CY2015

Housing Policy Department
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Department of Housing and Community Development

Annual Housing Element Progress Report

City or County Name: Madera County, Unincorporated Portion
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Reporting Period (CY) From: 1/1/2015 To 12/31/2015

These Forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code 65400) at the addresses below.

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

and

Governor's Office of Planning and Research
P.O, Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
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		O									
		O									
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		O									
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►											
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity			0	0	
(2) Preservation of Units At-Risk				0	No housing identified as "at-risk" per the 2009-14 Housing Element
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**						0	

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	1,285												1,285
	Non-deed restricted													
Low	Deed Restricted	1,056												1,056
	Non-deed restricted													
Moderate	Deed Restricted	1,091												1,091
	Non-deed restricted												0	
Above Moderate														
Total RHNA by COG. Enter allocation number:		3,432			0		0	0						3,432
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

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Note: units serving extremly low-income households are included in the very low-income permitted units totals.

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Program 1.1: Maintain a Current and Adequate Land Inventory	Establish procedures	End of 2016	
Program 1.2: Intergovernmental Cooperation	Cooperate with the Cities of Madera and Chowchilla (and areas incorporated during period) in regards to land use development, pre-zoning, annexations, and extension of public facilities around the boundaries of the cities	Ongoing	
Program 1.3: Infrastructure Development Program	County shall continue to apply for grant funding from those agencies involved in the California Financing Coordinating Committee on an annual basis in accordance with the release of NOFA's. The County shall also pursue funding through the Infill Incentive Grant (IIG) through HCD to support infrastructure investments.	On or before 11/1 of each year	
Program 1.4: Consistency Zoning	County shall undertake a rezoning program to ensure consistent zoning with General Plan Designations	By 2024	

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Program 2.1: Incentiveize affordability/variety of housing types in targeted growth areas	The County of Madera shall encourage and facilitate housing development affordable to lower income households and a variety of housing types in the Southeast New Growth Areas.	Conduct outreach by 2016; monitor and report annually	
Program 2.2: Establish Joint Housing Authority	County will seek to establish a joint City/County Housing Authority with the City of Madera, or as an alternative, establish its' own Housing Authority.	Initiate in 2016	
Program 2.3: Seek grant funding for Housing Element Programs	County shall seek to apply for State and Federal grants to support the County's housing programs. The County will target these funds to specific communities based on immediate need. Identified communities will be targetd for concentrated investment (24- to 36-month time frame) on a rotational basis as funds become available.	review funding sources annually	
Program 2.4: At-risk housing	County shall partner with local housing developers and the California Housing Partnership Cooperation to proactively identify at-risk housing units, and engage owners in developing viable plans to conserve unit affordability.	Ongoing	
Program 2.5: Small Lot consolidation Program	The County shall play an active role in facilitating lot consolidations, particularly as it relates to small parcels (i.e. less than one-half acre) included in its site inventory.	Establish proceudres for incentives by end of 2017	

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Program 2.6: Large Sites for Housing for Lower Income Households	To facilitate the development of housing for lower income households, the County shall coordinate with developers on parcels larger than 10 acres to encourage land divisions and specific plans resulting in parcel sizes that facilitate multifamily developments and single family developments affordable to lower income households in light of State, Federal and local financing programs	Annually	
Program 2.7: Public Services for Affordable Housing	County Planning Division shall provide a copy of the Housing Element to County Departments and responsible agencies to ensure priority processing for proposed developments that include affordable housing units to lower-income households	within 1 month of adoption	
Program 2.8: Disseminate Housing Program Information	The County shall update its website to include information on affordable housing programs, including the housing rehabilitation programs. The website should include links to Housing Authority website for the Housing Choice Voucher Program and cities within the county and the affordable housing projects in those cities.	2016 and annually thereafter	
Program 3.1: Housing Rehabilitation	The County shall administer the Housing Rehabilitation Program, based on available Neighborhood Stabilization Program (NSP-3) funds or other available funding sources, to acquire, rehabilitate, and sell homes to very low-income individuals and families	Annually and apply as appropriate	
Program 3.2: Housing Quality Survey	The County shall complete a Housing Quality Survey in accordance with the Community Development Block Grant Guidelines	2018	

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Program 3.3: Code Enforcement	The County Code Enforcement Division shall set a goal of conducting targeted neighborhood inspections of 200 housing units per year for potential health and safety issues and advise on available financial assistance	Annually	
Program 4.1: Farmworker Housing Funding and Development	The County shall partner with and encourage non--profits to seek funding for development of new farmworker housing projects, and shall work with local farm owners, developers and community groups to establish plans for the development of varying housing types for farmworks and their families	biannually starting in 2017	
Program 4,2: Zoning for Agricultural (farmworker) Housing	The County shall update its Zoning Ordinance consistent with Health and Safety Code 17021.5 and 17021.6 which requires farmworker housing to be permitted by-right, without a Conditional Use Permit, in zones allowing single-family units if the housing is for less than six persons and in zones permmitting agricultural uses with no more than 12 units or 36 beds	2017	
Program 4.3: Emergency Shelter Grant Allocations	The County shall monitor the availability of Emergency Shelter Grant (ESG) Program funds and apply for funds as available and needed, to support social agencies that provide services to the homeless.	Annually	
Program 4.4: Transitional and Supportive Housing	The County Planning Division shall work in partnership with the Madera Behavioral Health Department and the Fresno-Madera Continuum of Care to identify opportunities to construct transitional housing.	Annually	

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Program 4.5: Funding for Large Family Affordable Housing	The County Planning Division or other nonprofit housing development agencies shall investigate funding sources, develop partnerships and apply for available local, State, and Federal funds to assist in the production of affordable large-family units	Annually review NOFA's	
Program 4.6: Single Room Occupancy Housing	The County shall amend the Zoning Ordinance to allow single room occupany (SRO) housing by right, in appropriate zoning districts.	2017	
Program 4.7: Coordinate with the Central Valley Regional Center	The County shall coordinate with the Central Valley Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The County will make information available on the County website.	2018	
Program 5.1: Fair Housing Information	The County shall work with the Madera Fair Housing Center to ensure the availability of information on tenants' rights, credit references, and deposit assistance programs within public places, such as the County Library, County website, and appropriate County departments.	Provide information by 2016; pursue opportunities annually to establish compliant procedure	
Program 5.2: Definition of "Family"	The County shall amend the definition of "family" in the Zoning Ordinance to include unrelated individuals. The new definitions of "family" shall read: "one person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all liviing, kitchen, and eating areas within the dwelling unit."	2016	

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Program 6.1: Neighborhood Infrastructure	The County shall commit its best efforts to provide services, within budgetary allocations, for neighborhood infrastructure such as curbs, gutters, sidewalks, streets, ramps, driveway approaches, curb-cuts, wheelchair ramps, and street lights necessary to accommodate existing units and facilitate development of undeveloped or underdeveloped properties.	Budget Annually	
Program 6.2: Sheriff Service to High Crime Neighborhoods	The County Sheriff's Department shall continue to focus on strategies to reduce crime in high crime areas. The department shall continue its prevention and intervention programs and activities in an effort to reduce crime	Ongoing	
Program 7.1: Promote the Creation of New Jobs	The County shall work with the Economic Development Commission and cities of Madera and Chowchilla to promote new jobs for existing residents by continuing efforts to attract business and industry compatible to the area. The County shall support efforts to receive CDBG and other State and Federal grants to provide business loans and support job creation.	Ongoing	
Program 8.1: Participate in San Joaquin Valley Greenprint	The County shall continue to participate in the San Joaquin Valley Greenprint Program to create long-term environmental and economical sustainability	Ongoing	

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Program 8.2: Energy Conservation	The County shall encourage new development to use alternative building materials, water meters, weatherization methods, increased insulation, and other methods to conserve energy and lower the long term cost associated with utility bills, either through new ordinances or development agreements.	Ongoing	
Program 8.3: Pursue funding and partnerships for winterization programs	The County shall pursue State and Federal funding for rehabilitation and winterization programs and shall support the Community Action Partnership of Madera County in providing energy assistance and weatherization referrals to lower-income homeowners	Annually	
Program 8.4: Cluster Housing	The County shall make every effort to promote the use of cluster housing or planned developer concepts where existing urban services are available	Ongoing	

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General Comments:

new Housing Program Implementations and RHNA numbers based on updated Housing Element.