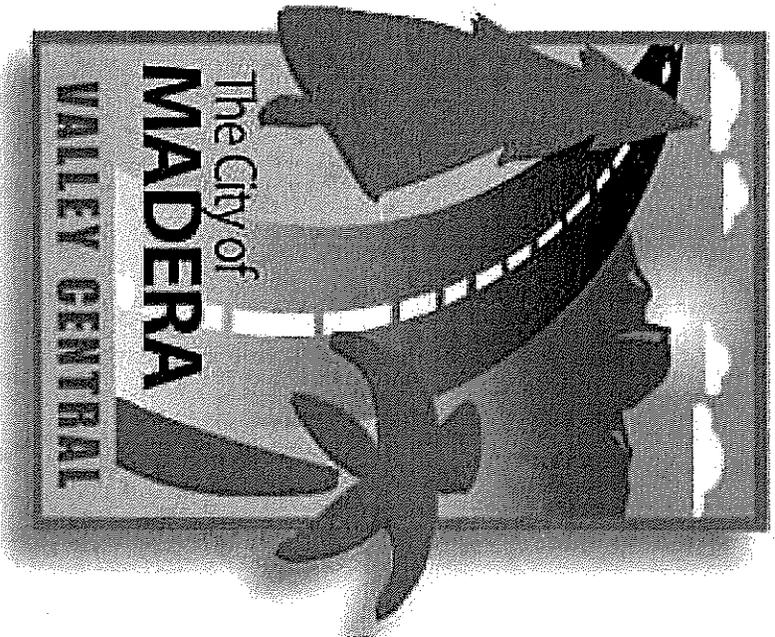


Implementation of the Housing Element (Adopted 2003)

Pursuant to Section 65400 of the Government Code

Annual Progress Report
Calendar Year 2008



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HOUSING POLICY
DEVELOPMENT, HCD
MAR 24 2009

A. Progress in meeting Regional Housing Need.

<u>0</u>	Very Low Income Units issued in 2008 (affordable deed restricted)
<u>0</u>	Low Income Units issued in 2008 (affordable deed restricted)
<u>2</u>	Moderate Income Units issued in 2008 *
<u>1,371</u>	Above Moderate Income Units issued in 2008

1,373 Total new housing permits issued in 2008

** While two newly built homes were identified as moderate income homes as part of the City's first time home buyers down payment assistant plan, more new homes may have sold on the market at a moderate rate, However the City does not have the information to differentiate them from above moderate.*

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.

Attached is a program-by-program status report relative to implementation schedule from each program in the housing element, describing actions taken the accomplishments and effectiveness of each program.

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

There were no governmental constraints identified in the housing element.

TABLE II-2: REVIEW AND EVALUATION OF PREVIOUS HOUSING ELEMENT

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>New Residential Construction (Goal HE-1)</p>					
<p>Available Sites for New Construction</p>					
<p>HE Program 1-1 – 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.</p>	<p>Increase the supply of affordable housing through reductions in initial land costs</p>	<p>City</p>	<p>On-going</p>	<p>Progress: The City has begun to develop an inventory of city-owned property and Housing Authority properties but not for other governmental agencies. No sales of tax delinquent properties have occurred. The City is now in the process of inventorying RDA-owned sites. The inventory will not include sites owned by other governmental agencies (such as the County). Effectiveness: Some of the program has been completed and the City is in process of further accomplishing this program. The lack of tax delinquent sales could be attributed to the current housing market but may, in the future, be a viable options for encouraging development.</p>	<p>Appropriateness: The program should be modified by changing the language that the City will continue to inventory sites owned by city, HA and RDA.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>HE Program 1-2 - 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.</p>	<p>Encourage opportunities for infill development</p>	<p>Community Development Department, Redevelopment Agency</p>	<p>On-going</p>	<p>Progress: Partially completed. Did a rural interface study about 1 1/2 years ago. The survey looked at underutilized parcels on the edges of the City. Will continue analysis for the entire City.</p> <p>Effectiveness: The program has been fairly successful and as staff time permits, will continue to be fulfilled.</p>	<p>Appropriateness: The program should be continued.</p>
<p>HE Program 1-3 - 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.</p>	<p>Increase the supply of affordable housing through reductions in initial land costs, or reduction in the costs of providing infrastructure</p>	<p>Madera Redevelopment Agency</p>	<p>On-going</p>	<p>Progress: The identification of suitable sites is part of an ongoing RDA program. The Redevelopment Agency has developed a number of residential subdivisions in Southeast Madera. Land is acquired, public improvements are constructed, and the fully developed lots are sold to participating builders. Affordability covenants restrict the sales of the homes to persons and families within the targeted income group.</p> <p>Recently, the City identified the Sugar Pine subdivision (25 affordable units) as a suitable site for affordable housing and has recently begun making necessary improvements (curbs, gutters, sidewalks) for this subdivision.</p> <p>Effectiveness: The RDA and City grants departments function independently of each other. The RDA uses its set-aside funds to acquire land and install improvements. The City works with the RDA when necessary writing grants to provide funding if needed.</p>	<p>Appropriateness: Continue</p>
<p>HE Program 1-4 – The City shall amend its Zoning Ordinance to include intent language that encourages all</p>	<p>To encourage higher densities that allow greater affordability of</p>	<p>City Council, Community Development Department</p>	<p>FY 2004</p>	<p>Progress: The City has not adopted zoning amendments but a zoning ordinance update is funded.</p> <p>Effectiveness: Instead of</p>	<p>Appropriateness: Modify to reflect intent to provide a more</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>residential projects to build at the high end of the density range unless there are issues of site constraints or the affordability of the units would be compromised.</p>	<p>housing units</p>			<p>encouraging building at higher end of density range (this is difficult), the plan is to develop an amendment that will provide a more targeted range of allowable densities. Perhaps this will include setting a higher floor density. This will encourage developers to build at densities that result in a better use of land. The ranges will be within parameters of GP densities and for SP's and Master Plans, developers would have to meet the average.</p>	<p>focused density range for residential zones.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>HE Program 1-5 - 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.</p>	<p>Approval of Development proposals that are consistent with and carry out the intent of the General Plan, and Housing Element. The intent is to insure compliance with residential density requirements and implementation of residential development standards and Housing Element policy. The program is also to insure that the General Plan remains internally consistent and continue to meet the housing needs of the community</p>	<p>Community Development Department, Planning Commission, and City Council</p>	<p>On-going (through annual reports provided to the Planning Commission and City Council)</p>	<p>Progress: The City has continued to review development proposals for consistency with the General Plan, including the Housing Element.</p> <p>The City has not prepared annual reports for submission to the Department of Housing and Community Development.</p> <p>Effectiveness: This program has not been completely fulfilled because the City has not completed its Housing Element Annual Reports but will continue to pursue this program during the coming planning period.</p>	<p>Appropriateness: The City will continue this program as it is required by State law.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
Infrastructure Improvements					
<p>HE Program 1-6 - The City shall cooperate with the County of Madera and property owners in the area to complete the west side Interceptor and construct the Avenue 16 and Ellis Avenue (realigned from Avenue 17) interceptor.</p>	<p>To complete the west side trunk line to Ellis Avenue and construct an interceptor line east along Ellis Avenue to allow for orderly, economic, and efficient growth and development on the east side of the city</p>	<p>City Council, Community Development Department</p>	<p>FY 2004</p>	<p>Progress: The City has cooperated with the County of Madera and property owners in the area to complete the west side interceptor and has received funding from the County.</p> <p>Effectiveness: The program will completely fulfilled and the City will continue to work with the County to ensure adequate infrastructure is provided.</p>	<p>Appropriateness: The City will continue this program (except will take out reference to Avenue 17 reference).</p>
<p>HE Program 1-7 - The City shall implement all public services master plans to facilitate construction of an adequate storm drainage system to serve developing areas.</p>	<p>An effective system to accommodate new development within the community.</p>	<p>City Engineering Division</p>	<p>On-going</p>	<p>Progress: The City has not yet completely implemented all public service master plans to facilitate construction of an adequate storm drainage system to serve developing areas. Currently the incomes from impact fees that fund ability to make improvements are less. The City has undertaken an update of impact fees, which will give funding to strengthen the Capital Improvement Plan (CIP) program. After the General Plan update is completed, the City will update its Master plans where needed and adjust impact fees accordingly.</p> <p>Effectiveness: The City has begun implementing these plans but will wait to complete their implementation until after the updated General Plan is adopted.</p>	<p>Appropriateness: The program is a work-in-progress and therefore is appropriate to continue but in a modified form that states that City will update and implement these fees.</p>
Interagency Cooperation					
<p>HE Program 1-8 - The City shall consider initiating the creation of a non-profit housing corporation.</p>	<p>To find a private agency that could seek</p>	<p>City, County, Housing Authority</p>	<p>FY 2005</p>	<p>Progress: The non-profit housing corporation has been established and utilized by the Housing</p>	<p>Appropriateness: The Housing Authority utilizes</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>This would be in cooperation with the County, the Redevelopment Agency, and the Housing Authority.</p>	<p>funding not available to public agencies, and encourage development of housing opportunities, such as self-help projects</p>			<p>Authority. Effectiveness: The program was accomplished by the Housing Authority instead of the City.</p>	<p>the non-profit housing corporation but the City will continue to support the non-profit and the Housing Authority with any type of technical assistance it can offer.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>HE Program 1-9 - The City shall consider establishing a Housing Advisory Commission/Committee to advise the City Council, Housing Authority, and Redevelopment Agency on affordable housing issues and programs and help set priorities for funding, policies for administration of the affordable units, and identifying regulatory barriers to affordable housing, etc.</p>	<p>Create committee to serve as a sounding board for housing issues and review local policies and ordinances</p>	<p>City</p>	<p>FY 2004</p>	<p>Progress: The City has not been able to facilitate the establishment of a Housing Advisory Commission/Committee to advise the City Council, Housing Authority, and Redevelopment Agency because the RDA is an independent entity.</p> <p>Effectiveness: This program was not effectively implemented in the last planning period even though a Housing Advisory Commission was considered but not formed.</p>	<p>Appropriateness: The City could still evaluate the feasibility and worth of establishing such a Commission so it will be continued.</p>
<p>HE Program 1-10 - 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.</p>	<p>Orderly growth with full provision of urban services in the urban area. The intent is to make the provision of urban level services cost efficient, and therefore residential development as affordable as possible</p>	<p>Community Development Department</p>	<p>On-going</p>	<p>Progress: The City has continued to promote orderly growth and logical extension of urban services through the coordination and cooperation with the County of Madera and other local service agencies. An example is the Ellis Sewer line, which is an extension of sewer services to Self Help Enterprises via County Service Area #3, for which the City already provides sewer capacity.</p> <p>Effectiveness: This program was effectively implemented and will continue to be an appropriate guideline.</p>	<p>Appropriateness: The City will continue this collaborative work.</p>
<p>HE Program 1-11 – 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.</p>	<p>Ensuring consistency with LAFCO policies and procedures</p>	<p>Community Development Department</p>	<p>FY 2003; On-going</p>	<p>Progress: The City has continued to coordinate with the Madera County Local Agency Formation Commission to ensure all rezoning and annexation applications are consistent with their policies and procedures.</p> <p>Effectiveness: This program was successfully implemented as part of the rezoning and annexation procedure.</p>	<p>Appropriateness: The City will continue to work with LAFCO as necessary.</p>
<p>Working with the Development Community</p>					

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>HE Program 1-12 - 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.</p>	<p>Increase the supply of affordable housing through reductions in the costs of processing time and permit fees</p>	<p>City</p>	<p>On-going, as requested</p>	<p>Progress: The City exhibited great deference in the processing of affordable housing projects with as much expediency as feasible, an example being the 65 unit Arborpoint affordable housing project. No reduction in fees was provided. It should be noted that no request for a reduction in fees was ever made, the City fee schedule being considerably lower than other municipalities. The City has facilitated many low-income developments. The City's RDA works to acquire land and install improvements and then sells these lots to affordable housing developers. Some examples include Sunrise Terrace, a 52-unit project was built with an RDA loan and tax credits, Las Brisas, an 81-unit senior project developed with an RDA grant and tax credits, Sherwood Apartments, a 65 units tax credit property, the Crossings development, a 65 unit project that used RDA grants, tax credits and Joe Serra funds.</p> <p>Effectiveness: The City has remained committed to providing these types of incentives when requested but the City's fees are already some of the lowest in the area. When affordable units are built, they are processed as quick as possible as stated in the program.</p>	<p>Appropriateness: This program is appropriate to continue.</p>
<p>HE Program 1-13 - The City shall continue to encourage private developers to make application for California Housing Finance Agency Subsidized Rental which provide subsidized interest rates and</p>	<p>Increase the supply of affordable housing through reductions in the costs of financing projects</p>	<p>City</p>	<p>On-going</p>	<p>Progress: The City talks to developers about programs available but they are not always receptive so this program has not seen much progress.</p> <p>Effectiveness: This program has not been very effective during the</p>	<p>Appropriateness: The City will continue this program.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>operation subsidies to developers of rental housing projects. Information on the program will be provided through various City departments and agencies, and distributed by the Housing Advisory Commission, the Building Industry Association, and the Board of Realtors.</p>				<p>past planning term. The City's planning staff works closely with developers to notify them of all applicable programs and incentives but very little rental housing has been proposed in recent years.</p>	
Affordable Housing Incentives					
<p>Program 1-14 - 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.</p>	<p>To encourage the private sector to satisfy as much of the community's housing as possible. However, the City and its agencies will continue to do whatever it can to insure that unmet needs are satisfied</p>	<p>Private sector with City responsible for zoning of adequate sites for new housing units. City in conjunction with the Housing Authority and the Redevelopment Agency</p>	<p>On-going</p>	<p>Progress: So far, the City has not provided any fee waivers to developers of senior or lower income family developments. The City's effort to get different housing types is ongoing. The City does make people aware of these options and density bonuses are discussed most often.</p> <p>Effectiveness: This program's effectiveness is hard to gauge because it includes more than one topic. One, the density bonus is the most popular and will continue to be discussed with developers. Two, the waiver or reduction for senior and/or lower income projects has been considered but not implemented. Three, encouraging a range of housing units types is often the goal but the program needs some revision.</p>	<p>Appropriateness: The three parts of this program should be broken out into separate programs and the language should be refined. The diversity of housing types will be a priority of this program and the other two topics will be separate programs.</p>
Funding/Subsidies					
<p>HE Program 1-15 - The Redevelopment Agency shall continue to support the Construction Loan Program and Down payment Assistance Program to provide long-term support for lower income families</p>	<p>Create opportunity for additional affordable units, as well as greater ability to conserve and protect those in</p>	<p>City Redevelopment Agency and Housing Authority</p>	<p>On-going</p>	<p>Progress: The City has provided 25 Down Payment Assistance Program loans for first-time homebuyers since the beginning of 2007. Four of these loans were given to families meeting the very low-income criteria (between 30 and 50% AMI) and the remaining 21</p>	<p>Appropriateness: The program will be modified to reflect the City's role in the administration of these programs and the City will</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>and first-time homebuyers.</p>	<p>existence</p>			<p>were given to low income families (50 to 80% AMI). Effectiveness: The RDA does not administer these programs; the City grants department administers these programs directly. The programs are very successful as demonstrated by the continual waiting lists for the programs.</p>	<p>continue this role.</p>
<p>HE Program 1-16 - 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. (5)</p>	<p>Increase the supply of affordable housing through reductions in initial land costs</p>	<p>Redevelopment Agency</p>	<p>On-going</p>	<p>Progress: The City has not been involved in the use of the RDA set-aside funds so far. Effectiveness: Since the RDA and the City are separate entities, it is challenging to provide specific goals regarding the use of set-aside funds. However, the City should continue to pursue cooperative efforts with the RDA to utilize set-aside funds whenever possible. The City will work with the RDA to determine appropriate goals for the use of set-aside funds as well.</p>	<p>Appropriateness: It is appropriate for the City to continue a close relationship with the RDA to prioritize the use of set-aside funds to reach common goals of the two entities. The program language will be modified slightly to change the responsible agency for this program to the City and to work with the RDA to establish common goals.</p>
<p>HE Program 1-17 –The City shall review potential State and Federal funding sources for affordable housing programs and submit funding applications as appropriate.</p>	<p>Increase the supply of affordable housing by obtaining State and Federal funding</p>	<p>City</p>	<p>FY 2004; On-going</p>	<p>Progress: The City's grant administration department reviews potential State and Federal funding sources on a regular basis for affordable housing programs and submits applications when appropriate. Effectiveness: The City's grants department successfully manages and reviews Notices of Funding Available to acquire appropriate</p>	<p>Appropriateness: The Grants department is very active and continually secures funding for housing program so this will be continued.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
				grants for the City.	

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
Review and Monitoring of Housing Activities					
<p>HE Program 1-18 - 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.</p>	<p>Ongoing assessment of housing needs and program evaluation</p>	<p>Community Development, Redevelopment Agency</p>	<p>2003; annually</p>	<p>Progress: The City has not yet implemented a comprehensive annual monitoring program to document the sales prices or rental rates for all new units constructed in the previous year to determine housing affordability levels. Effectiveness: The program was not effective during the last planning period but if staff time and funding permit, this program should be pursued in the future.</p>	<p>Appropriateness: This would be a valuable tool in continually assessing housing needs so it will be continued.</p>
<p>HE Program 1-19 - 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.</p>	<p>An annual report on status of housing, the Housing Element, and the General Plan</p>	<p>Community Development, Planning Commission, and City Council</p>	<p>On-going, May of each year</p>	<p>Progress: No annual reports have been done but have updated the Housing Element on the 5-yr cycle. Effectiveness: The City has not been successful in submitting Housing Element Annual Reports during the last planning period.</p>	<p>Appropriateness: The program language should be slightly modified to state that the City will do annual reports and update HE per the states schedule for each tasks.</p>
<p>HE Program 1-20 - 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.</p>	<p>Ongoing assessment of housing needs and program evaluation</p>	<p>Housing Authority</p>	<p>2003; On-going</p>	<p>Progress: Continual tracking is very difficult and time consuming. The City Planning, RDA, HA, and Grants Departments are all involved in housing projects and communication between the departments is good but they don't yet have a system to tabulate this data. Effectiveness: The program as it is organized may not be the most effective for success. The same intent of the program is created</p>	<p>Appropriateness: The City will modify this program to focus on ensuring compliance with the Housing Element and the City's visioning process. The City's commitment to accomplishing</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>HE Program 1-21 - The City shall continue to maintain an inventory of vacant land by zoning classification along with a subdivision activity list for references in the evaluation of available sites for housing development.</p>	<p>Current list of vacant land</p>	<p>Community Development Department</p>	<p>On-going, Biannual update</p>	<p>Progress: The City has maintained an inventory of vacant land by zoning classification along with a subdivision activity list. The City now maintains a vacant site and zoning layer in its GIS system and do keep subdivision activity lists. Effectiveness: This program has been implemented satisfactorily and the City continues to expand its GIS capabilities and land information system.</p>	<p>Appropriateness: The City will continue to maintain these lists.</p>
<p>HE Program 1-22 - The City shall develop and maintain a land management computer program for purposes of tracking development and providing a database for housing and development activity.</p>	<p>A current and readily accessible database including condition of housing data</p>	<p>City Finance and Community Development Departments</p>	<p>2004; on-going updates</p>	<p>Progress: GIS software now being used but so far there is no tracking for housing development. Effectiveness: The City is in the process to building a system that will allow this program to be successfully implement but has not yet been able to fully achieve this.</p>	<p>Appropriateness: The program language will be modified to state that the City shall continue to expand or develop and maintain data via its GIS system to track development activity.</p>
<p>HE Program 1-23 – 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.</p>	<p>Annual compilation of development activity</p>	<p>Community Development Department</p>	<p>Annual and on-going</p>	<p>Progress: The City has continued 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. Effectiveness: This program has been successfully implemented.</p>	<p>Appropriateness: The program will be continued.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
Preservation of Affordable Housing (Goal HE-2)					
<p>HE Program 2-1 - 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.</p>	<p>Provide affordable housing through an available rent subsidy program</p>	<p>City and Housing Authority</p>	<p>On-going</p>	<p>Progress: The City has sponsored annual public information programs to inform rental property owners, landlords, and property managers about the benefits of participating in Section 8 Programs (now called Housing Choice Vouchers). Through the City's visioning process and annual town hall meeting, the HA and other service agencies come and present information about what programs are currently available.</p> <p>Effectiveness: This program has been successfully implemented but this program may not be needed. Recent local experience has been that there are not enough vouchers available to meet the level of interest expressed by property owners and landlords as it is. The Housing Authority and the City believe that supply of willing landlords to participate hasn't been the problem but that the supply of the appropriate amount of vouchers from HUD has been.</p>	<p>Appropriateness: This program will be modified to monitor the voucher program to ensure that willing landlords is not an issue for the City's program in the future.</p>
<p>HE Program 2-2 – The City shall utilize Section 8 Housing Choice Voucher Program, as available, to subsidize housing costs for lower income households.</p>	<p>Funding for additional households each year, as funds are available</p>	<p>Housing Authority</p>	<p>On-going, annual applications based on meeting eligibility requirements</p>	<p>Progress: The City supports the Housing Authority as it utilizes the Section 8 (Housing Choice Voucher) Program. Five of the seven City Council members are on the HA board.</p> <p>Effectiveness: The City or the Housing Authority does not have much control over the number of vouchers the City receives but the City will continue to support the efforts of the Housing Authority's efforts to manage the voucher</p>	<p>Appropriateness: The City will continue the program.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>HE Program 2-3 - The City shall continue to administer the Section 8 Housing Program to provide housing opportunities for lower income households.</p>	<p>Provision of available Housing Choice Vouchers for housing lower income persons</p>	<p>Housing Authority</p>	<p>On-going</p>	<p>Progress: The City continued to support the Housing Authority's efforts to administer the voucher program. Effectiveness: It should be clarified that the Housing Authority does this and the City elicits the Housing Authority to administer these programs.</p>	<p>Appropriateness: Modify to combine with program 2-2.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>HE Program 2-4 - 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.</p>	<p>To protect projects (i.e., Madera Apartments and Madera Gardens) at risk of conversion during the timeframe of this Housing Element</p>	<p>City</p>	<p>On-going</p>	<p>Progress: The City does not have a formal process in place to monitor status of affordable housing projects. However, the intent of the program is accomplished unofficially through various agencies. If a notice to convert the units to market-rate, the City's work with the property owner to preserve these units. Madera only has one project with at-risk units and so far, to plan to convert these units are known.</p> <p>Effectiveness: The City does not have very many assisted projects to monitor so this has not been a priority. However, if needed, the City has an active grants department that could work to preserve the units at risk. The program could be strengthened to be an annual program.</p>	<p>Appropriateness: This program will be continued but will be an annual program.</p>
<p>HE Program 2-5 - The City shall develop an early warning system for tenants who are living in assisted housing units that are two years away from potentially converting to market rate units.</p>	<p>To prevent residents from being unexpectedly displaced.</p>	<p>Housing Authority</p>	<p>FY 2004</p>	<p>Progress: The City has not developed an early warning system for tenants who are living in assisted housing units that are two years away from potentially converting to market rate units.</p> <p>Effectiveness: This program was not implemented in the last planning period and, therefore, it was not effective.</p>	<p>Appropriateness: Due to the importance of continuing to provide affordable housing to tenants currently receiving assistance, the City will continue this program.</p>
<p>HE Program 2-6 –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</p>	<p>Educate public regarding subsidized housing opportunities.</p>	<p>City and Housing Authority</p>	<p>2004</p>	<p>Progress: The City makes housing program information available by providing information at the annual fair, town hall meeting, and other booths when available. The City also does a quarterly newsletter with utility bills when relevant information needs to be shared.</p> <p>Effectiveness: This program has</p>	<p>Appropriateness: This program is appropriate to continue as an effective tool for advertising available housing programs.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>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>been effectively implemented demonstrated by the interest and use of the City's housing programs.</p>	

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
Maintenance of Existing Housing Stock (Goal HE-3)					
<p>HE Program 3-1 – The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program.</p>	<p>To abate ten unsafe structures per year</p>	<p>Redevelopment Agency</p>	<p>On-going</p>	<p>Progress: The City has a neighborhood revitalization division that has City and RDA functions which includes code enforcement. There have been several good attempts at abating small dilapidated areas.</p> <p>Effectiveness: That the City has this specialized division means that this program was successfully implemented and will continue to be a focus of the City.</p>	<p>Appropriateness: The City will continue to fund the Neighborhood Revitalization Department and its efforts to work to correct dilapidated housing conditions and neighborhood blight issues.</p>
<p>HE Program 3-2 - The City shall utilize available funding through the Redevelopment Agency as a source to improve housing availability and conditions of lower income households.</p>	<p>To maximize housing opportunities for low-income persons</p>	<p>Redevelopment Agency</p>	<p>On going, as funds become available</p>	<p>Progress: The Madera RDA has been able to utilize Redevelopment Agency set-aside funding to improve housing availability and conditions of lower income households. Since the 2003-2004 (the fiscal year following the adopted of the last Housing Element), the RDA has assisted with a number of affordable project in the Redevelopment Project Area. A total of 97 for sale units, of which 35 were for very low-income households and 62 were affordable for low or moderate-income households. 113 for rent units were also assisted, 36 were affordable to very low-income households and 77 were affordable to low or moderate-income households. Of all these units, 26 (2 owner-occupied and 24 renter-occupied) units have been assisted.</p> <p>Effectiveness: The City's Redevelopment Agency has successfully implemented many rehabilitations through its multi-</p>	<p>Appropriateness: The City Redevelopment Agency will continue to use its set-aside funds for multi-family rehabilitation.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>HE Program 3-3 - 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.</p>	<p>Rehabilitation of 8 to 10 single-family units/year depending on funding availability</p>	<p>Housing Authority</p>	<p>Annual application; ongoing</p>	<p>Progress: There are essentially two rehabilitation programs in the City. The Owner-Occupied Rehabilitation Loan and Grant Program was initially funded with HOME funds but now is more of a Revolving Loan Fund using program income from earlier rehabilitation loans. The program has assisted four households in 2007 and 2008. Each of these four households earned 50% or less of the County AML and were given a combination grant/loan where up to \$10,000 was given as a grant and the remainder of funding needed was given in a zero-interest loan. The other rehabilitation program is through the RDA. The City's RDA has rehabilitated 321 rental units since 1994 and 24 during this planning period (2007-2014). Owner-occupied units are also eligible for assistance and 248 for sale units have been assisted by the Madera RDA since 1994; 2 during this planning period. Effectiveness: The City did not achieve the rehabilitation of the 55 units called out in the program. This is unrealistic for the program and its current funding source. The City's HOME funds are now used for first time homebuyer program.</p>	<p>Appropriateness: It is appropriate to continue a rehabilitation program in the City but the quantified objective for this program will need to be modified to be more appropriate for the City's current program.</p>
<p>HE Program 3-4 - 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 ongoing</p>	<p>To supplement Community Development Block Grant funds for rehabilitation of multi-family units,</p>	<p>Housing Authority</p>	<p>Ongoing as funds are available</p>	<p>Progress: To the City's knowledge, this program is no longer available. It previously utilized HOME funds for Owner-Occupied Residential Rehabilitation (OOR) in 1996 and 1997 but has not applied for HOME</p>	<p>Appropriateness: This program shall be modified to state that the City will continue to pursue funds for its current</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>monitoring programs. The current rehab program is not funded through HOME.</p>	<p>as funds become available</p>			<p>OOR since then. The repayments of rehab loans originally funded through the State Block Grant Program during the 80's provides the City with a pool of funds that works like a Revolving Loan Fund (RLF). This program is no longer available. Repayment of past rehabilitations will replenish the RLF and additional households will be assisted at that time.</p> <p>Effectiveness: Since this program is somewhat outdated, it is difficult to evaluate its effectiveness. However, the City does have an owner-occupied rehabilitation program that is currently active even though it can only assist a few households per year because of the cost of rehabilitation needs and the amount of money the City has been able to secure for this purpose in recent years.</p>	<p>Owner-Occupied Rehabilitation Loan and Grant Program.</p>
<p>HE Program 3-5 - 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.</p>	<p>An active Citywide Housing Rehabilitation Program to conserve existing residential neighborhoods</p>	<p>Housing Authority</p>	<p>On-going</p>	<p>Progress: Exploring funding sources is an ongoing effort for the City's grants department. Most housing programs are currently funded through CDBG and RDA set-aside funds.</p> <p>Effectiveness: The City has pursued additional funding while also focusing on implementing current programs.</p>	<p>Appropriateness: The City will continue to pursue additional funds as deemed appropriate by City staff.</p>
<p>HE Program 3-6 - The City shall continue to explore new sources toward establishment of a Neighborhood Improvement Program, as well as development of new programs.</p>	<p>Safe and sound housing units and adequate infrastructure</p>	<p>City and Redevelopment Agency</p>	<p>On-going</p>	<p>Progress: The Neighborhood Revitalization that is run out of the Redevelopment Agency but also has City function works on neighborhood improvement and additional funding sources are continually sought for these efforts.</p>	<p>Appropriateness: The program will be modified to state that the City will continue to seek funding sources.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
Special Needs (Goal HE-4)					
<p>HE Program 4-1 – The City shall continue to maintain public housing units for the elderly, farm laborers, and other lower income households.</p>	<p>Maintenance of the existing elderly units, farm labor units, and other units</p>	<p>Housing Authority</p>	<p>On-going</p>	<p>Progress: Public Housing units are managed and maintained by the Housing Authority, not the City directly. Effectiveness: The Housing Authority successfully implements this program continually.</p>	<p>Appropriateness: The program will be modified to clarify the language that the City doesn't maintain public housing units.</p>
<p>HE Program 4-2 – 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.</p>	<p>Encourage the development of rental housing for extremely-low and very-low income seniors and persons with disabilities</p>	<p>Community Development Department</p>	<p>On-going</p>	<p>Progress: The City works with non-profit housing developers to encourage the development of rental housing for extremely low- and very low-income seniors and persons with disabilities through HUD Section 202 and Section 811 Programs as well as state programs, such as the Multifamily Housing Program by providing technical assistance with application processes and informing developers of these opportunities. The City's RDA recently rehabilitated and converted 174 market-rate units, 139 of which are affordable to lower-income through the Multi-Family Rehabilitation Program. Effectiveness: The RDA program is very active in getting single-family lot ready to sell to non-profit developers but very little multi-family building activity has occurred overall.</p>	<p>Appropriateness: The City will continue providing technical assistance to all developers but especially non profit developers.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
Large Families					
Homeless					
<p>HE Program 4-3 – 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.</p>	<p>Create a source of housing for the homeless, or emergency housing for families</p>	<p>Housing Authority Change to various COC, faith based</p>	<p>FY 2004; On-going</p>	<p>Progress: No shelters or transitional housing facilities were built in the last planning period. The City continues to work with the COC and social service organizations. Effectiveness: The City provides zoning to allow for emergency shelters and transitional housing and cooperates as necessary with service agencies to secure funding.</p>	<p>Appropriateness: This is an ongoing program.</p>
<p>HE Program 4-4 - The City shall support legislation that create 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.</p>	<p>Provision of emergency shelters for the homeless.</p>	<p>Housing Authority and the County Community Action Committee</p>	<p>On-going</p>	<p>Progress: The City recently sent a letter of support for new housing legislation. Effectiveness: The intent of the program was accomplished by supporting SB 2, which requires more flexible zoning for emergency shelters and transitional housing.</p>	<p>Appropriateness: The program should be continued.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
Seniors					
<p>HE Program 4-5 - The City shall monitor the demand for senior housing to ensure that their needs are being met on an ongoing basis.</p>	<p>Identify unmet need for senior housing</p>	<p>Community Development Department Housing authority</p>	<p>On-going</p>	<p>Progress: The Housing Authority and non-profit organizations work to monitor senior housing needs. The City will support any efforts to meet senior housing needs when necessary. Effectiveness: The City successfully supports efforts to provide for senior housing needs.</p>	<p>Appropriateness: The program should be modified to state that the City works with HA to monitor demand.</p>
Persons with Disabilities					
<p>HE Program 4-6 -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.</p>	<p>Provide reasonable accommodation for individuals with disabilities</p>	<p>Community Development Department</p>	<p>FY 2004</p>	<p>Progress: Has established and funded an advisory committee for citizens with disabilities and continues to get information and requests for changes to the code. The City continues to consider the requests and comments of the advisory committee. Effectiveness: This program was successfully implemented and will continue to be pursued.</p>	<p>Appropriateness: The City will modify the program to state that the City shall continue to consider amendments to code where it finds procedures necessary to ensure accessibility.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>HE Program 4-7 - The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.</p>	<p>Educate public regarding reasonable accommodation law</p>	<p>Community Development Department</p>	<p>FY 2004</p>	<p>Progress: The advisory committee is working on creating a public information brochure on reasonable accommodation for disabled persons and this information will be provided on the City's website. Effectiveness: This program was successfully implemented and will continue to be pursued.</p>	<p>Appropriateness: The program language will be slightly modified to state that the City will continue to provide information of reasonable accommodation and disseminate.</p>

Farmworkers

<p>HE Program 4-8 - The City shall identify farmworker housing that is in substandard condition and seek means to improve such conditions through active code enforcement and housing assistance programs.</p>	<p>Reduce the amount of persons living in substandard conditions</p>	<p>Housing Authority</p>	<p>FY 2005</p>	<p>Progress: The City has not recorded any substandard farmworker housing in recent years. Effectiveness: Identifying farmworker housing that is in substandard condition is an ongoing effort.</p>	<p>Appropriateness: It will be more appropriate for this program to be the responsibility of the code enforcement department and the neighborhood revitalization program. They will continue to monitor and mitigate substandard housing of all kinds including for farmworkers.</p>
<p>HE Program 4-9 – The City shall review the Zoning Ordinance and ensure that it adequately supports the development of farmworker housing within appropriate zoning districts.</p>	<p>Remove barriers to the development of farmworker housing</p>	<p>Community Development Department</p>	<p>FY 2004</p>	<p>Progress: The City has reviewed the Zoning Ordinance to ensure that it adequately supports the development of farmworker housing within appropriate zoning districts. Effectiveness: The City accomplished this program and is continually aware of farmworker needs.</p>	<p>Appropriateness: The program should be modified to state that the City will continue to do this for all special needs groups.</p>

Equal Opportunity

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
<p>(Goal HE-5)</p> <p>HE Program 5-1 - 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.</p>	<p>Implementation of the City's Fair Housing Policy, along with revisions to make infractions a violation of the Municipal Code and enforceable by City Staff</p>	<p>Housing Authority, Redevelopment Agency, Community Development Department, under the direction of Fair Housing Coordinator</p>	<p>On-going</p>	<p>Progress: The City has not continued to update its report on impediments to fair housing nor has it conducted its own information seminars on fair housing but continues to support equal housing opportunities for all persons in Madera through referrals to the Fair Housing Council of Central California in Fresno.</p> <p>Effectiveness: The City has not updated its Analysis to Impediment or held information seminars because it has opted to contract this function to the Fair Housing Council of Central California. In coming years, it is a possibility that this function will be brought in-house but this depends on the response by Fair Housing's and/or potentially other entities' responses to the City's invitation to provide this service in the next funding round (beginning late January 2009).</p>	<p>Appropriateness: Ensuring fair housing services is important for the City residents so this program will be continued but combined with program 5-2. If the City brings this service in-house, it will conduct these seminars and draft an updated AI.</p>
<p>HE Program 5-2 - 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 services.</p>	<p>Implementation of the City's Fair Housing Policy</p>	<p>City and FHCCC</p>	<p>Annually</p>	<p>Progress: The City addresses this need by providing contact information for the Fair Housing Council of Central California to residents with fair housing complaints. Previously, the City provided this agency some CDBG dollars to staff a part-time person in Madera; however, lack of funding has prevented the City from continuing this practice for the past two fiscal years.</p> <p>Effectiveness: This City has fully implemented this program on an annual basis to ensure its residents have fair housing resources available to them.</p>	<p>Appropriateness: The City will continue to contract with the Fair Housing Council of Central California.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
Neighborhood Preservation (Goal HE-6)					
HE Program 6-1 – 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.	To recognize and preserve significant structures in Madera	Private sector with assistance from Planning and Building Divisions, and the Redevelopment Agency	On-going	<p>Progress: This program is ongoing. The City will probably designate a preservation area in General Plan update process.</p> <p>Effectiveness: The program provides policy support for preservation efforts.</p>	<p>Appropriateness: The intent of the program will be continued through this program. The language of the program will depend on the General Plan update process.</p>
Maintenance					
HE Program 6-2 - 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.	To assist in funding code compliance efforts.	Finance Department	On-going	<p>Progress: The City has continued to maintain the Rental Housing Unit Business License requirement and as of January 1, 2008 the City had opened approximately 84 rental license accounts. Within these 84 accounts, there are approximately 344 rental units.</p> <p>Effectiveness: The City continues to implement this program successfully and because of it, is able to maintain its code enforcement efforts, which is a high priority for the City.</p>	<p>Appropriateness: The program will be continued because it is a vital funding source for code compliance efforts.</p>
HE Program 6-3 - The City shall continue the Comprehensive Street Maintenance Program and other service system maintenance and improvement programs.	To maintain and improve existing level of services in residential areas (streets, water, sewer, and storm drainage)	Public Works Department, in conjunction with Engineering Division on Improvement projects	Annual review in conjunction with City Budget, activity; on-going	<p>Progress: The City continued to use the Comprehensive Street maintenance program and other programs to maintain and improve services (water, sewer, drainage) in residential areas through the use of Capital Improvement Programs (CIPs) and Community Facilities Districts (CFDs).</p> <p>Effectiveness: The City successfully implements this program on an on-going basis as</p>	<p>Appropriateness: As a successful program, it is appropriate to continue this program as is.</p>

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
Energy Conservation (Goal HE-7)					
<p>HE Program 7-1 - The City shall continue to incorporate energy measures into Housing Rehabilitation work, especially insulation and weather stripping.</p>	<p>To conserve energy and reduce utility costs for low-income families; 8 to 10 units/year</p>	<p>Housing Authority Rehabilitation Division</p>	<p>On-going</p>	<p>The City is currently looking into solar options r now.</p> <p>Progress: The City did not seek out funds specifically for weatherization assistance but this is a component of its owner-occupied rehabilitation program. The City's rehabilitation program assisted four households in 2007 and 2008. Additionally, the City encourages potential rehabilitation applicants to utilize energy conservation opportunities provided by PG&E, which has provided some assistant to both residential and commercial customers within the last two fiscal years. Even though PG&E exhausted their funds for this program, the City would encourage residents to pursue any future program PG&E may offer.</p> <p>Effectiveness: The City was unable to seek specific funds for weatherization but still attempted to make these types of services available to Madera residents. Considering the difficulty in obtaining enough funding to meet the demand for the City's owner-occupied rehabilitation program, the City will likely have to continue to make weatherization a component of its rehabilitation program rather than a separate program with separate funding.</p>	<p>Continue</p>
<p>HE Program 7-2 – The City shall continue to seek out and utilize available funds for weatherization and energy conservation work in homes.</p>	<p>Conservation of energy and reduced housing costs for elderly and lower income households</p>	<p>Community Development Department, Housing Authority Rehabilitation Division; current funds available through Self-Help Enterprises; the Fresno County Economic Opportunities Commission; and the Madera County Community Action Committee</p>	<p>On-going (subject to availability of funds)</p>	<p>Appropriateness: Pursuing energy conservation options as part of housing rehabilitation programs in highly appropriate, especially as energy costs rise so the City will continue this program</p>	

Housing Program	Objectives	Responsible Agency/Dept	Time-Frame	Accomplishments	Continue/Modify/Delete
Smart Growth (Goal HE-8)					
Mixed Use Development					
<p>HE Program 8-1 – 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.</p>	<p>Encourage developers to attempt horizontal mixed use projects</p>	<p>Community Development, Redevelopment Agency</p>	<p>FY 2005</p>	<p>Progress: Thus far, the City has not implemented any mixed use designations but it is continually looking at mixed use options. There is still some debate about what type of mixed uses will work for the City. The updated General Plan Land Use Element has incorporated a Village Mixed use designation.</p> <p>Effectiveness: The program may be too specific as the City is not convinced how mixed-uses will fit in to the community.</p>	<p>Appropriateness: The program will be modified to continue to consider and support mixed use and viable economic formats for the local economic base.</p>