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**WFH Annual Progress Report  
on Implementation of the Housing Element  
General Plan Report requirement pursuant to  
Section 65400 of the Government Code**

Jurisdiction: City of Madera

Address: 205 W. Fourth Street, Madera, CA 93637

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Report Period: January 2006 To: December 2006\*

**\*Data reported is through November 2006. December 2006 data available January 2006.**

The following should be included in the report:

**A. Progress in meeting Regional Housing Need**

1. Total number of new housing permits issued.

720

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units.

Number of Deed Restricted Affordable Housing Units	63	Percent of Total Permits Issued
		9%
		Percent of Affordable Units
Very Very Low	0	0%
Very Low	19	30%
Low	44	70%
Moderate	0	0%

*post marked  
(revised) 12-27-06*

**HOUSING POLICY  
DEVELOPMENT, HCD**

**JAN 4 2007**

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3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate).

Housing Need by Income Category, 2001 to 2008				
Income Category	HCD Need Determination	Percentage of Total	2006 Affordable Units	Percentage of 2006 Affordable Units
Very Low	921	18%	19	30%
Low	797	16%	44	70%
Moderate	986	20%	0	04%
Above Moderate	2,276	46%	Housing assistance programs administered by the City of Madera do not assist households with Above Moderate incomes.	
Average Yearly Need	664			
Total Number of Permits Issued	720			
Percent of Average Yearly Need	108%			
Source: City of Madera Housing Element, Table I-25, page I-34 and 2006 Permit Data				

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				2006			
Program	Time Frame	Program Statement	Actions	Assessment	Response		
	1-1	On-going	The City shall continue to maintain an inventory of government-owned land within the city and its sphere of influence and will analyze that land for potential housing sites. The City shall encourage the development community to build that inventory of property through acquisition of tax delinquent sales.	The Planning Division assists in maintaining this inventory relative to those parcels that comply with minimum building site requirements. The Division also provides assistance in evaluating new sites for compliance with zoning standards.	CEQA processing timeframe prevents bidding on tax delinquent sales. This program is currently not viewed as effective since the City has very few parcels that would qualify.	No change	
	1-2	On-going	FY 2004, On-going	The City shall identify potential infill sites (including smaller vacant and underutilized parcels). The City shall create an inventory of these sites and make them available at the Planning and Building Department permit counter.	A tour was conducted and 10 sites were identified. Of the 10 sites, 2 were identified as potential infill sites. One infill site was sold to the Housing Authority for construction of an affordable unit.	Periodic tours of city-owned sites will be conducted in the future.	No change
	1-3	On-going	The City will utilize its Redevelopment Agency to identify suitable sites and projects for affordable housing, and will provide funding assistance for acquisition or development of those projects.	A) The RDA initiated pre-acquisition activities for 25+ acres at the intersection of Yosemite Ave. & Tozer. Zoning of portions of this area will allow construction of 64 market-rate apartments and 26 affordable single-family housing units. B) Eleven lots were sold in the Clinton/Eim III subdivision. C) Forty-eight lots were sold at the Vista del Sierra subdivision. D) Two infill lots were sold (1005 E. 6th & 1117 Lincoln). E) A vacant lot at 638 Adelaide was acquired. F) A 4-plex will be constructed through the sale of 323 Magnolia. Affordability covenants will require sale or rental of all units to individuals and families within the targeted income group.	These activities are beneficial and assist in providing affordable housing. The RDA will continue to participate in these activities as funds, qualified projects and/or land become available.	Completed acquisition of 20± acres at Yosemite/Tozer (5.17 acres will be developed into single family affordable housing). Sold infill lots at 638 Adelaide, 502 Lilly and 403 Adelaide. Sold 323 Magnolia (four plex). Acquired 514 N. B St. Forwarded interest letters to 75± owners of eastside vacant lots. Acquired 209 Cypress, 620 7th St., 627 7th St., 614 Sycamore, 619 7th St., 303 Central, 411 N. B St., 723 S. A St. The 2025 Madera Vision and Action Plan specifies in Action 101.7 to "Promote and encourage development and redevelopment of low- and moderate-cost housing."	

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Program		Program Statement	Actions	Assessment	Response
Time Frame					
1-5	On-going through annual reports provided to the Planning Commission and City Council.	The City shall continue to review development proposals for consistency with the General Plan, including the Housing Element, in addition to maintaining internal consistency between the mandatory elements of the General Plan. The City shall prepare annual reports for submission to the Department of Housing and Community Development.	All land use applications are reviewed for consistency with the General Plan. While Annual Reports have been prepared for many years, this program was eliminated with recent budget cuts.	The effectiveness of this program is difficult to assess, except that it does assist in insuring implementation of the General Plan.	No change
1-7	On-going	The City shall implement all public services master plans to facilitate construction of an adequate storm drainage system to serve developing areas.	The City continues to implement the Water, Sewer and Storm Water Drainage Master Plans in conjunction with its review and approval of land use development applications. While construction of sewer lines is generally not that difficult to achieve as a condition of approval, installation of community wells is more complicated and acquisition of neighborhood storm water retention basins has proven to be even more complex. Well sites involve an area of only about one-half acre, while basins generally are five acres or more in size, and finding willing sellers and the funds for acquisition has been a problem. However, thus far the City has kept pace, and temporary on-site retention of storm water has provided short-term solutions in some cases.	To this point there has been no halt in development activity due to the lack of public infrastructure. Therefore, the program for continued implementation of the City's infrastructure plans has been successful in allowing housing development activity to continue toward meeting the Housing Element goals.	No change

**General Plan Consistency (Continued)**

**General Plan Consistency**

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Program	Time Frame	Program Statement	Actions	Assessment	2006	
					Response	
Interagency Cooperation	1-8	2005	The City shall consider initiating the creation of a non-profit housing corporation. This would be in cooperation with the County, the Redevelopment Agency and the Housing Authority.	The Housing Authority is working to expand its current non-profit's by-laws and board to create a Community Housing Development Organization (CHDO).	These activities are beneficial because they further public/private partnerships and interagency cooperation/ collaboration. This preliminary effort, coupled with continued cooperation between the City, RDA and Housing Authority will likely result in the attainment of this objective.	No change
Interagency Cooperation (Continued)	1-10	On-going	The City shall continue to promote orderly growth and logical extension of urban services through coordination and cooperation with the County of Madera and other local service agencies.	In December 2004 the City and County completed negotiations and executed a new sales tax sharing agreement. This agreement is a prerequisite of annexation. Its provisions are designed to promote orderly growth and the extension of urban services. In addition the agreement contains a specific mechanism addressing the RHNA reallocation of housing units when annexation takes place.	The sales tax sharing agreement will be effective in providing the type of mechanism necessary to satisfy the demands of urban growth and development.	No change

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Program	Time Frame	Program Statement	Actions	Assessment	Response
Interagency Cooperation (Continued)	1-11 FY 2003; On-going	The City shall continue to coordinate with the Madera County Local Agency Formation Commission to ensure all rezoning and annexation applications are consistent with their policies and procedures.	All Rezoning Applications are referred to LAFCO for their review and comment early in the application process.	Improved communication and adherence to policies are areas that can improve this program. For example, LAFCO staff has recommended areas for inclusion with annexation applications without the benefit of rezoning. An early response to City referrals could avoid this conflict by having the desired area rezoned with the initial City action. However, this policy for inclusion of properties not rezoned is not uniformly applied, and examples exist where areas have been excluded which could have logically been included under their policy. In addition, areas rezoned by the City for inclusion with private annexation applications have been excluded from the	The City and LAFCO established patterns of early consultation and rezoning of affected properties. The City has also undertaken island annexations to reduce the irregularity of city boundaries.

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Program		Time Frame	Program Statement	Actions	Assessment	2006 Response	
Working with Development Community		1-12	On-going; as requested	The City shall continue to work with and assist those developers who are willing to provide low-income housing. The City shall take all necessary and proper action to expedite the processing and approval of such projects.	The Redevelopment Agency is working with developers of a 64-unit project near the intersection of Sonora and Adell Streets.	All of the units are income restricted. This activity furthers public/private partnerships.	The Redevelopment Agency approved an agreement for this project (The Crossings). It also received Tax Credits and Joe Serra funds. Madera's 2025 Vision and Action Plan states Action 101.10: "Ensure adequate supply of affordable housing by promoting programs to assist in home ownership." Madera's 2025 Vision and Action Plan states in Action 101.9 to: "Promote development of new affordable housing oriented to the senior market."
Affordable Housing Incentives		1-14	On-going	The City shall establish a program to make property owners and developers aware of the density bonus provision in the Municipal Code. The City shall also consider a waiver or reduction of fees in conjunction with the provision of housing for senior citizens or lower income families. Programs to encourage development of both smaller and larger housing units within a project, such as granting of additional incentives, should be considered.	The Zoning Code contain provisions for a density bonus with residential development in accordance with the Government code. This information is provided to developers on a request basis and in conjunction with most multiple family projects.	While the program may be viewed as successful relative to the distribution of this information, and participation is encouraged, there have been very few density bonus projects approved. The densities allowed by our zoning districts is generally high enough to meet market demands and developer needs.	No change

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Program		Time Frame	Program Statement	Actions	Assessment	2006 Response
	1-15	On-going	The Redevelopment Agency shall continue to support the Construction Loan Program and Downpayment Assistance Program to provide long-term support for lower income families and first-time homebuyers.	Construction loans were provided through the Redevelopment Agency to developers to construct 59 homes. Affordability covenants restrict the sale of the each home to persons or families in the targeted income group.	The City has maintained its commitment to this obligation. As funds and land are available, the Redevelopment Agency will continue this program.	Madera's 2025 Vision and Action Plan states Action 101.10: "Ensure adequate supply of affordable housing by promoting programs to assist in home ownership."
	1-16	On-going	The City shall consider utilizing its Redevelopment Agency housing set-aside funds for the purchase of infill lots for very low and low income housing, to be used for the development of assisted housing.	The Redevelopment Agency acquired three parcels (1005 E. 6th St., 1117 Lincoln and 638 Adelaide). These parcels will be developed with affordable homes and sold to participating targeted income group individuals or families. Each home will have recorded covenants restricting the sale to the targeted income group.	The City has maintained its commitment to this obligation. As funds and land are available, the Redevelopment Agency will continue this program.	Madera's 2025 Vision and Action Plan states Action 101.10: "Ensure adequate supply of affordable housing by promoting programs to assist in home ownership."
	1-17	FY 2004; on-going	The City shall review potential State and Federal funding sources for affordable housing programs and submit funding applications as appropriate.	HOME and Block Grant monies are currently being utilized for DAP and owner-occupied residential rehabilitation. The City recently applied for CallHome Program funds but was not successful in securing \$500,000 in funding. Other applications will be made.	This program is presently carried out. It should be continued with increased interagency cooperation and communication.	A HOME application for down payment assistance was submitted and approved. Program income funds must be used before drawing funds from the grant. Madera's 2025 Vision and Action Plan states Action 101.10: "Ensure adequate supply of affordable housing by promoting programs to assist in home ownership."

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Program		Time Frame	Program Statement	Actions	Assessment	2006 Response
<b>Review and Monitoring of Housing Activities</b>						
	1-18	2003; annually	The City shall consider establishing and implementing a comprehensive annual monitoring program to document the sales price or rental rates for all new units constructed in the previous year and to determine housing affordability levels. The City shall also regularly monitor housing sales price trends of existing units.	The Redevelopment Agency contracts with the Madera County Economic Development Commission to provide information on housing sales prices and rental rates in different areas of Madera.	This program was recently funded and, although it is underway, no reports are available at this time.	The 2025 Madera Vision and Action Plan states in Action 101.7 to: "Create an assessment of existing housing inventory to determine the gap between affordability and income."
	1-19	On-going, May of each year.	The City shall review the Housing Element annually and update it every five years. The City shall also review the General Plan to retain internal consistency. An annual progress report will be made to the Planning Commission and City Council on status of housing programs, recommended updates, and availability of sites to meet construction needs. The City shall submit annual reports to the Department of Housing and Community Development.	The Planning Division has reviewed the Housing Element and it has been updated as required by the State. These updates have maintained internal consistency within the General Plan.	Community Development Director, Planning Manager and Senior Planner positions filled.	Madera's 2025 Vision and Action Plan contains Strategy 135 to: "Ensure adequate supply of affordable, accessible and barrier-free housing city-wide." Action 135.1 is to: "Incorporate barrier-free design standards in the General Plan for new housing in compliance with the Americans with Disabilities Act Title 2 Standards."
	1-20	2003; on-going	The City shall consider establishment of a mechanism whereby all of the housing programs in the city are monitored relative to actual housing applications. The City shall tabulate available units, along with inquiries or requests for services, on a regular basis in order to better judge total housing needs.	The Madera Housing Authority monitors the rental housing needs through its waiting list for the Housing Choice Voucher, Public Low-Rent Housing, Farm Labor and Senior Citizen Housing Programs to determine the rental housing needs of Madera. Waiting lists are monitored and maintained for the Down Payment Assistance and Owner-Occupied Residential Rehabilitation Programs.	Monitoring of rental housing application is currently underway. Staff will look for ways to gather meaningful data on homeownership issues.	No change

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Program	Time Frame	Program Statement	Actions	Assessment	2006 Response
Review and Monitoring of Housing Activities (Continued)	1-23 Annual and on-going	The City shall continue to collect data on housing construction and occupancy in group quarters for the State Department of Finance's preparation of annual population estimates and related housing data.	The Building Division of the Community Development Department continues to monitor construction activity and provide reports to the State Department of Finance for preparation of its annual population and housing estimates. These reports are distributed on a monthly and annual basis, and summarized on the Department of Finance's annual request for information.	The City continues to fulfill this requirement.	An additional 90 persons are served with the 90-bed wing and kitchen/dinning room remodel and addition to the existing Madera Rescue Mission Shelter. The 2025 Madera Vision and Action Plan states in Strategy 136 to: "Promote transitional housing to ensure the homeless have safe shelter." Action 136.1 is to: "Expand and enhance the Rescue Mission programs."

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Program		Time Frame	Program Statement	Actions	Assessment	2006 Response
<b>Preservation of Affordable Housing</b>						
	2-1	On-going	The City will sponsor an annual public information program in conjunction with the Housing Authority to inform rental property owners, landlords, and property managers about the benefits of participating in the Section 8 Programs.	This program was not carried forward this year due to the changes to the voucher funding process in 2004. The Housing Choice Voucher Waiting List was closed and the issuance of new vouchers were frozen.	The lack of funding available for this program was beyond the Housing Authority's control and, thereby, outreach to new prospective landlords was unnecessary.	Continued defunding at the federal level has hindered "full" community outreach. Regular efforts in the form of "briefings" are used to inform perspective owners of program guidelines. The Madera 2025 Vision and Action Plan states in Action 136.3 to: "Promote and support existing Housing Authority programs."
	2-2	On-going, annual applications based on meeting eligibility requirements	The City shall utilize Section 8 Housing Choice Voucher Program, as available, to subsidize housing costs for lower income households.	This program is ongoing. The Madera Housing Authority will apply for any new notices of funding being offered by the Department of Housing and Urban Development (HUD) so that subsidizing housing costs for lower income households can continue.	There were no new funding announcements offered in 2004. The number of families that the Housing Authority was able to service was reduced in 2004 due to budget formula changes by HUD.	Continued defunding at the federal level coupled with failure to deregulate has in effect "frozen" the Housing Choice Voucher (HCV) program locally. As deregulation develops, there will be opportunity for expanding service to additional low and moderate-income families.
	2-3	On-going	The City shall continue to administer the Section 8 Housing Program to provide housing opportunities for lower income households.	The Housing Authority of the City of Madera continues to administer the Housing Choice Voucher Program (725 units) to provide housing opportunities for the lower income families of Madera.	This program is subject to limits of available funds to meeting the demands for the Housing Choice Voucher Program.	Subject to available funding and regulations, this program continues to serve local needs.
<b>Preservation of Affordable Housing (Continued)</b>						
	2-4	On-going	The City shall monitor the status of affordable housing projects in the city with expiring affordability covenants and endeavor to maintain their affordability. The City should monitor the status of these projects, contact the owners about their plans, and, as necessary identify potential buyers and possible sources of City funding.	The Housing Authority of the City of Madera will monitor the status of affordable housing projects within the City with expiring affordability covenants. A list of affordable housing projects is presently being maintained and the Housing Authority, with the City of Madera, will notify the appropriate sources when expiring affordability covenants are approaching.	The City shall continue to monitor these programs as necessary.	No change

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Program	Time Frame	Program Statement	Actions	Assessment	Response
<p align="center"><b>Preservation of Affordable Housing (Continued)</b></p>	<p align="center">2-6 2004</p>	<p>The City shall publicize its housing programs to residents and provide information on subsidized housing within the City. The City shall use its web site to provide information (e.g., for information on affordable rental units, housing rehab programs, the down payment assistance program, resources for homeless, etc.) to residents on affordable housing in Madera as well as information on fair housing services. As staff and budget resources permit, the City should consider providing information through periodic mailings to residents.</p>	<p>Brochures about the City's housing assistance programs and fair housing services are available at City Hall. Upon request, staff mails brochures. The City's website contains a link to the Housing Authority. No mass mailings to residents have occurred.</p>	<p>This program as written fails to identify the need to provide information in bi-lingual formats. Presently, Spanish is the second most predominant language in Madera. Brochures are available in Spanish. As funding and staffing permits, the City's website will be further populated with program information. Staff will work with the Network Administrator to include program information in Spanish. As additional second languages emerge in Madera and as funding permits, staff will facilitate the availability of program information in the respective language.</p>	<p>Efforts continue to effectively communicate with low and moderate-income residents and perspective program participants as practical forms and other communication methods (newspaper, website) are adjusted to reach community members who have limited English Proficiency (LEP). <b>Strategy 102 of the 2025 Madera Vision and Action Plan</b> states: "Develop and promote a community involvement plan to provide on-going information and opportunities for community input and participation concerning growth." <b>Action 102.2</b> states: "Develop a communications plan to reach diverse audiences including but not limited to: publications, mailings, broadcast and electronic delivery." <b>Strategy 303 of the Plan</b> states: "Encourage leadership development opportunities in the community."</p>

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Program	Time Frame	Program Statement	Actions	Assessment	Response
Improvement of Housing	3-1 2004	The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program.	Abatement activities occurred at locations as follows: 1) 110 N. K St., property owner was requested to board over the ground floor openings and later demolished the structure at no expense to the City. 2) 1128 Grant Ave., property owner deceased. Relatives agreed to board over all openings and the structure was later demolished at no expense to the City. 3) 345 Stinson Ave., property was not properly boarded over, owner corrected and structure was demolished at no cost to the City. 4) 900 Columbia, property declared substandard by Chief Building Official and pending rehabilitation or demolition. 5) 1121 1/2 Daulton, property owner deceased, relatives refused responsibility, court order obtained for board over and demolition is pending. Agency will pay for demolition. 6) 115 S. J St., fire damaged structure, owner abandoned it, and board over was obtained through insurance company. Property was sold. New owner demolished structure at no cost to the	The City's Code Enforcement efforts to abate hazardous and dilapidated buildings has increased in the last two years as listed in the Actions column. These efforts will continue as staff pursues and enforces accountability upon negligent property owners.	Redevelopment Agency completed an 11 unit improvement project (Washington Court). It also initiated a 10 unit improvement project (Kenney Court). The Agency conducted two emergency abatements (701 S. B St. and 125 S. I St.). Strategy 126 of the 2025 Madera Vision and Action Plan states: "Expand or develop programs to create clean, safe and aesthetically pleasing streets." and Action 126.5 states: "Coordinate with community-policing, neighborhood- and business-watch programs." Strategy 137 in the Actions for Future Consideration contained in the 2025 Madera Vision and Action Plan states: "Promote sound redevelopment practices and code enforcement city-wide."

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Program	Time Frame	Program Statement	Actions	Assessment	2006
					Response
<b>Improvement of Housing (Continued)</b>					
3-1			<p>7) 1350 E. Yosemite Ave., Chief Building Official declared two structures on property substandard. Owners will be required to either demolish or rehabilitate the structures. RDA working with owner to obtain permission to have the building demolished by RDA and lien property for cost. 8) 217 E. Central Ave., structure declared substandard. Abatement Hearing held to obtain permission to abate structure. Prior to obtaining approval from City Council, property was sold and now being remodeled. 9) 1432 E. Yosemite Ave., Chief Building Official declared property substandard. Owner required to board over structure. Property sold to the RDA and pending demolition. 10) 225 S. C St., property owner required to board over structures. Negotiations are under way for the demolition of both structures.</p>		

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Program	Time Frame	Program Statement	Actions	Assessment	2006
					Response
<b>Improvement of Housing (Continued)</b>					
	3-1		<p>11) 600 S. Gateway, this is a 16-unit motel (B &amp; Z Motel), with an additional building consisting of living quarters and an office. An inspection with Fire, Code Enforcement, Environmental Health and City Building was conducted. Chief Building Official declared all units uninhabitable and property posted. A good deal of work has been completed without permits or plans submitted by a potential new owner. Further formal action pending.</p> <p>12) 404 N. D St., The Chief Building Official declared property substandard. Deadline to rehab passed. Further action pending by the Chief Building Official and Code Enforcement. 13) 200 N. L St., substandard structure demolished by the owner at no cost to the City. 14) 514, 516 &amp; 516 1/2 N. B St., Chief Building Official inspection to declare structures as substandard pending. Upon completion owner will be required to rehabilitate or demolish at no cost to the City.</p>		

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Program	Time Frame	Program Statement	Actions	Assessment	2006
					Response
			15) 309 Malone, 7.5 tons of material removed. 16) 802 Washington, 600 cubic yards of material removed. 17) 1400 E. Yosemite Ave., 2.5 tons of material removed.		
		The City shall utilize available funding through the Redevelopment Agency as a source to improve housing availability and conditions of lower income households.	The Redevelopment Agency has consistently used more than the required 20 percent housing set-aside to fund programs such as DAP, Rehab, construction loans and the development of single-family subdivisions.	The Agency's efforts are important for the success of this program. Their efforts will continue as funding becomes available.	Redevelopment provided low-interest construction loans for projects at 638 Adelaide, 502 Lilly, 403 Adelaide and 323 Magnolia. Multifamily rehabilitations were completed at 813/817/817 1/2 5th St., 812/816/816 1/2 5th St., 118 Lyon, 317/321 B St., and 213/225 K St. Additional units are under construction at 625 Madera. A single-family rehabilitation was completed at 425 N C. St. Pending loan review is a home at 500 N. C St. and 420 N. D St. is in process.
3-2	On-going, as funds become available				
3-3	Annual application; on-going	The City shall continue the Housing Rehabilitation Program in the city, and preserve at least 55 housing units through rental agreements for targeted income families.	The Agency is currently working with eight property owners in the Central Madera Target Area.	Because no agreements have resulted from the efforts to address this program, no assessment of the program is available.	See responses to 2-6 and 3-1.

Improvement of Housing (Continued)

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Program		Time Frame	Program Statement	Actions	Assessment	2006 Response
Impr	3-4	On-going as funds are available	The City shall continue to apply for and utilize the State's Deferred Payment Rehabilitation Loan Program, within the City's ability to administer the program and commit to annual on-going monitoring programs.	No action taken.	Staff will confirm the existence of this type of funding and, if the City is an eligible applicant pursuant to the terms and conditions of the funding, then staff will submit applications subject to Council approval.	No change

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Program	Time Frame	Program Statement	Actions	Assessment	2006
					Response
3-5	On-going	The City shall continue to explore funding sources other than Community Development Block Grant funds as well as other means to promote housing rehabilitation throughout the community.	One funding source for housing rehabilitation is the State's HOME program. Funds held locally from the repayment of loans is another source and is currently being used to fund owner-occupied residential rehabilitation projects.	Objective is being met subject to funding limits.	
3-6	On-going	The City shall continue to explore new sources of funding to establish a Neighborhood Improvement Program, as well as development of new programs.	The Redevelopment Agency has contracted for engineering/design services for Neighborhood Infrastructure Improvement Projects as follows: 1) Riverside Dr. (Lake St. to D St.), 2) Clinton St. (Lilly to Elm), 3) Sharon (Riverside to Cleveland), 4) Lake St. (Cleveland to Fresno River), 5) D St. (Cleveland to Fresno River), 6) Adelalde/Vineyard (Clinton to Sunrise). Also, the Redevelopment Agency has contracted with Charles Bukl and Associates to develop neighborhood revitalization strategies.	The infrastructure improvements and development of neighborhood revitalization strategies are vital to the continued success of this program. These and other methods to address this program should be continued.	Redevelopment activities included 2,639 incidences of graffiti addressed; closed 854 public nuisance cases within CDBG census tracts; removed 142,87 tons of debris from local alleys; tagged and removed 1,018 abandoned/inoperable vehicles and removed/recycled 9,066 waste tires. Construction projects completed consists of Clinton/Lilly to Elm, Riverside Drive (D to Lake); Lake (Cleveland to Fresno River); Bids awarded to Sharon (Riverside to Cleveland), Sherwood (Owens to Lake); A Street (10th to Roosevelt) and Tulare (Cleveland to Lincoln).

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Program		Time Frame	Program Statement	Actions	Assessment	2006 Response
<b>Development of Special Needs Housing</b>						
	<b>4-1</b>	On-going	The City shall continue to maintain public housing units for the elderly, farm laborers and other lower income households.	The Housing Authority of the City of Madera continues to provide and maintain 260 Public Low Rent Housing Units, a 76 unit Senior Citizen Complex, 100 units of farm Labor Housing, 50 Units for the seasonal farm worker, and 725 units of Section 8 Housing Choice Vouchers for the lower income households of the City of Madera.	Upcoming federal, state and local budget concerns may impact this program's ability to move forward.	Defunding at the federal level has reduced program efficiencies in the area of modernization. The city continues to provide resources in the form of 245 units of public housing, 76 units of designated elderly housing, 100 units of farm labor housing, 50 units of migrant seasonal housing and 740 Housing Choice Vouchers (formerly known as Section 8).
	<b>4-2</b>	On-going	The City shall work with nonprofit housing developers to encourage the development of rental housing for extremely-low and very-low income seniors and persons with disabilities through the HUD Section 202 and Section 811 programs as well as state programs, such as the Multifamily Housing Program.	No action taken.	No eligible developers have come along.	Action 101.8 of the 2025 Madera Vision and Action Plan states: "Promote and encourage development and redevelopment of low- and moderate-cost housing." And, Action 101.9 states: "Promote development of new affordable housing oriented to the senior market."

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Program	Time Frame	Program Statement	Actions	Assessment	2006	
					Response	
Homeless	4-3	On-going	The City shall work with the Fresno Madera Continuum of Care, the Madera County Community Action Agency, local faith-based organizations, and other community groups to continue to seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera.	The City of Madera, Madera Housing Authority and Madera County Community Action Agency are active in the Fresno/Madera Continuum of Care. Staff is looking for ways to increase community involvement in developing successful programs and funding applications through the Continuum of Care.	To date no funds have been received through the Continuum of Care. Discussions between various agencies are occurring to foster communication and cooperation.	The 2025 Madera Vision and Action Plan identifies Strategy 136, "Promote transitional housing to ensure the homeless have safe shelter." Action 136.1 of the Plan is: "Expand and enhance the Rescue Mission programs.; Action 136.2 states: "Promote and support existing Housing Authority programs." Strategy 406 is: "Reduce the incidence of domestic violence within the community including: child abuse; spousal abuse; crimes against youth and the elderly; and crimes committed by youth." Action 406.3 provides direction to: "Create a 'Safe Haven' program within Madera."
Homeless (Continued)	4-4	On-going	The City shall support legislation that creates funds for emergency shelters that include administration costs and/or are of sufficient amounts that allow for program start-up and acquisition of emergency housing facilities.	City officials are actively involved in the League of Cities and National Association of Housing and Redevelopment Officials to keep abreast of legislative updates.	This involvement is important for the success of this program. Voters passed Prop. 1c, to expand housing opportunities. Staff is involved in meeting with program participants throughout the State to provide feedback and recommendations for HCD's HOME policies and regulations.	Staff is involved in a number of local, regional, state and national advocacy groups and forums to remain informed and support appropriate legislation.

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Program		Time Frame	Program Statement	Actions	Assessment	Response
Seniors		4-5	On-going	<p>The City shall monitor the demand for senior housing to ensure that their needs are being met on an on-going basis.</p> <p>The Housing Authority of the City of Madera stays informed on the housing needs of the Senior Citizen based on its waiting lists and involvement with the Fresno/Madera Area Agency on Aging and local network of service providers.</p> <p>Although the actions taken to address this program are effective, the actions must be expanded to include representation on the Continuum of Care and data gathering for the City's Consolidated Plan's Gaps Analysis.</p>	<p>In the 2025 Madera Vision and Action Plan Future Considerations, Strategy 407 is: "Promote and expand existing services to allow Madera's elders to maintain independent lifestyles." Action 407.1 of this Strategy is: "Inventory and promote existing programs available within the community." Action 407.2 is to: "Conduct a gap-analysis to determine additional need." And Action 407.3 is to: "Create and promote a resource information and referral contact point."</p>	

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Program	Time Frame	Program Statement	Actions	Assessment	Response 2006
Persons with Disabilities	4-6 FY 2004	The City shall amend its Municipal Code as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.	The City has adopted the most recent Building Codes and both the Building Division and Planning Division review all land use applications to insure compliance with A.D.A. requirements. Both the housing and the development site must meet appropriate standards relative to accessibility.	Based on the number of recent land use applications and the wide range of projects processed, this program would have to be viewed as successful.	An ADA Advisory Council was recently formed. It provides recommendations to the City on issues and concerns related to persons with disabilities. A full time staff person was funded to provide assistance with programs and agencies serving persons with disabilities. Madera's 2025 Vision and Action Plan states in Strategy 113 to: "promote greater accessibility of City facilities and services to meet the needs of various cultural, socioeconomic and disabled groups." Action 113.1 states: "After update of General Plan, update existing City Accessibility Plan." And, Action 113.3 states to: "Establish budgets to ensure all City facilities that provide services to the public are ADA compliant."

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Program		Time Frame	Program Statement	Actions	Assessment	2006 Response	
Farm workers		4-8	FY 2005	The City shall identify farm worker housing that is in substandard condition and seek means to improve such conditions through active code enforcement and housing assistance programs.	The Housing Authority identified 100 of their farm worker units in need of repairs and spread over 3 separate sites. All of these units underwent an extensive interior and exterior renovation. Over \$6 million in grant and bond monies went into this renovation, the largest in the history of the Madera Housing Authority.	The success of this action should be replicated as funds are received and projects identified.	Current housing stock (100 units) is in excellent condition. This is a result of a "significant" rehabilitation in 2003-04.
Equal Opportunity		5-1	On-going	The City shall continue to update its report on impediments to fair housing and action in support of equal housing opportunity for all persons in Madera through enforcement of, and direct response to all claims of unlawful practices prohibited by the Fair Housing Policy. The City shall also continue with its monitoring program and public information seminar.	The Fair Housing Council of Central California provides this service. In addition, brochures are available at City Hall or mailed upon request.	This program is effective, yet it is impacted by the number of calls for assistance from County residents. Therefore, County government should contribute to the Fair Housing Council of Central California's budget.	The city presently provides "free" office space to the Fair Housing Council of Central California. Additionally, staff receives periodic "refresher" training to encourage compliance.
		5-2	Annually	The City shall maintain its contract with the Fair Housing Council of Central California in providing fair housing education services, complaint resolution, and silent buyer	An agreement between the City of Madera and the Fair Housing Council of Central California is currently in place.	See above.	No change

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Program	Time Frame	Program Statement	Actions	Assessment	2006
					Response
<b>Neighborhood Preservation</b>					
	6-1		On-going		
		The City shall support efforts to preserve and restore historically and architecturally significant structures through cooperative effort with private individuals and groups by providing staff assistance on planning and code issues.	The Planning Division is involved in the review and approval process for many projects that involve historic structures, and provides assistance relative to Insuring Zoning Code compliance. The restoration of the Union Pacific Depot is an example of the effectiveness of this program.	Although the Planning Division's actions assist in this program, this program is not promoted in whole. Portions of the City's CDBG funds could address this program's objective of preserving historic structures and promoting heritage tourism.	The Redevelopment Agency entered into a residential rehabilitation agreement with the owner of a Victorian single-family dwelling in the Redevelopment Agency's Target Area. Future considerations in the 2025 Madera Vision and Action Plan provides Strategy 133: "Preserve historic structures and sites." Action 133.1 is to: "Prepare standards and guidelines for historic preservation and include in the General Plan." Action 133.2: "Conduct inventory of existing historic known structures and sites." Also, Action 133.3 is to: "Develop an application process to apply for historic registration." Action 133.4 specifies: "Obtain designation of historic structures and sites within Madera from California Historical Society." Further, Action 133.5 states to: "Develop and recommend funding strategies that will support maintenance."

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Program	Time Frame	Program Statement	Actions	Assessment	2006
					Response
Maintenance	6-2	On-going The City shall continue to maintain the Rental Housing Unit Business License requirement to assist in funding code compliance efforts relative to housing maintenance violations.	Assessment and collection of the license fee has been on-going.	All funds collected under this program are directed to code compliance and enforcement.	No change
	6-3	Annual review in conjunction with City Budget, activity: on-going The City shall continue the Comprehensive Street Maintenance Program and other service system maintenance and improvement programs.	The City has continued its annual street maintenance program. On-going maintenance is also conducted on utility systems as well.	Limited funding from local and state sources prevents these maintenance programs from doing more than basic preventative maintenance on streets. Utility maintenance activities are more comprehensive but still limited by funding availability.	Measure T provides significant new street maintenance dollars and opportunities. <b>Strategy 126 in the Madera 2025 Vision and Action Plan is to: "Expand or develop programs to create clean, safe and aesthetically pleasing streets."</b>

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Program	Time Frame	Program Statement	Actions	Assessment	2006 Response
Energy Conservation	7-1	On-going	The City shall continue to incorporate energy measures into Housing Rehabilitation work, especially Insulation and weather stripping.	These measures are used in the Owner-Occupied Residential Rehabilitation Program.	These measures are crucial and should be expanded to incorporate additional energy measures as funding permits.
7-2	On-going (subject to availability of funds)	The City shall continue to seek out and utilize available funds for weatherization and energy conservation work in homes.	The residential rehabilitation program primarily addresses this program statement. In addition, the Madera County Community Action Agency administers funds from various funding sources for this program.	This program is impacted by a lack of funds compared to need.	Recent state building code regulations now require duct testing. This improves the energy efficiency of assisted units. Strategy 431 in the 2025 Madera Vision and Action Plan is to: "Develop a City plan to promote both governmental and citizen use of alternative sources of energy." Action 431.3 provides direction to: "Explore and promote the range of energy efficiency options for commercial, small business and residential customers, as well as municipal facilities."
					The City worked with ICF Kaiser and other jurisdictions to develop a list of energy efficiency prescriptive and optional measures, including standard costs and payback periods for improvements that may be included in new construction or rehabilitation of single-family and multi-family affordable housing. An updated financing guide identifying sources of funding for energy efficiency improvements was compiled. Entered into a Partnership Agreement with PG&E to fund local commercial and residential retrofits and audits.

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Program	Time Frame	Program Statement	Actions	Assessment	2006 Response
Mixed Use Development	8-1 FY 2005	The City shall identify other communities, similar to Madera, that have successfully completed horizontal mixed-use projects. The City shall make information regarding successful models available to local developers.	This program has not yet been fully implemented, but a great deal of information has been obtained. An application by the Redevelopment Agency for a 25 acre mixed-use Master Plan was processed by the Planning Division for approval by the City.	Completion of the proposed project will provide one example. Other models will be examined and made available as they are deemed suitable for the community.	No change

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**C. Progress toward mitigating governmental constraints identified in the housing element.**

Governmental constraints do not impede housing developments in Madera. Below is a summary of the governmental constraints identified in the Housing Element.

**General Plan Designations and Zoning**

Four General Plan designations permit a range of residential development. Eleven residential zoning districts and four commercial zoning districts allow residential development. Each zoning district allows guest units, without kitchen facilities, upon administrative approval. Manufactured housing is allowed with a Zoning Administrator's permit.

**Parking Requirements**

At this time the City's parking requirements for housing do not create a constraint toward the development of housing.

**Density Bonus**

These are available as stated in the Housing Element. Also, changes pursuant to AB 1866 are incorporated in the Housing Element.

**Secondary Dwelling Units**

As stated above, these units are allowed. The Housing Element mentions how AB 1866 provides for ministerial permit review for second units.

**Manufactured Housing**

See response to General Plan Designations and Zoning, above.

**Emergency Shelters/Groups Homes**

This type of housing is allowed for up to six persons in all residential zones and, for more than six persons, allowed with a Conditional Use Permit.

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**Persons with Disabilities**

Laws ensure accessibility standards. These standards are applied to multi-family residential developments. A local ADA Advisory Council was recently formed. Its bylaws were approved and council positions filled.

**Farmworker Housing**

This type of housing is provided by the Housing Authority and Self Help Enterprises. A tax credit multi-family complex was recently completed. It has a migrant farm worker requirement obligation to give priority due to the Joe Serna Farm Worker Program Funds awarded.

**Growth Control/Growth Management**

**Design Criteria**

**Open Space Requirements**

Ordinances for Growth Control/Growth Management are not specified in the Housing Element. Setbacks, height limit and open space requirements are the only design requirements.

**Building Codes and Enforcement**

**On/Off Site Improvement Requirements**

These are comparable to other similar valley communities. Madera's codes are not considered to be an undue constraint on housing.

**Development Fees and Other Exactions Required of Developers/**

**Processing and Permit Procedures**

**Multi-family Residential Permit Processing and Procedures**

The rapid growth in the City's population has increased the pressure to develop new infrastructure to meet the needs of these new residents. Cost estimates for the needed infrastructure have been updated and the first increase in developer impact fees in ten year was adopted last July.

Processing and permit procedures are generally minimal. Therefore, no constraints exists.