exit, and Golden State Boulevard will be reconfigured and a new southbound on-ramp from Avenue 12 will be constructed.
- The State of California is building the \$100 million Madera County courthouse in the city of Madera. The four-story, 123,000 square foot building will have 10 courtrooms.
- The California State Legislature voted to ratify Governor Brown's Tribal-State Gaming compact with the North Fork Mono Tribe, bringing the \$350 million resort/hotel/casino closer to construction.

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

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Educational attainment levels, basic work-readiness, and job-keeping skills continue to be an issue in the hiring and retention of Madera residents. In addition the Madera County Economic Development Commission identified that "baby boomers" are exiting the workforce at a faster rate than new workers are entering. This poses a problem for employers because the population is not there to fill the jobs. This problem will only escalate as more baby boomers enter retirement.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Madera County Workforce Assistance Center is a partnership of various community agencies working together to assist the residents of Madera. Some of the services they provide include:

- assistance with finding a job;
- referral to a school or training to improve workforce skills;
- assistance with housing, cash aid, food stamps, Medi-Cal; and,
- locating and getting involved with programs for youth.

The Workforce Assistance Center, also known as the One Stop, is operated and staffed by Madera County Workforce Investment Corporation (MCWIC). The services One Stop offers include:

- Comprehensive and specialized assessment, such as diagnostic testing and interviewing;
- Full development of individual employment plan;
- Group counseling;
- Individual counseling and career planning;
- Short-term pre-vocational services; and,
- Follow-up services, including coaching for registrants (those previously receiving intensive/training services) after entering employment.

Part of the One Stop Center includes the Business Services Unit, which is made up of members from partner agencies. The Business Services Unit develops and maintains relationships with the business community through the provision of services intended to connect employers to qualified job seekers. The focus of the Business Services Unit is to assist local businesses to attract, train, and retain quality employees, while maximizing all available employer initiative programs. Also, the Business Services Unit of the One Stop Center plans and organizes two job fairs each year to meet local business hiring needs.

See Text 1 addition below for continuation of response.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Madera County has certain challenges for business development including: logistics and transportation, limited venture capital, and the need to continually upgrade the skill level of the resident workforce. Working with the many private and public sector partners dedicated to the economic vitality of the region, the Comprehensive Economic Development Strategy (CEDS) Committee helps drive the local economy. The Comprehensive Economic Development Strategy Committee drafted a strategy report in 2014, which outlines the following strategies:

- Grow existing industry clusters and nurture new clusters.
- Create and Expand Quality Jobs
- Continue to Develop and Enhance the Skills of the Local Workforce
- Invest in the Local Infrastructure to Support Economic Growth

Discussion

Describe any current workforce training initiatives, including those supported by Workforce Investme

Recently the Madera County Workforce Investment Board received several grants to assist with their workforce development strategies. The Disability Employment Initiative was funded by one of those grants, and was a strategy to increase the number of individuals with disabilities in the workforce. Madera was one of five areas in the state to receive these funds. Additional grants include:

- The Veterans PG&E PowerPathway Grant, which was a regional grant with Fresno and Kings Counties to train 90 recently separated veterans as utility line workers in both gas and electric;
- The Jobs Driven National Emergency Grant is a regional grant with all 14 counties in the Central Valley, with Madera as the lead, to promote training and work based learning in identified industries and sectors such as health care, agriculture, transportation and logistics, advanced manufacturing, and renewable energy; and,
- The On the Job Training National Emergency Grant, which provided funds to subsidize wages for employers in order to expand and increase their workforce.

The Madera Workforce Assistance Center also administers the Kings View Ready, Set, Go (RSG) Program at the John W. Wells Youth Center located in the city of Madera. In 2000 the Workforce Development Office received a grant to fund the RSG program, and since then, the program has been available to youth ages 16 to 21. The program has two divisions: the In-School Youth, and the Out-of-School Youth. The former is available for high school seniors who are enrolled in school, and provides participants with instructions on employment related topics such as: job shadowing, life skills, employment readiness skills, career counseling, supportive services, and work experience. The latter is available for youth ages 18 to 21, and provides participants instruction in a specialized curriculum designed to meet the person's specific needs. In 2014 over 50 youth participated in these programs.

In addition a group of Central Valley agencies and organizations joined together to form the Central California SlingShot Consortium and Initiative. This group includes workforce investment boards, community colleges, community action agencies, economic development corporations, local jurisdictions, community-based organizations, and business and industry sector leaders. Both the Madera County Investment Board and the Madera County Economic Development Corporation are involved. The purpose of the initiative is to assure that programs produce a workforce that is in high

demand by local businesses, and that local businesses see the value of (and are incentivized for) hiring local residents.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For the purposes of this Consolidated Plan, concentration is defined as an area in which the percentage of housing problems exceeds the citywide percentage of such households by 10 percentage points.

Figure 3 below show the Census Tracts within the city of Madera that have a concentration of housing problems. Citywide, 57.4 percent of households experienced one of four housing problems. There are two Census Tracts located in the northeast part of the city (portions of 5.07 and 6.04) where the percentage of households with housing problems exceeds the citywide average by 10 percentage points, indicating concentration of housing problems. However, Census Tract 5.07 is primarily outside the city limits. The portion of Census Tract 5.07 within city limits is relatively new construction, and therefore it is likely that the high incidence of housing problems is primarily an issue in the unincorporated county.

Figure 4 below shows the Census Tracts within the city that have a concentration of households that are overpaying for housing (over 30 percent). Citywide, 49.1 percent of households were overpaying. Census Tracts 5.07 and 6.04 are the two census tracts that show a concentration of households overpaying. Again, the majority of Census Tract 5.07 is outside city limits, so it is difficult to know if the City of Madera residents within this area have a high incidence of overpayment.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

An “area of minority or racial and ethnic concentration” is defined as any Census Tract in which the percentage of persons of a racial or ethnic minority exceeds the citywide percentage of such persons by 10 percentage points. The Hispanic population constitutes a majority of the total population in most block groups in Madera, and made up 75 percent of the population according to the 2007-2011 American Community Survey.

Figure 5 shows block groups with Hispanic and Latino residents as a percentage of the total population. Many block groups on the eastern side of Madera would be considered areas of Hispanic concentration, including block groups 507-3 (southern portion), 604-1, 603-2, 602-3, 6-2-2, 900-1, 800-2, 800-3, 800-4, 502-1, 900-3, and 508-2 (western portion), (see Figure 3). Two of these block groups (507-03 and 508-2) are primarily located outside city limits. The lowest percentage of Hispanic population is found in the block groups in western Madera. There are no block groups with a concentration of residents of any other race/ethnicity.

An “area of low-income concentration” is defined as any Census Tract in which the percentage of low-income households (earning less than 80 percent of the area median income) exceeds the citywide average by 10 percentage points. Citywide, 47 percent of households are low-income. Based on the

data, Census Tracts 5.08 (portion), 6.04, 6.03, 6.02, 8, and 9, located in the eastern part of the city, are areas of low-income concentration (see Figure 6). However, Census Tract 5.08 is primarily outside city limits and there is very little residential in the portion of the census tract within city limits.

What are the characteristics of the market in these areas/neighborhoods?

A number of barriers exist for residents in these areas. With higher numbers of low-income and minority households, these areas are often historically underserved communities facing disproportionate housing problems, such as overcrowding and cost burden, greater public investment and infrastructure needs, less accessible public facilities such as parks, and a need for increased public safety services, such as police and fire stations.

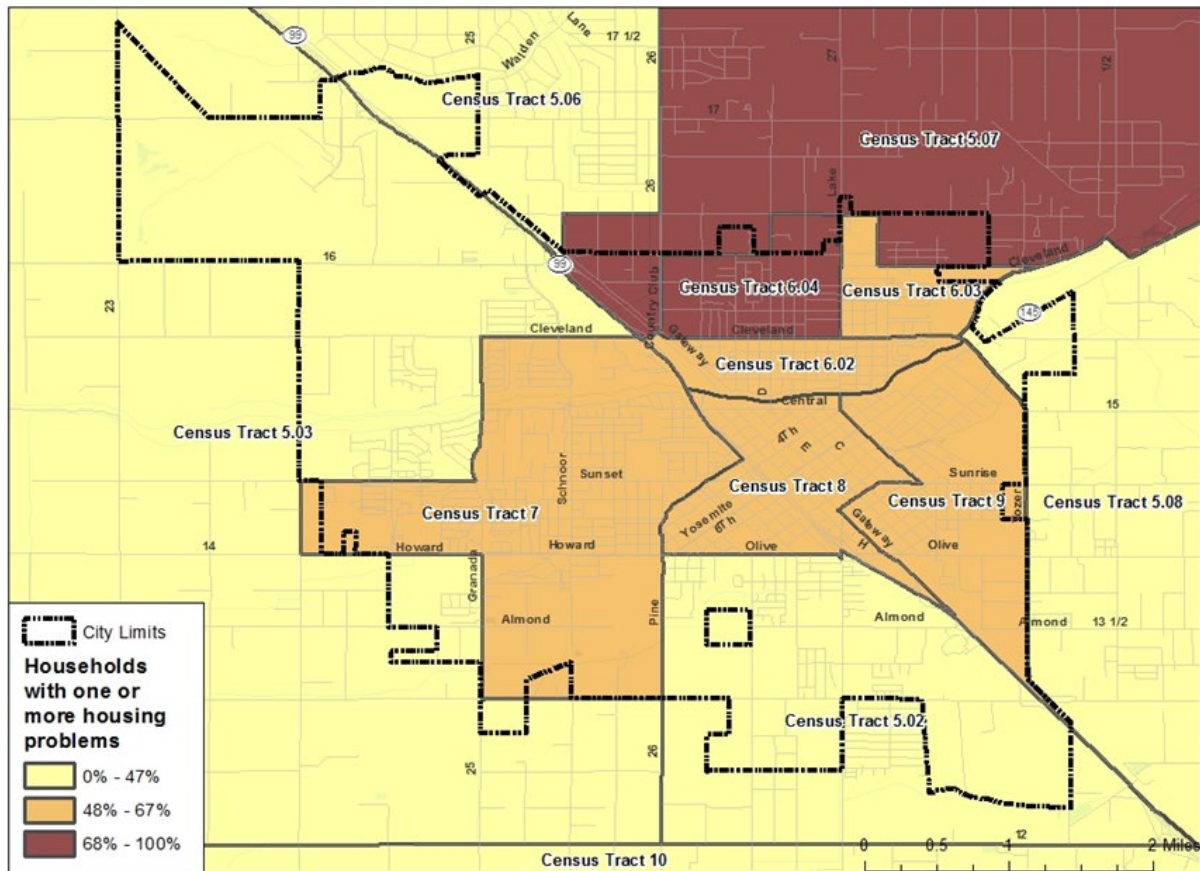
Are there any community assets in these areas/neighborhoods?

Several parks and community assets serve the areas identified above, including Courthouse Park, Centennial Park (with a pool complex), McNally Memorial Park, Knox Park, Rotary Park, Community Gardens, Frank Bergon Senior Center, Pan American Community Center and Park, Sunrise Rotary Sports Complex, Millview Gym, Rotary Youth Hut, and the Veron McCullough Fresno River Trail. In addition, three schools are located within these areas, including the Martin Luther King Jr. Middle School, the Sierra Vista Elementary School, and the Cottonwood Head Start Center. The most significant community assets in this area are the John W. Wells Youth Center, located at the Centennial Park facility, and the Camarena Health Centers, located in Downtown Madera.

Are there other strategic opportunities in any of these areas?

The areas shown above are located in or within a short distance of the central core of Downtown Madera. More recently, people have noticed the importance of a strong central core and researchers have reported on the recent return to Main Streets and downtowns. This shift in attitude may help these areas as investments and resources may soon enter these neighborhoods. This may be in the form of infill or new facilities and infrastructure; new service providers locating in the central area; and, in general, economic and community development in the core of the city.

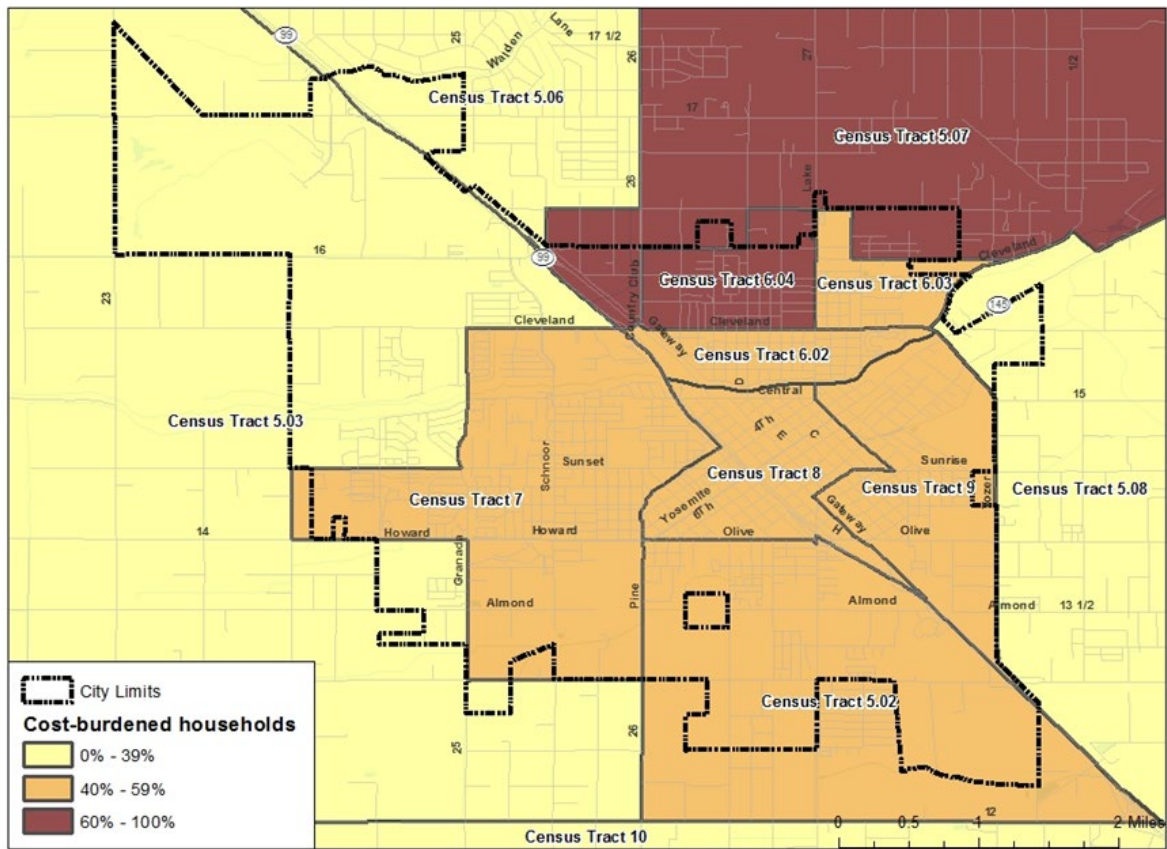
Figure 3: Concentration of Housing Problems



Map Source: HUD CPD Maps, 2007-2011; Mintier Harnish, 2014.

Figure 3: Concentration of Housing Problems

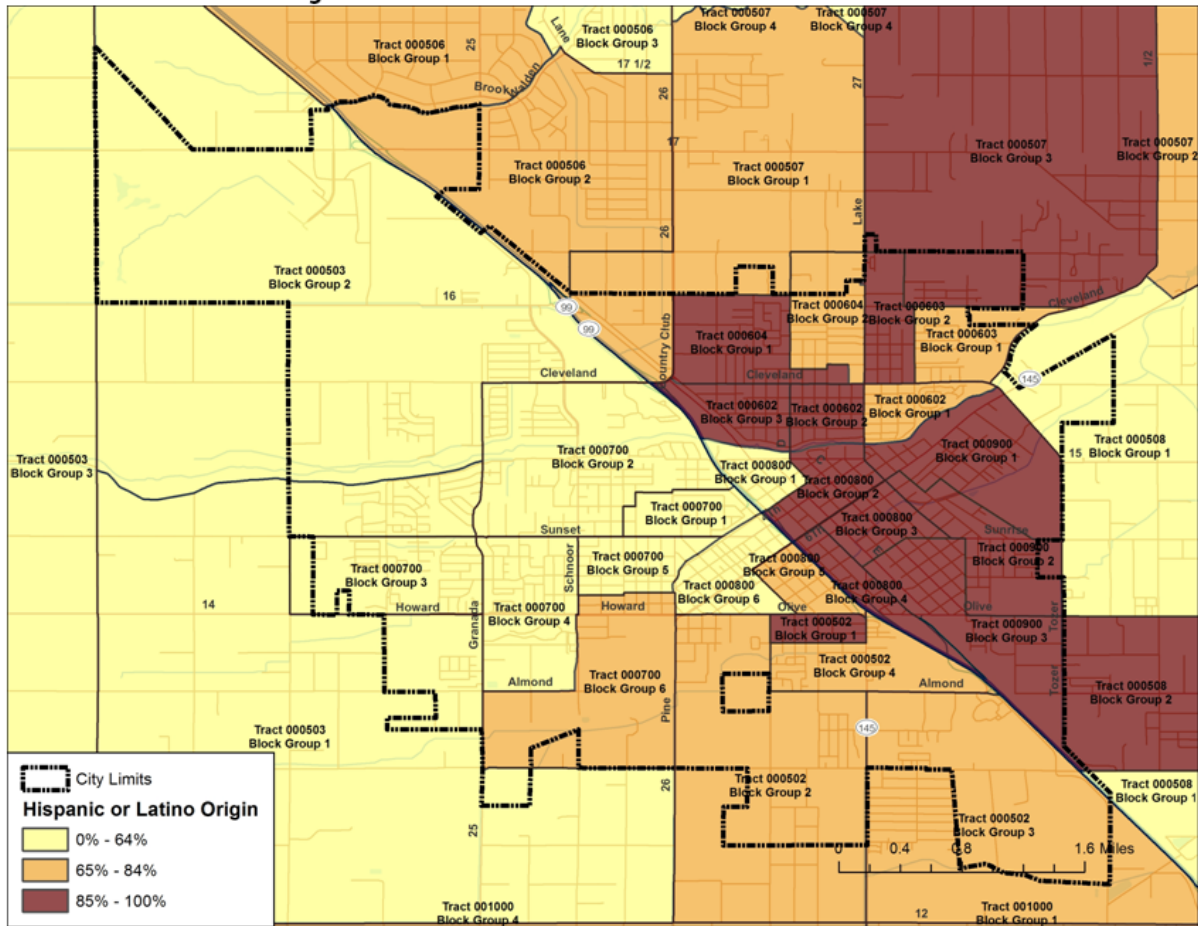
Figure 4: Concentration of Cost Burden



Map Source: HUD CPD Maps, 2007-2011; Mintier Harnish, 2014.

Figure 4: Concentration of Cost Burden

Figure 5: Concentration of Race and Ethnic Minorities



Map Source: HUD CPD Maps, 2014

Figure 5: Concentration of Race and Ethnic Minorities

Figure 6: Concentration Low-income Households

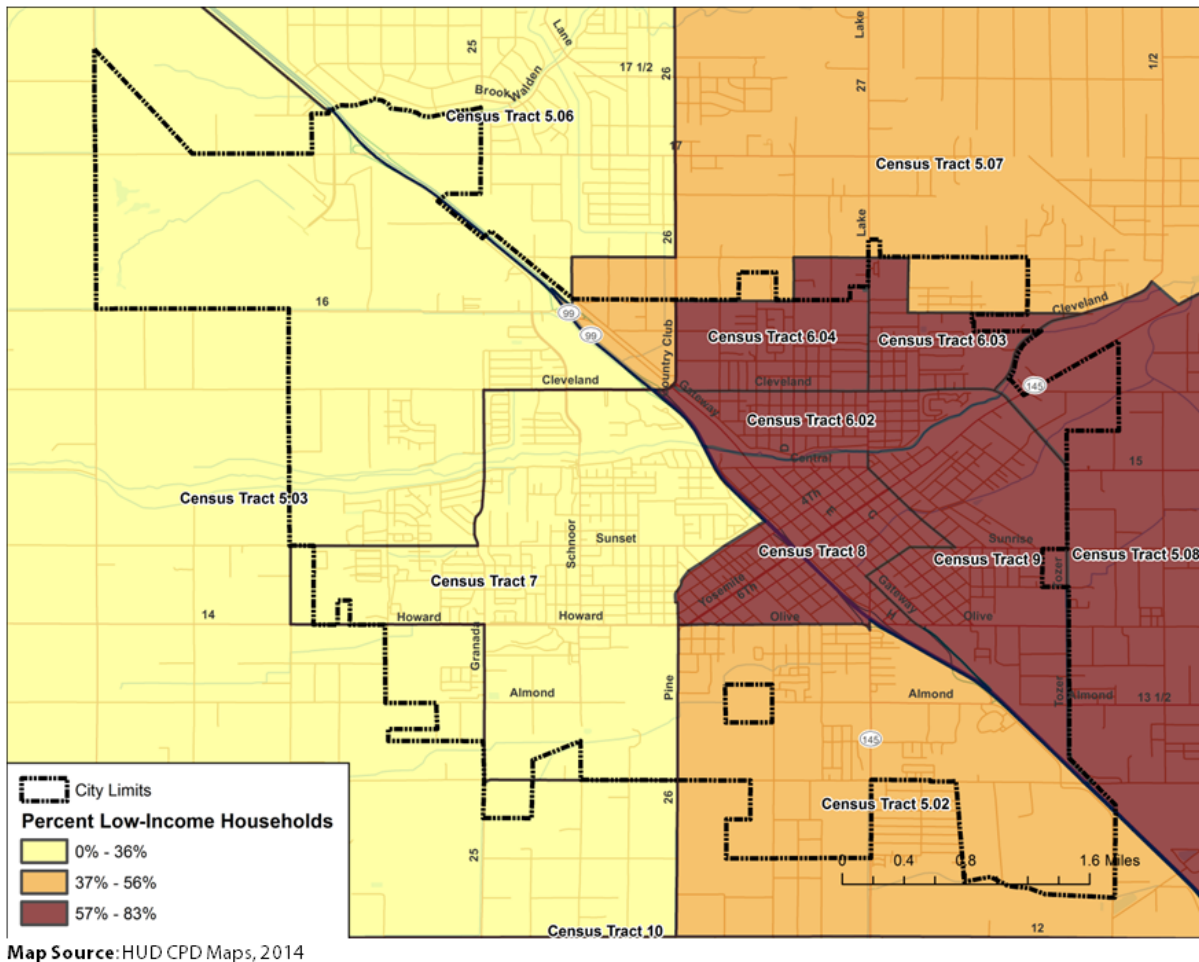


Figure 6: Concentration Low-income Households

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section contains the Strategic Plan for housing and community development that will guide the City of Madera's investment of Community Development Block Grant (CDBG) funding during the 2015-2019 planning period. The City of Madera's priority needs were identified through an extensive public input process. The City will use its available CDBG resources to fund activities that will achieve the goals identified in the plan and address the priority needs.

The Consolidated Plan embodies and reflects three overall goals, which relate to the major commitments and priorities of HUD. These goals serve as the basis for the actions the City will use to meet these needs. The goals are listed below in no particular order:

- **Decent Housing.** Provide decent affordable housing for low-income and homeless persons and increase the supply of supportive housing to enable persons with special needs to live with dignity.
- **Suitable Living Environment.** Provide a suitable living environment by improving the safety and livability of neighborhoods and improving access to health and wellness programs.
- **Expanded Economic Opportunities.** Expand economic opportunities by creating jobs accessible to low-income persons and empowering low-income persons to achieve self-sufficiency.

The City anticipates funding activities using a variety of sources, including CDBG, HOME, the General Fund, and grants received by the City. The City will work with local and regional nonprofits, as well as affordable housing developers, to implement many of the activities. The City will also undertake public improvements using internal staff and contractors.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 55 - Geographic Priority Areas

1	Area Name:	City of Madera City Limits
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	City of Madera, California City Limits
	Include specific housing and commercial characteristics of this target area.	City of Madera, California City Limits
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	City of Madera, California City Limits
	Identify the needs in this target area.	The City of Madera does not intend to target funds on a geographic basis, but rather on the basis of need over the planning period. In consultation with City staff, service providers, and community groups, no particular areas were identified as needing a high level of investment.
	What are the opportunities for improvement in this target area?	The City of Madera does not intend to target funds on a geographic basis, but rather on the basis of need over the planning period. In consultation with City staff, service providers, and community groups, no particular areas were identified as needing a high level of investment.
	Are there barriers to improvement in this target area?	The City of Madera does not intend to target funds on a geographic basis, but rather on the basis of need over the planning period. In consultation with City staff, service providers, and community groups, no particular areas were identified as needing a high level of investment.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Madera does not intend to target funds on a geographic basis, but rather on the basis of need over the planning period. In consultation with City staff, service providers, and community groups, no particular areas were identified as needing a high level of investment.

Certain types of projects, including affordable housing and accessibility improvements, were consistently ranked as a high priority. Given the difficulties that already exist in implementing these types of projects, it does not make sense to further limit them to a certain area within the City. Most of the services available in the City are open to all residents.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 56 – Priority Needs Summary

1	Priority Need Name	Homeless Services and Facilities
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Homeless Prevention (2)
	Description	Provide funding for services and facilities serving the homeless populations.
	Basis for Relative Priority	Focus Group Meetings, Community Forum, Community Needs Survey identified this as a priority need
2	Priority Need Name	Affordable Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill veterans Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Decent Housing (3)
	Description	Increase the number of quality affordable housing units, both rental and owner occupied.
	Basis for Relative Priority	Focus Group Meetings, Community Forum, Community Needs Survey, Needs Assessment, and Market Analysis identified this as a priority need
3	Priority Need Name	Homebuyer Counseling
	Priority Level	Low
	Population	Low Moderate Middle
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Decent Housing (2)

	Description	Homebuyer counseling provides counseling to renters wishing to become homeowners and to existing owners to help them stay in their homes.
	Basis for Relative Priority	Focus Group Meetings, and the Community Needs Survey identified this as a priority need
4	Priority Need Name	Down Payment Assistance
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Decent Housing (1)
	Description	Assisting new homebuyers by offering loans to qualifying low and moderate income homebuyers to help them buy their first home.
	Basis for Relative Priority	Focus Group Meetings identified this as a priority need
5	Priority Need Name	Homeowner Assistance Rehabilitation and Modernizat
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Decent Housing (3)
	Description	Provides services for low- and moderate-income individuals who own their homes, but need assistance to make it safe, functional, and/or accessible.
	Basis for Relative Priority	Community Needs Survey, Needs Assessment, and Market Analysis identified this as a priority need
6	Priority Need Name	Public Facility Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Suitable Living Environment (4)
	Description	Installation or reconstruction of public facilities and improvements, focusing on the highest priority facilities of parks; storm drainage, sewer and water facilities; and street, bike, and sidewalk improvements.
	Basis for Relative Priority	Focus Group Meetings, Community Forum, Community Needs Survey, Needs Assessment, and Market Analysis identified this as a priority need
7	Priority Need Name	Neighborhood Revitalization
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Suitable Living Environment (1) Suitable Living Environment (3)
	Description	Provides neighborhood revitalization and code enforcement services in targeted areas to protect against blighting conditions and improve the quality of life.
	Basis for Relative Priority	Focus Group Meetings, Community Forum, Community Needs Survey, Needs Assessment, and Market Analysis identified this as a priority need
8	Priority Need Name	Public Facilities: Services for Disabled Persons
	Priority Level	High

	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Suitable Living Environment (4)
	Description	Provides programs, services, and public improvements to improve community awareness and facilitate access for disabled persons in the community.
	Basis for Relative Priority	Community Needs Survey, Needs Assessment, and Market Analysis identified this as a priority need
9	Priority Need Name	Youth Services
	Priority Level	High
	Population	Non-housing Community Development Other
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Expanded Economic Opportunities (1)
	Description	Includes programs engaging youth to provide job and employment training and life skills training.
	Basis for Relative Priority	Focus Group Meetings, Community Needs Survey, Needs Assessment, and Market Analysis identified this as a priority need
10	Priority Need Name	Senior Services
	Priority Level	High
	Population	Elderly Frail Elderly
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Suitable Living Environment (5)

	Description	Includes programs, services, and community facilities to support seniors.
	Basis for Relative Priority	Community Needs Survey, Needs Assessment, and Market Analysis identified this as a priority need
11	Priority Need Name	Fair Housing Activities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Decent Housing (4)
	Description	Provides programs to facilitate fair housing opportunities in Madera.
	Basis for Relative Priority	Focus Group Meetings, Community Forum, and the Community Needs Survey identified this as a priority need
12	Priority Need Name	Public Services: Planning Activities
	Priority Level	High

	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Suitable Living Environment (5) Expanded Economic Opportunities (2)
	Description	Includes the preparation of plans and studies to facilitate an increase in the supply of affordable housing and/or improvement in the quality of life in CDBG targeted areas.
	Basis for Relative Priority	Focus Group Meetings, Community Forum, Community Needs Survey, Needs Assessment, and Market Analysis identified this as a priority need
13	Priority Need Name	Workforce Training
	Priority Level	High
	Population	Low Moderate Non-housing Community Development
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	Expanded Economic Opportunities (2)

	Description	Includes workforce training and job readiness programs.
	Basis for Relative Priority	Focus Group Meetings, Community Forum, Community Needs Survey, and the Market Analysis identified this as a priority need
14	Priority Need Name	Small Business Loans
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	City of Madera City Limits
	Associated Goals	
	Description	Provides loans to qualifying small business to facilitate the creation and retention of jobs.
	Basis for Relative Priority	Community Forum and Community Needs Survey identified this as a priority need

Narrative (Optional)

After broad community and stakeholder outreach, the City identified the following priority needs, all of which are high priority. Projects will only be considered for funding within the Consolidated Plan period if they address these high priority needs.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Of the 10,434 housing units with three or more bedrooms, 67 percent are owner-occupied, while almost 50 percent of households are renters. Given the high rate of overcrowding among renters, this indicates a potential mismatch between the City’s housing inventory and the housing needed by renter households who want to locate units that meet the occupancy standards established under the Tenant Based Rental Assistance program.
TBRA for Non-Homeless Special Needs	Madera’s advisory committee on issues related to the disabled community (the “Madera ADA Advisory Council”) has indicated that there are too few residential units available to accommodate the physically disabled. The Committee has indicated that expanding use of universal design features in housing construction will help facilitate the housing needs of the disabled.
New Unit Production	According to the State of California Department of Finance Population and Housing Estimates, there was very limited increase in housing units in the City of Madera between 2011 and 2014. More specifically, single detached housing units increased in number by 1.4 percent from 12,240 housing units to 12,413, while housing units with five or plus units increased by only six units. In other words, the market has been slow to increase supply (particularly the supply of multifamily housing). However, this market trend would not interfere with any rental housing program that relies on public subsidies that encourage affordable rental housing construction. Furthermore, the City will continue to provide incentives to developers and property owners for the construction of affordable housing including density bonuses for units for lower-income, senior and large-family households.
Rehabilitation	For owner-occupied households, fewer than half have substandard housing conditions. However, for renter-occupied units, the comparable figure is almost 70 percent. Since It is sometimes difficult to persuade rental property owners to accept the affordability restrictions required by CDBG loans and other financing sources, this makes rehabilitation of rental housing more difficult. In addition, Madera faces the problem of over-crowded, substandard housing occupied by agricultural workers, some of whom are undocumented. These circumstances present serious health and safety problems and substandard housing conditions, such as electrical hazards and inadequate toilet, shower, heating, and kitchen facilities.
Acquisition, including preservation	The low availability of multifamily rental housing to acquire is a primary factor in Madera. Construction costs for rehabilitation and the availability of private and/or tax credit financing is also a factor.

Table 57 – Influence of Market Conditions

Housing Needs Assessment Demographics

Table 13 - Housing Needs Assessment Demographics shows the change in population, households, and median household income in Madera from 2000 to 2011. From 2000 to 2011, the population increased by 39 percent, from 43,207 to 60,221. Over the same time period, the number of households increased by 32 percent from 11,971 households in 2000 to 15,848 households in 2011. From 2000 to 2011, the median household income in the city increased from \$31,033 to \$41,991, a 35 percent increase. Most of this increase can be attributed to inflation; however, even when adjusted for inflation, the median income increased slightly.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City anticipates continuing to receive CDBG funding throughout the Consolidated Plan period. The City also expects to apply for and receive HOME grants from the California Department of Housing and Community Development.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	897,556	0	745,395	1,642,951	2,780,000	The City is a CDBG entitlement jurisdiction.
Other	public - federal	Housing Other	700,000	0	0	700,000	0	This is a competitive grant.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	13,511	0	0	13,511	0	The City is a CDBG entitlement jurisdiction. Note: This is an estimate of the Revolving Loan Fund (RLF) earnings for 2015/2016. It is not an amount we program for 2015/2016. It is not a prior year CDBG resource. These funds contribute to the amount of funding on hand to use before CDBG funds are drawn. We have no way of knowing what the RLF will earn.
Other	public - federal	Public Improvements	0	0	0	0	0	Sewer Improvements. Included in the prior year resources total
Other	public - state	Housing Other	3,420,561	0	0	3,420,561	0	This is a competitive grant.

Table 58 - Anticipated Resources

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

The CDBG program does not have a matching requirement. However, in evaluating the proposals for CDBG funding each year, the City uses the availability of matching funds as a factor in determining recommended allocations.

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

As of the writing of this Consolidated Plan, no publicly-owned land or property within the city has been identified that would be used to address identified needs. However, the City could use some CDBG funding to acquire such land over the course of the planning period. Furthermore, the City may consider the use of surplus land for the development of affordable housing units.

Discussion

The City attempts to maximize the use of all of its available funding sources by encouraging projects that access private financing (grants, loans, and donations) or other Federal or State funding resources, including tax credits. The City actively pursues available grants for housing and community development programs.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Madera Grants Administration Department	Government	public services	Other

Table 59 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The role of the City of Madera Grants Administration Department is to serve as the Lead Agency by providing oversight of the implementation, contracting, and monitoring of the CDBG program. The City of Madera Grants Administration Department also provides Fair Housing administration.

The working relationship between the City and the organizations described elsewhere in the Consolidated Plan are strong. The size of the City provides the opportunity for direct and fast communication between its partners. As a result of these factors, gaps in program services or program delivery are typically not a result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	

Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
	X		

Table 60 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Madera participates in the Fresno Madera Continuum of Care (FMCoC). The Fresno and Madera Continuum of Care is a consortium of community organizations, private and public, not-for-profit and for-profit entities committed to ending homelessness in Fresno and Madera. The City's strategy to address homelessness is identified in the Fresno Madera Continuum of Care Ten Year Plan to End Homelessness: 2006-2016. In summary, the Plan to End Homelessness is built upon the concept that the most effective solution to homelessness is to address immediate crisis basic needs before homelessness occurs, rapidly re-house the homeless through affordable local housing, and ensuring necessary supports are in place to promote sustainability and stability.

The Fresno and Madera Continuum of Care is overseen by a Governing Board, which coordinates and facilitates the planning process and oversees the distribution of funding. The Governing Board is comprised of both elected and appointed members representing the range of organizations and groups needed to end homelessness, including homeless service providers, consumers and advocates, city, county and state agencies, and business and foundation leaders.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Included within this Continuum of Care are schools, faith organizations, local businesses and employers, civic organizations, and concerned individuals, as well as public and private providers and service-funders that help address the needs of people who are homeless. Shelter providers, mental health organizations, substance abuse treatment programs, domestic violence counseling centers, employment assistance groups, housing developers, and state and city government offices all play key roles in the organization. Through outreach and consultation, the following general housing needs were identified for the homeless and formerly homeless:

- More extremely low-income and very low-income units;

- More single-room occupancy, studios, and dormitory style units for single adults, specifically for former foster youth, veterans, and disabled individuals who may prefer and may be accustomed to living individually;
- More transitional housing options for individuals who have left homeless shelters but are on the waitlist for a Housing Choice Voucher;
- More homeless shelters for men, especially returning Veterans, and
- More transitional housing for single men.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Madera hopes to address these needs by first identifying appropriate programs and services to provide in the City, then providing local services, facilities, and programs over time to assist target-income residents. The City will work closely with its nonprofit partners to determine whether there are any funding resources or collaborative relationships (e.g. shared space) that would facilitate greater local service provision.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing (1)	2015	2016	Affordable Housing	City of Madera City Limits	Down Payment Assistance	CalHome: \$420,561	Direct Financial Assistance to Homebuyers: 8 Households Assisted
2	Decent Housing (2)	2015	2016	Affordable Housing	City of Madera City Limits	Homebuyer Counseling	CalHome: \$2,100	Public service activities for Low/Moderate Income Housing Benefit: 6 Households Assisted
3	Decent Housing (3)	2015	2017	Affordable Housing	City of Madera City Limits	Affordable Housing Homeowner Assistance Rehabilitation and Modernizat	CalHOME: \$2,000,000 CalHome: \$1,000,000 HOME: \$700,000	Homeowner Housing Rehabilitated: 89 Household Housing Unit
4	Decent Housing (4)	2015	2019	Affordable Housing	City of Madera City Limits	Fair Housing Activities	CDBG: \$0	Other: 1 Other
6	Homeless Prevention (2)	2015	2019	Homeless	City of Madera City Limits	Homeless Services and Facilities	CDBG: \$13,511	Homelessness Prevention: 196 Persons Assisted
7	Suitable Living Environment (1)	2015	2019	Non-Housing Community Development	City of Madera City Limits	Neighborhood Revitalization	CDBG: \$400,000	Other: 1340 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Suitable Living Environment (3)	2015	2019	Non-Housing Community Development	City of Madera City Limits	Neighborhood Revitalization	CDBG: \$163,570	Other: 35000 Other
10	Suitable Living Environment (4)	2015	2016	Non-Homeless Special Needs	City of Madera City Limits	Public Facility Improvements Public Facilities: Services for Disabled Persons	CDBG: \$65,238	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
11	Suitable Living Environment (5)	2015	2019	Non-Homeless Special Needs	City of Madera City Limits	Senior Services Public Services: Planning Activities	CDBG: \$111,633	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
12	Expanded Economic Opportunities (1)	2015	2019	Non-Homeless Special Needs	City of Madera City Limits	Youth Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
13	Expanded Economic Opportunities (2)	2015	2019	Non-Homeless Special Needs	City of Madera City Limits	Public Services: Planning Activities Workforce Training	CDBG: \$13,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted

Table 61 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing (1)
	Goal Description	Direct financial assistance to homebuyers with downpayment assistance for low- and moderate-income firsttime homebuyer households Funding: \$420,561 remains from a larger grant received from CalHome.
2	Goal Name	Decent Housing (2)
	Goal Description	Provide decent affordable housing for low-income and homeless persons and increase the supply of supportive housing to enable persons with special needs to live with dignity. Funding: \$2,100 (\$350 for each household)
3	Goal Name	Decent Housing (3)
	Goal Description	Improve housing quality standards for low-income housing occupants. Funding: \$3.7 Million from CalHome and HOME. \$2 million from CalHOME (owner-occupied rehab); \$1 million from CalHOME (manufactured housing owner-occupied rehab); \$700,000 from HOME for (owner-occupied rehab)
4	Goal Name	Decent Housing (4)
	Goal Description	Provide decent affordable housing for low-income and homeless persons and increase the supply of supportive housing to enable persons with special needs to live with dignity. Funding: \$40,000 from CDBG over five-year period (anticipated). FAIR HOUSING ACTIVITIES. About \$8,000 per year, which if funded through administration in SP-35
6	Goal Name	Homeless Prevention (2)
	Goal Description	The most effective solution to homelessness is to address immediate crisis basic needs before homelessness occurs, rapidly re-house the homeless through affordable local housing, and ensuring necessary supports are in place to promote sustainability and stability. Funding: \$50,000 from CDBG over five-year period.

7	Goal Name	Suitable Living Environment (1)
	Goal Description	Provide a suitable living environment by improving the safety and livability of neighborhoods and reducing blight. Funding: \$2 million over five year period Geographic Area: Census Tracts 5.02, 6.02, 6.03, 6.04, 8.00, and 9.00
9	Goal Name	Suitable Living Environment (3)
	Goal Description	Provide a suitable living environment by improving the safety and livability of neighborhoods and removing blight. Geographic Area: Census Tracts: 5.02, 6.02, 6.03, 6.04, 8.00, and 9.00. Funding: CDBG \$669,836 over five year period. Goal Outcome Indicator: Other: 35,000 graffiti incidences.
10	Goal Name	Suitable Living Environment (4)
	Goal Description	Provide a suitable living environment by improving the safety and livability of neighborhoods and accessibility of public facilities. Goal Outcome Indicator: Other: Accessibility Improvements at Two Centers (Frank Bergon Senior Center and Pan American Community Center) to assist 700 people per year.
11	Goal Name	Suitable Living Environment (5)
	Goal Description	Provide a suitable living environment by improving the safety and livability of neighborhoods and improving access to health and wellness programs. Funding: CDBG \$540,606 over five year period.
12	Goal Name	Expanded Economic Opportunities (1)
	Goal Description	Expand economic opportunities by creating jobs accessible to low-income persons and empowering low-income persons to achieve self-sufficiency. Funding: CDBG: \$26,572 over five year period

13	Goal Name	Expanded Economic Opportunities (2)
	Goal Description	Expand economic opportunities by creating jobs accessible to low-income persons and empowering low-income persons to achieve self-sufficiency. Funding: CDBG: \$13,000 (workforce training)

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Madera uses CDBG funds primarily for public services, economic development, and capital projects/public improvements. The City funds housing activities with Department of Housing and Community Development HOME and CalHome grants.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of Madera (HACM) Section 504 Voluntary Compliance Agreement does not require an increase in the number of accessible units.

Activities to Increase Resident Involvements

HACM encourages residents to participate by holding resident meetings and question and answer workshops. HACM sends out informational flyers in both English and Spanish to inform residents of any updates and encourage feedback and comments regarding any changes.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

HACM is not identified as “troubled.”

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The provision of affordable housing can be constrained by a number of factors, including public policies on housing and residential investment. Potential barriers to affordable housing include:

- *Land use controls.* Zoning designations affect the availability of land for multifamily development.
- *Residential development standards.* Parking regulations, height limits, and open space requirements may constrain the density of a housing development, but are essential for ensuring Madera remains a safe and attractive community.
- *Off-site Improvements.* Off-site improvements can be a major cost of development, but are essential to orderly development, the provision of services, and the health and safety of residents.
- *Permit and approval process.* In addition to the cost of fees on new projects, the amount of time required to process them varies by project, and the developer generally must pay holding costs, such as property taxes, during this time.

In addition, while the economy is slowly recovering, it continues to be the largest barrier in the way of the City's efforts to promote affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is committed to removing or reducing barriers to affordable housing whenever possible. The City's Housing Element contains a variety of actions to address these barriers, including:

- Providing incentives for the development of affordable housing, such as density bonus, priority processing, expedited review, and modification of development requirements, such as parking standards for special needs housing.
- Providing fee waivers and adjustments for infill projects.
- Supporting funding applications and pursuing grant funding for affordable housing.

Barriers to Affordable Housing Continued

- *Construction costs.* Construction costs can be a major barrier, especially when prevailing wage law is triggered.
- *Availability of financing.* Securing financing for affordable housing is more difficult than market rate housing.

SP-60 Homelessness Strategy – 91.215(d)

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

One of the City's goals relates to expanding homeless housing and services. To that end, the City expects to work with nonprofits that provide counseling and outreach to homeless persons or those at risk of homelessness. The City will continue to participate in the Fresno Madera Continuum of Care and the Madera County Homeless Coalition to coordinate regionally on homeless issues.

Addressing the emergency and transitional housing needs of homeless persons

The City will address emergency shelter and transitional housing needs of the homeless population by:

1. Continuing to support the FMCoC's efforts to implement its 10-Year Plan to End Homelessness and local agencies that provide emergency and transitional housing.
2. Continuing to support the Community Action Partnership of Madera County's (CAPMC) Shunammite Place women's permanent supportive housing program.
3. Continuing to support the CAPMC's leadership of the Madera County Homeless Coalition.
4. Continuing to provide support to facilitate the development of Turning Point of Central California Inc's new permanent supportive housing for men.

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

The City's strategic plan goals contribute to helping homeless persons make the transition to permanent housing and independent living by supporting facilities operated by agencies that serve these populations and by expanding affordable housing options to these populations. Specifically, the City will:

1. Continue to incorporate and support the programs provided by Madera County Behavioral Health Department.
2. Work with and support Turning Point of Central California, Inc.
3. Work with and support CAPMC.
4. Work with and support the homeless providers of Madera County Office of Education and Madera Unified School District.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being

discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will help low-income individuals and families avoid becoming homeless by expanding affordable housing opportunities in the city. The City will also consider providing funding for service providers that serve these populations and assist residents in becoming self-sufficient. The City will continue to encourage participation in the Madera County Homeless Coalition and collaborate with:

- the Central California Women's Facility
- the Madera County Sheriff's Department
- the City of Madera Police Department
- the Madera County Department of Social Services
- the Madera County Workforce Investment Corporation
- the Madera Rescue Mission
- the Housing Authority of the City of Madera
- First 5 Madera
- Madera Unified School District
- Madera County Office of Education
- Madera County Behavioral Health
- Madera County Department of Social Services
- Madera Community Hospital
- Camarena Health Centers

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

This section outlines programs the City will pursue over the next five years to evaluate and reduce lead-based paint hazards. According to the Needs Assessment almost half of all renter-occupied units were built before 1980. Since older units are more at-risk of lead-based paint, programs that help renter-occupied housing are critical.

The City will continue to enforce building, electrical, mechanical and fire codes to assure safe housing. The City shall continue to explore new sources of revenue to make its code enforcement programs self-sufficient, and work toward reinitiating the Neighborhood Improvement Program and developing new programs. However with the loss of Redevelopment funds, it depends on the State to administer funding for the Neighborhood Improvement Program. Information programs will be developed and technical assistance will be provided to educate families to identify lead-based paint and to reduce the incidence of accidental ingestion of leaded paint by infants and children.

In addition, the city will continue to seek and use available funds for weatherization and energy conservation work in homes, and provide for inspection and reduction of lead-based paint hazards as priority in housing rehabilitation programs.

Finally, the City will continue to incorporate energy measures and lead-based paint removal into Housing Rehabilitation work, especially insulation and weather stripping.

How are the actions listed above related to the extent of lead poisoning and hazards?

Through inspections and programs to help fund building upgrades, the hazards of lead poisoning should be reduced.

How are the actions listed above integrated into housing policies and procedures?

These actions are part of code enforcement, and are included in weatherization and energy conservation programs, as well as in the Housing Rehabilitation program.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

There are two aspects to the City's anti-poverty strategy: Economic Development and direct services.

Economic development activities as a means to reduce the number of poverty level families through the creation and retention of new jobs tied to a Small Business Revolving Loan Program funded by CDBG and administered by the Madera County Economic Development Commission in partnership with the Madera County Workforce Investment Corporation. The loans are used by businesses within the City of Madera to increase job opportunities to low and moderate-income persons. As the loans are recaptured they are lent out to other businesses to create or retain jobs for targeted citizens.

The programs and policies for producing and preserving affordable housing set forth in the housing component of the Consolidated Plan will be coordinated with these new wage earners so that they can take advantage of new housing opportunities. To the extent that the Revolving Loan Program is used to create new jobs, the number of people benefiting from this effort will be reported, including an estimate of the number of poverty level families assisted.

In addition to the economic development-based approach identified above, the City will pursue the following anti-poverty strategies:

- Provide support services to low-income households to achieve self-sufficiency: child care, youth services, and elderly services.
- Provide targeted youth services to teach job training and life skills.
- Reduce concentration of poverty through geographic dispersion of affordable housing. The City will encourage affordable housing developments that locate outside of existing low-income neighborhoods. This geographic dispersion allows for increased opportunities for low-income households.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Dispersion of affordable housing can indirectly reduce poverty by expanding opportunities for better schools and access to job centers.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Madera Grants Administration Department has the monitoring responsibilities for the CDBG Programs. The Department is assisted in its monitoring efforts by local agencies and governments that contract for many of the funded goods and services. Prior to issuing payment for any good or service funded under the CDBG program, the City verifies that the good or service has been provided and that the various program requirements have been met. The City assumes total responsibility for Federal requirements including environmental reviews, labor standards, bidding, prevailing wage, Section 3, and contract requirements. In addition, City staff directly monitors sub recipients on an annual basis to assure compliance with Federal regulations. The City encourages minority businesses and women-owned businesses to submit proposals for CDBG-funded projects.

Expected Resources

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

Introduction

The City anticipates continuing to receive CDBG funding throughout the Consolidated Plan period. The City also expects to apply for and receive HOME grants from the California Department of Housing and Community Development.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	897,556	0	745,395	1,642,951	2,780,000	The City is a CDBG entitlement jurisdiction.
Other	public - federal	Housing Other	700,000	0	0	700,000	0	This is a competitive grant.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	0	0	0	0	0	The City is a CDBG entitlement jurisdiction. Note: This is an estimate of the Revolving Loan Fund (RLF) earnings for 2015/2016. It is not an amount we program for 2015/2016. It is not a prior year CDBG resource. These funds contribute to the amount of funding on hand to use before CDBG funds are drawn. We have no way of knowing what the RLF will earn.
Other	public - federal	Public Improvements	0	0	0	0	0	Sewer Improvements. Included in the prior year resources total
Other	public - state	Housing Other	420,561	0	0	420,561	0	This is a competitive grant.

Table 62 - Expected Resources – Priority Table

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

The CDBG program does not have a matching requirement. However, in evaluating the proposals for CDBG funding each year, the City uses the availability of matching funds as a factor in determining recommended allocations.

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

As of the writing of this Consolidated Plan, no publicly-owned land or property within the city has been identified that would be used to address identified needs. However, the City could use some CDBG funding to acquire such land over the course of the planning period. Furthermore, the City may consider the use of surplus land for the development of affordable housing units.

Discussion

The City attempts to maximize the use of all of its available funding sources by encouraging projects that access private financing (grants, loans, and donations) or other Federal or State funding resources, including tax credits. The City actively pursues available grants for housing and community development programs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing (1)	2015	2017	Affordable Housing	City of Madera City Limits	Down Payment Assistance	CalHome: \$420,561	Direct Financial Assistance to Homebuyers: 8 Households Assisted
2	Decent Housing (2)	2015	2017	Affordable Housing	City of Madera City Limits	Affordable Housing	CalHome: \$2,100	Public service activities for Low/Moderate Income Housing Benefit: 6 Households Assisted
3	Decent Housing (3)	2015	2017	Affordable Housing	City of Madera City Limits	Affordable Housing Homeowner Assistance Rehabilitation and Modernizat	CalHome: \$3,700,000	Homeowner Housing Rehabilitated: 89 Household Housing Unit
5	Homeless Prevention (2)	2015	2019	Homeless	City of Madera City Limits	Homeless Services and Facilities	CDBG: \$13,511	Homelessness Prevention: 196 Persons Assisted
6	Suitable Living Environment (1)	2015	2016	Non-Housing Community Development	City of Madera City Limits	Neighborhood Revitalization Public Facilities: Services for Disabled Persons	CDBG: \$400,000	Other: 268 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Suitable Living Environment (3)	2015	2019	Non-Housing Community Development	City of Madera City Limits	Neighborhood Revitalization	CDBG: \$163,570	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 41603 Persons Assisted
9	Suitable Living Environment (4)	2015	2016	Non-Homeless Special Needs	City of Madera City Limits	Public Facilities: Services for Disabled Persons	CDBG: \$65,238	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
10	Suitable Living Environment (5)	2015	2019	Non-Homeless Special Needs	City of Madera City Limits	Senior Services	CDBG: \$111,633	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
11	Expanded Economic Opportunities (1)	2015	2019	Non-Homeless Special Needs	City of Madera City Limits	Youth Services	CDBG: \$10,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12 Persons Assisted
12	Expanded Economic Opportunities (2)	2015	2019	Non-Homeless Special Needs	City of Madera City Limits	Workforce Training	CDBG: \$13,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12 Persons Assisted

Table 63 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing (1)
	Goal Description	Direct financial assistance to homebuyers for downpayment assistance to low- and moderate-income first time homebuyer households
2	Goal Name	Decent Housing (2)
	Goal Description	Funding: \$2,100 (\$350 for each household) CalHome and CDBG
3	Goal Name	Decent Housing (3)
	Goal Description	Improve housing quality standards for low-income housing occupants. Funding: \$3.7 Million from CalHome and HOME. \$2 million from CalHOME (owner-occupied rehab); \$1 million from CalHOME (manufactured housing owner-occupied rehab); \$700,000 from HOME for (owner-occupied rehab)
5	Goal Name	Homeless Prevention (2)
	Goal Description	Homeless services and facilities
6	Goal Name	Suitable Living Environment (1)
	Goal Description	Neighborhood Revitalization
8	Goal Name	Suitable Living Environment (3)
	Goal Description	Neighborhood Revitalization, public facility, or infrastructure activities
9	Goal Name	Suitable Living Environment (4)
	Goal Description	Accessibility improvements at two community centers

10	Goal Name	Suitable Living Environment (5)
	Goal Description	Senior Services
11	Goal Name	Expanded Economic Opportunities (1)
	Goal Description	Youth Services
12	Goal Name	Expanded Economic Opportunities (2)
	Goal Description	Workforce Training

Projects

AP-35 Projects – 91.220(d)

Introduction

The activities to be undertaken during 2015-16 with CDBG funds are summarized below. This does not include programs funded by CalHOME funds or other sources. All activities identified are expected to be completed no later than June 30, 2016.

Projects

#	Project Name
1	Administration
2	Fresno/Madera Continuum of Care
3	Scholarships for Adults Learning and Training
4	Parks Senior Services
5	Resilient Madera Program
6	Graffiti Abatement
7	Neighborhood Revitalization
8	ADA Improvements at Community Centers

Table 64 – Project Information

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

While there are several constraints to meeting the needs of low-income residents, the primary obstacle is that there is a lack of funding to fully address all needs. The economic challenges facing the nation have forced many nonprofits to cut services at a time when governmental entities and others are least able to provide them.

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration
	Target Area	City of Madera City Limits
	Goals Supported	Decent Housing (1) Decent Housing (2) Decent Housing (3) Homeless Prevention (2) Suitable Living Environment (1) Suitable Living Environment (3) Suitable Living Environment (4) Suitable Living Environment (5) Expanded Economic Opportunities (1) Expanded Economic Opportunities (2)
	Needs Addressed	Public Services: Planning Activities
	Funding	CDBG: \$166,000
	Description	This activity funds labor and overhead costs associated with carrying out the oversight of the City's CDBG Program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	205 W. Fourth Street, Madera, CA 93637
	Planned Activities	
2	Project Name	Fresno/Madera Continuum of Care
	Target Area	City of Madera City Limits
	Goals Supported	Homeless Prevention (2)
	Needs Addressed	Homeless Services and Facilities
	Funding	CDBG: \$13,511
	Description	Support Community Action Partnership of Madera County participation in the FMCoC.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	196 unsheltered homeless persons as of the 2015 Point-In-Time count.

	Location Description	1225 Gill Avenue, Madera, CA 93637
	Planned Activities	<p>Specific activities include:</p> <ol style="list-style-type: none"> 1. Ensure the goals and objectives of the 10-year Plan to End Homelessness are met and reported to HUD, the City of Madera and the Madera Homeless Coalition. 2. Coordinate the Madera Homeless Coalition meetings. 3. Organize and participate in activities to bring community awareness to the homeless populations and their issues. 4. Provide outreach, education and information to the community on resources available for homeless people or those at-risk of homelessness. 5. Seek new funding sources to serve the homeless population.
3	Project Name	Scholarships for Adults Learning and Training
	Target Area	City of Madera City Limits
	Goals Supported	Expanded Economic Opportunities (1)
	Needs Addressed	Workforce Training
	Funding	CDBG: \$13,000
	Description	Scholarships for educational services, on the job training, vocational training, and certification programs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	441 E. Yosemite Avenue, Madera, CA 93638
	Planned Activities	
4	Project Name	Parks Senior Services
	Target Area	City of Madera City Limits
	Goals Supported	Suitable Living Environment (1)
	Needs Addressed	Senior Services
	Funding	CDBG: \$111,633

	Description	To provide seniors with a nutritious, balanced meal year round, excluding holidays; fitness and wellness, recreation and educational activities and programs to enhance interaction and provide opportunities to socialize and explore educational and cultural activities; and services designed for seniors impacted by their health.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	700
	Location Description	701 East 5th Street, Madera, CA 93638
	Planned Activities	1. Meal/nutrition program. 2. Wellness program. 3. Recreation and educational activities. 4. Adult day care.
5	Project Name	Resilient Madera Program
	Target Area	City of Madera City Limits
	Goals Supported	Suitable Living Environment (1) Expanded Economic Opportunities (1)
	Needs Addressed	Youth Services
	Funding	CDBG: \$10,000
	Description	To provide youth with college-readiness and preparatory assistance and activities, and to provide leadership development and create opportunities for whole families to engage in the academic success of their students and to involve students in community service.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20
	Location Description	1126 North B Street, Madera, CA 93638
	Planned Activities	
6	Project Name	Graffiti Abatement
	Target Area	City of Madera City Limits

	Goals Supported	Decent Housing (1) Suitable Living Environment (1)
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$163,570
	Description	Expands graffiti removal services in six low-income CDBG Census Tracts (5.02, 6.02, 6.03, 6.04, 8.0, 9.0) to revitalize these target areas.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The service area consists of 41,603 residents.
	Location Description	Within CDBG eligible Census Tracts 5.02, 6.02, 6.03, 6.04, 8.00 and 9.00.
	Planned Activities	
7	Project Name	Neighborhood Revitalization
	Target Area	City of Madera City Limits
	Goals Supported	Decent Housing (1) Suitable Living Environment (1)
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$400,000
	Description	To carry out code enforcement inspections of privately owned vacant lots, tagging abandoned vehicles, inspecting housing units, businesses and organizations as complaints are filed by the public or identified by staff.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15,848 households.
	Location Description	428 East Yosemite Avenue, Madera, CA 93638
	Planned Activities	
8	Project Name	ADA Improvements at Community Centers
	Target Area	City of Madera City Limits
	Goals Supported	Suitable Living Environment (1)

Needs Addressed	Public Facility Improvements Senior Services
Funding	CDBG: \$65,238
Description	Accessibility improvements at the Pan American Community Center and the Frank Bergon Senior Center.
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	Approximately 700 seniors annually.
Location Description	703 East Sherwood Way, Madera, CA 93638 238 South D Street, Madera, CA 93638
Planned Activities	<ol style="list-style-type: none"> 1. Reconstruct concrete walkways leading from parking lots to building entrances. 2. Incorporate best practices for ADA detectable warnings and walking surface construction including tactile warning mats, visual warning markings, efficient watershed, enhanced skid resistance and appropriate ramping. 3. Installation of ADA automatic door openers. 4. Restriping of parking stalls and asphalt overlay of ADA parking stalls to bring surface slope into code compliance.

AP-50 Geographic Distribution – 91.220(f)

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

The City is not proposing any geographic area targeting. Therefore the Geographic Priority Areas table is not included. However, the City uses CDBG funds within eligible CDBG census tracts and has submitted a request for a technical assistance grant to identify and establish a geographic area of operation to qualify as a Community Based Development Organization (CBDO). This would allow the City to establish new programs, and would likely result in the City proposing geographic targeting in subsequent consolidated plans and/or annual plans.

Geographic Distribution

Target Area	Percentage of Funds

Table 65 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City did not allocate investments geographically.

Discussion

No geographic priorities are proposed.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although the Consolidated Plan and Action Plan focus on affordable housing, the City's only HUD funding source is CDBG, which limits the amount of funding that can be spent on affordable housing by prohibiting new construction of housing. (Other HUD programs, such as HOME, are specifically targeted to developing affordable housing. Since Madera is not an entitlement city for HOME funds, they are available to Madera on a competitive basis through the HOME and CalHOME programs only.) Other funding sources are provided to support affordable housing as available.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 66 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

Table 67 - One Year Goals for Affordable Housing by Support Type

Discussion

The City uses other funding sources, such as CalHOME, to support affordable housing goals.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Please refer to the HA's Public Housing Authority Annual Plan for information on the ways that the Housing Authority plans to address public housing needs.

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

HACM encourages residents to participate by holding resident meetings and question and answer workshops. HACM sends out informational flyers in both English and Spanish to inform residents of any updates and encourage feedback and comments regarding any changes.

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

The HACM is not designated as "troubled" and is in good standing under 24 CFR 902.

Discussion

Detailed information on HACM and their programs, housing resources, budgets, and financial planning and reporting is available on their website at: www.maderaha.org.

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

Introduction

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

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

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

In 2015-16 the City will be providing funding to the FMCoC to allow the Community Action Partnership of Madera County (CAPMC) staff to continue to participate in the FMCoC efforts. This funding will support the FMCoC annual point-in-time count, which assesses the needs of the homeless population. It will also support FMCoC outreach and education efforts to make sure homeless individuals and those at risk of becoming homeless are aware of the resources available to them.

Addressing the emergency shelter and transitional housing needs of homeless persons

The FMCoC applies for and receives almost \$6 million annually in HUD homeless funds. Providing CDBG funding for CAPMC participation in the FMCoC will ensure that Madera remains eligible for HUD funds to address homelessness. For example, the FMCoC was recently awarded funding to open a permanent supportive housing project in Madera to serve seven chronically homeless men.

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

The FMCoC applies for HUD funds to continue to provide operational and supportive services for the Shunammite Place permanent supportive housing facilities. In addition, the opening of the new permanent supportive housing project in Madera will provide services to seven chronically homeless men.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

Discussion

In addition to services for homeless persons or those at risk of homelessness, the City's special needs populations includes seniors and disabled persons. The City will fund programs and services assisting special needs populations in 2015-16. These programs include meal deliveries and recreation/meal programming for seniors, and ADA improvements at the Frank Bergon Senior Center and Pan American Community Center.

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

Introduction:

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

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

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

The City is undertaking a number of actions to reduce potential barriers and constraints to affordable housing, as well as promote housing for special needs populations. These actions include providing funds in support of affordable housing development, a comprehensive Zoning Ordinance Update, regulatory incentives, and density bonuses. These are described in more detail in the City's Draft 2016-2024 Housing Element.

Discussion:

More information is available in the City's Draft 2016-2024 Housing Element.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

As described earlier, the City applies for HOME and CalHome funds to support its affordable housing programs. The City will continue to foster and maintain affordable housing through the following programs:

- The Downpayment Assistance Program for First Time Homebuyers;
- Counseling for first time homebuyers;
- The (On-Site) Owner-Occupied Residential Rehabilitation Program; and
- The Manufactured Housing Owner-Occupied Rehabilitation Program.

Actions planned to reduce lead-based paint hazards

Lead-based paint hazards are identified and abated prior to construction or close of escrow when the City assists a housing unit built before 1978. Also, the City will continue to provide deferred, zero-interest loans through the Owner-Occupied Residential Rehabilitation Program (OOR) to abate lead-based paint hazards. This program is funded by an award from the State's HOME and CalHome Programs. The City estimates providing assistance to eight owner occupants annually. The City will also continue to provide loans for rehabilitation of manufactured housing, and estimates providing assistance to six manufactured homes annually.

Actions planned to reduce the number of poverty-level families

The City's anti-poverty strategy is based on addressing and preventing homelessness and providing a range of employment opportunities and supportive services aimed at enabling those in poverty to move into the workforce. For the 2015-16 program year, four activities will be funded to address this

need. These activities are:

- The Community Action Partnership of Madera County and Fresno/Madera Continuum of Care Coordination;
- Madera County Workforce Investment Center scholarships for adults learning and training;
- Madera Coalition for Community Justice Youth Leaders Program; and
- Providing small business loans through the Small Business Revolving Loan Fund.

Actions planned to develop institutional structure

The City's Administrative Services Department is responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan. The Grants Administration Division within the department is specifically charged with these tasks. The City also has a designated staff position (Grants Program Manager) to administer the programs and activities funded with CDBG funds. Staff works with the individual City divisions, such as Public Works and Planning, and the City's CDBG Review and Advisory Committee to develop procedures and coordination for administering programs. Thus, the City has already developed its institutional structure to coordinate Consolidated Plan activities.

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

The City will continue to work with many of the local nonprofits that provide a range of services to low-income residents. The City will also continue to participate in the Madera Homeless Coalition and Fresno-Madera Continuum of Care to implement the Ten Year Plan to End Homelessness.

Discussion:

Program Specific Requirements

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

Introduction:

The program-specific requirements that apply to the City are those for the CDBG program.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion:

The program-specific requirements that apply to the City are those for the CDBG program.

Appendix - Alternate/Local Data Sources

1	Data Source Name Maplebrook
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
2	Data Source Name HACM
	List the name of the organization or individual who originated the data set. The Housing Authority of the City of Madera (HACM)
	Provide a brief summary of the data set. Public Housing data from the Housing Authority specific for the city of Madera, including: the total number of units or vouchers in use; characteristics of Public Housing residents by program type; race/ethnicity of Public Housing residents.
	What was the purpose for developing this data set? The purpose for developing this data set was to provide a more accurate and up-to-date data set for the Consolidated Plan report.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data for the city of Madera from the Housing Authority is comprehensive and specific to the city. The data is concentrated in one geographic area: the city of Madera, California.

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Year: 2014</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
3	<p>Data Source Name</p> <p>HUD FMR and HOME Rents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Department of Housing and Urban Development</p>
	<p>Provide a brief summary of the data set.</p> <p>HUD Fair Market Rents and HOME rent limits, specific to Madera-Chowchilla MSA in 2014.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose for developing this data set was to provide a more accurate and up-to-date data set for the Consolidated Plan report.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Data is specific to Madera-Chowchilla MSA.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Year: 2014</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
4	<p>Data Source Name</p> <p>City of Madera Neighborhood Revitalization Dept.</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>City of Madera Neighborhood Revitalization Department.</p>
	<p>Provide a brief summary of the data set.</p> <p>Public Housing data from the City of Madera Neighborhood Revitalization Department regarding total number of abandoned vacant units and REO properties.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose for developing this data set was to provide a more accurate and up-to-date data set for the Consolidated Plan report.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Data for the City of Madera Neighborhood Revitalization Department is comprehensive and specific to the city.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Year: 2015</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>