City of Madera
Planning Department

February 27, 2012

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

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

Enclosed are the required Annual Housing Element Report forms for the City of Madera. If you have any questions please feel free to contact me.

Cordially,

Christopher Boyle
City of Madera
Senior Planner
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Housing Policy Department
Received on:

FEB 29 2012

encl: Cover sheet
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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: _____City of Madera_____

Mailing Address: _____205 West 4th Street_____

_____Madera, CA 93637_____

Contact Person: ___Christopher Boyle_____ Title: _____Senior Planner_____

Phone: ___(559) 661-5433___ FAX: _(559) 674-2972_ E-mail: _cboyle@cityofmadera.com_

Reporting Period by Calendar Year: from ___01/01/2011_____ to _____12/31/2011_____

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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

-and-

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Elemet Implamentation
(CCR Title 25 §6202)

Jurisdiction City of Madera

Reporting Period 1-Jan-11 31-Dec-11

Table A

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

Housing Development Information											Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1		2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)		Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for each Development: See Instructions	Deed Restricted Units: See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
20062964	2588 PEAR TREE DR	SF	O		1			1				1
20062965	2676 PEAR TREE DR	SF	O		1			1				1
20090351	95 SANTA LUCIA	SF	O		1			1				1
20101156	803 KIWI ST	SF	O		1			1				1
20110087	1356 APPLE CT	SF	O		1			1				1
20110088	1346 APPLE CT	SF	O		1			1				1
20110089	1328 APPLE CT	SF	O		1			1				1
20110127	1336 APPLE CT	SF	O		1			1				1
20110128	833 KIWI ST	SF	O		1			1		RDA	1	
20110129	516 PEAR ST	SF	O		1			1				1
20110159	536 PEAR ST	SF	O		1			1				1
20110161	1307 APPLE CT	SF	O		1			1				1
20110176	576 PEAR ST	SF	O		1			1				1
20110177	556 PEAR ST	SF	O		1			1				1
20110195	714 KIWI ST	SF	O		1			1		RDA	1	
20110260	653 HACIENDA ST	SF	O		1			1				1
20110261	602 HACIENDA ST	SF	O		1			1				1
20110262	673 HACIENDA ST	SF	O		1			1				1
20110279	823 KIWI ST	SF	O		1			1		RDA	1	
20110304	573 HACIENDA ST	SF	O		1			1				1
20110308	1317 APPLE CT	SF	O		1			1				1
20110309	533 HACIENDA ST	SF	O		1			1				1
20110391	633 HACIENDA ST	SF	O		1			1				1
20110397	693 HACIENDA ST	SF	O		1			1				1
20110398	553 HACIENDA ST	SF	O		1			1				1
20110399	1356 COCONUT ST	SF	O		1			1				1
20110400	713 HACIENDA ST	SF	O		1			1				1
20110429	682 HACIENDA ST	SF	O		1			1				1
20110430	662 HACIENDA ST	SF	O		1			1				1
20110431	513 HACIENDA ST	SF	O		1			1				1
20110490	722 HACIENDA ST	SF	O		1			1				1
20110727	613 HACIENDA ST	SF	O		1			1				1
20110744	593 HACIENDA ST	SF	O		1			1				1
20110745	702 HACIENDA ST	SF	O		1			1				1
20110753	773 HACIENDA ST	SF	O		1			1				1
20110754	742 HACIENDA ST	SF	O		1			1				1
20110850	1306 COCONUT ST	SF	O		1			1				1
20110916	622 HACIENDA ST	SF	O		1			1				1
20110917	658 PERSIMMON ST	SF	O		1			1				1
20110923	758 PERSIMMON ST	SF	O		1			1				1
20110924	1346 COCONUT ST	SF	O		1			1				1
20110925	1302 POMEGRANATE ST	SF	O		1			1				1
20110926	678 PERSIMMON ST	SF	O		1			1				1
20111012	3095 MERLOT AVE	SF	O		1			1				1
20111013	3177 MERLOT AVE	SF	O		1			1				1
20111014	353 WOLFTRAP ST S	SF	O		1			1				1
20111094	300 CLARK ST W	SF	R		1			1				1
20111095	302 CLARK ST W	5+	R	6	2			8		TCAC/MHP	8	
20111096	306 CLARK ST W	5+	R	6	2			8		TCAC/MHP	8	
20111097	310 CLARK ST W	5+	R	6	2			8		TCAC/MHP	8	
20111098	314 CLARK ST W	5+	R	6	2			8		TCAC/MHP	8	
20111099	318 CLARK ST W	5+	R	6	2			8		TCAC/MHP	8	
20111100	322 CLARK ST W	5+	R	6	2			8		TCAC/MHP	8	
20111101	326 CLARK ST W	5+	R	6	2			8		TCAC/MHP	8	
20111102	330 CLARK ST W	5+	R	6	2			8		TCAC/MHP	8	
20111115	698 PERSIMMON ST	SF	O		1			1				1
20111116	778 PERSIMMON ST	SF	O		1			1				1
20111122	1327 ARDILLA DR	SF	O		1			1				1
20111123	47 KNOX ST N	SF	O		1			1				1
20111180	312 HULL AVE	SF	O		1			1				1
20111293	731 PERSIMMON ST	SF	O		1			1				1
20111307	611 PERSIMMON ST	SF	O		1			1				1
20111332	751 PERSIMMON ST	SF	O		1			1				1
(9) Total of Moderate and Above Moderate from Table A3 ►						8	2	10				
(10) Total by income Table A/A3 ► ►				48	71	8	2	129				
(11) Total Extremely Low-Income Units*				7								

* Note: These fields are voluntary

Housing Affordability Categories - 2011

	Max Income**	Usable Income 30%	Per month	Tax & Ins*	Pr Payment	Prop & Impr.	Less 3% Closing
Verry Low	28,600	8,580	715.00	166.67	548.33 ($536.82)	100,000	97,000
Low	45,750	13,725	1,143.75	266.67	877.08 ($858.91)	160,000	155,200
Moderate	57,200	17,160	1,430.00	333.34	1,096.66 ($1,073.64)	200,000	194,000
Above Moderate	68,650	20,595	1,716.25	400.00	1,316.25 ($1,288.37)	240,000	232,800

** Asumes .0035/12 per month for Insurance + 2% of value annually for taxes*

*** From http://www.hcd.ca.gov/fa/mprop/2011_IncomeLimits.pdf (Page 3 of 8)*

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

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

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	2		6			8	
No. of Units Permitted for **Above Moderate**	2					2	

* Note: This field is voluntary

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,499 749 EL+750 VL					48					0	0
	Non-deed restricted					1	0					0	
Low	Deed Restricted	996			2	7	19					28	869
	Non-deed restricted				1	46	52					99	
Moderate	Deed Restricted	1,230					0						1,218
	Non-deed restricted					4	8					12	
Above Moderate		2,573			12	3	2					17	2,556
Total RHNA allocation by COG.		6,298			15	61	129					156	4,643
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

Table C

Program Implementation Status			
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Action Item H-1.1.1	The City shall continue to maintain an inventory of land owned by the City, Housing Authority, and Redevelopment Agency within the City and its sphere of influence and will analyze that land for	Ongoing	The City Completed an inventory, however, with reduced resources/personnel, it may not be possible to keep it up to date.
Action Item H-1.1.2	The City will cooperate with the Redevelopment Agency, Housing Authority and its affiliated non profit organization, and other low income housing developers to identify suitable sites and projects for affordable housing	Ongoing	This is a continuing effort that is periodically discussed among the principal parties.
Action Item H-1.1.3	To fulfill the requirements of its regional housing need allocation, the City will rezone the following parcels of land to PD (4500), or equivalent zone district with allowances for equal or greater density, with the intention of making these parcels appropriate for the development of housing types affordable to moderate-income households: (As shown in Appendix A of the Housing Element)	February 2011	Completed

Action Item H-1.1.4	Most assisted housing developments utilizing State or federal financial resources include 50 to 150 units. The City will provide incentives and technical assistance through the processing of subdivision or larger sites located in Specific Plans and Special Planning Areas to facilitate development of a variety of housing types and affordability consistent with typical developments affordable to lower income households. The City will offer the following incentives for the development of affordable housing including but not limited to: priority processing for subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development ap-plication can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, financial assis-tance (based on availability of federal, state, local foundations, and pri-vate housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care, and spe-cial needs housing on a case-by-case basis.	August 2010	The City continues to implement this policy. In 2010, the City facilitated the approval of a multi-unit low income project and successfully applied for a Home Grant for the project.
Action Item H-1.2.1	The City shall identify potential infill sites including smaller (parcels less than one quarter of an acre) vacant and underutilized parcels. The City shall create an inventory of these sites and make the list available at the Planning and Building Department permit counter.	By Dec 2010; Ongoing	The City funded the beginning of this effort through CDBG funds in 2010. The GIS Mapping and database are set up, but the majority of the data still needs to be collected.
Action Item H-1.2.2	In cooperation with the Redevelopment Agency and Housing Authority and its affiliated non profit organization, the City shall work with interested for-profit and non-profit developers in consolidating infill parcels designated for multi-family residential development.	Ongoing	While this started out as a feasible effort, the State's grab of Redevelopment funds and proposal to eliminate the Redevelopment Agency have made this less likely to occur in the future.
Action Item H-1.2.3	The City will explore the feasibility of establishing a housing fee program that would provide fiscal incentives for infill and affordable housing projects.	Ongoing	The concept has not been feasible in this difficult economic period.
Action Item H-1.2.4	The City will ensure compliance with the State Density Bonus by amending its Zoning Ordinance to reflect amendments to State Density Bonus law.	40422	The language has been drafted as part of a comprehensive update of the Ordinance that is scheduled for adoption in 2012.

Action Item H-1.3.1	The City shall review and potentially amend its Zoning Ordinance to include minimum densities in the medium and high density zones unless there are issues of site constraints or the affordability of the units would be compromised. Policy LU-6 in the City's draft Land Use Element states that the City will establish density ranges and encourage a target density within that range by requiring an explanation for not building at the higher end of the range.	Ongoing	The language has been drafted as part of a comprehensive update of the Ordinance that is scheduled for adoption in 2012.
Action Item H-1.4.1	The City shall develop and maintain data via its GIS system to track and maintain an inventory of vacant land by zoning classification along with a subdivision activity list for reference in the evaluation of available sites for housing development activity. This data will also be used to report housing construction and occupancy in group quarters for the State Department of Finance's preparation of annual population estimates.	Ongoing	The City funded the beginning of this effort through CDBG funds in 2010. The GIS Mapping and database are set up, and data has been collected. The entire City has not been completed as of this report.
Action Item H-1.5.1	The City shall cooperate with developers, property owners, and other stakeholders to complete major public facilities identified in public service master plans, including the Avenue 16 and Ellis Avenue interceptor.	Ongoing	There has been no demand for infrastructure explanation as the economy was slow and there are ample existing lots.
Action Item H-2.1.1	The City shall encourage continuation and expansion of the programs of the Housing Authority and its affiliated non profit organization to address the housing needs of lower- income persons in the community.	Ongoing	The City continues to partner with all interested parties in looking to provide affordable housing.
Action Item H-2.1.2	The City shall consider establishing a Staff Advisory Committee consisting of staff representatives from the City, Housing Authority, and Redevelopment Agency to coordinate housing activities and programs, to advise the respective agencies on affordable housing issues, to help set priorities for funding, to recommend policies for administration of the affordable units, and to identify regulatory barriers to affordable housing	40878	Due to dwindling resources, a formalized committee has not been high on the list of duties that must be done. The intent of the interaction still continues as the City has daily working relationships that provide opportunities to coordinate on projects as needed.

Action Item H-2.2.1	The City shall continue to coordinate with the County of Madera and the Madera County Local Agency Formation Commission (LAFCO) to ensure an orderly pattern of urban growth with adequate provision of urban services as well as consistency with all prezoning and annexation applications. For more details on how the City is addressing these issues, please refer to the updated Land Use and Circulation elements.	Ongoing	The City continues to partner with Madera County and LAFCO on issues as they arise.
Action Item H-2.3.1	The City shall take all necessary and proper action to expedite the processing and approval of projects with units specifically set aside for lower-income or special needs households.	Ongoing	The City continues to embrace this policy.
Action Item H-2.3.2	private developers to make application for State and Federal tax credits, USDA funding, or California Housing Finance Agency Subsidized Rental allocations which provide subsidized interest rates and operation subsidies to developers of rental housing projects. Information on the	Ongoing	The City continues to implement this policy. In 2010, the City facilitated the approval of a multi-unit low income project and successfully applied for a Home Grant for the project.
Action Item H-2.3.3	The City shall continue to provide incentives to developers and property owners for the construction of affordable housing including density bonuses for units for lower-income, senior and large-family households.	Ongoing	The City continues to embrace this policy.
Action Item H-2.3.4	The City shall establish implementation policies for its Development Impact Fee Program which specify how adjustments, credits, or waivers will be made for infill projects that involve redeveloping and/or remodeling existing residential units.	December 2010; Ongoing	Completed
Action Item H-2.4.1	will continue to increase the supply of affordable housing by obtaining state and federal funding for programs including the Down Payment Assistance Program, which provides long-term support for lower-income families and first-time homebuyers.	Ongoing	The City continues to implement this policy. In 2010, the City facilitated the approval of a multi-unit low income project and successfully applied for a Home Grant for the project.
Action Item H-2.4.2	The City shall work cooperatively with its Redevelopment Agency to ensure housing set-aside funds are utilized to reach common goals of the two entities including the purchase of infill lots for very low- and low-income housing, and the development of housing for special needs groups.	Ongoing	This is a continuing process that is dependant upon the State not eliminating Redevelopment Agencies.

Action Item H-2.5.1	The City shall, in cooperation with the Housing Authority, maintain and expand a comprehensive annual monitoring program to document the affordability levels (sales price or rental rates) for all new units constructed each year. The City shall also regularly monitor housing sales price trends of existing units.	Determine feasibility of establishing a program by June 2012.	Due to shrinking resources and staff, the ability to perform this is becoming less likely.
Action Item H-2.6.1	An annual progress report will be made to the Planning Commission and City Council on the status of housing programs, recommended updates, and availability of sites to meet construction needs. The City shall submit annual reports to the California Department of Housing and Community Development. The City shall also review the General Plan to retain internal consistency.	By April annually	This is being done in conjunction with this report.
Action Item H-3.1.1	The City, in cooperation with the Housing Authority, shall facilitate tenant education for residents of at-risk development as a part of an early warning system for tenants who are living in assisted housing units that are two years away from potentially converting to market-rate units.	Annually beginning in June 2010; ongoing	This is an ongoing process.
Action Item H-3.1.2	The City, in cooperation with the Housing Authority, shall respond to notices of intent to pre-pay and will meet with property owners of local subsidized housing units when a project is at risk of converting to market rate. The City will contact the owners about their plans and, as necessary, identify potential buyers and possible sources of funding and will facilitate tenant education efforts.	Annually beginning in June 2010; ongoing	We have not received any notices of intent to pre-pay.
Action Item H-3.2.1	inform rental property owners, landlords, and property managers about the benefits of participating in the Housing Choice Voucher (Section 8) programs. Presently, this is not the case in Madera but the City will work with the Housing Authority to make the Housing Choice Voucher	Annually	This is an ongoing process.
Action Item H-3.2.2	The City shall continue to administer the Housing Choice Voucher (Sec-tion 8) Housing Program to provide housing opportunities for lower-income households.	Ongoing, annual applications based on meeting eligibility requirements	This is an ongoing process.

Action Item H-3.3.1	The City shall continue to publicize its housing programs to residents and provide information on subsidized housing within the city. The City shall use its website, newsletter, and other forms of media to provide information (e.g., for information on affordable rental units, housing rehabilitation 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.	Provide website updates bi-annually beginning in January 2010	Information is posted on the website.
Action Item H-3.4.1	The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program.	Ongoing	This is an ongoing task performed through our Code Enforcement Division.
Action Item H-3.4.2	The City shall continue the Housing Rehabilitation Program in the city and rehabilitate and therefore preserve at least 10 housing units through rental agreements and/or deed restrictions for targeted income families.	Ongoing, as funds become available	This ongoing effort has been constrained by the limited amount of funding that is available. The potential elimination of Redevelopment Agencies will adversely impact these efforts.
Action Item H-3.4.3	The City shall continue to explore funding sources other than Community Development Block Grant funds to promote housing rehabilitation throughout the community.	Ongoing as funds are available and NOFAs are released	This is an ongoing process.
Action Item H-3.4.4	The City shall continue to explore sources of funding for the Neighborhood Improvement Program, as well as continue to develop new programs to improve the city's neighborhoods.	Ongoing	This is an ongoing process.
Action Item H-3.4.5	The City shall consider the creation of a program to perform regular inspections of multi-family projects to maintain and preserve the livability of the units and to minimize the impacts of blighting influences over time.	40513	The City has adopted local regulations to implement this policy.
Action Item H-3.4.6	The City shall continue to implement an abandoned real property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties.	Adopted ordinance May 2009; Ongoing	The City continues to embrace this policy.

Action Item H-3.5.1	The City shall continue to maintain the Rental Housing Unit Business License requirement to assist in funding code compliance (Neighborhood Revitalization) efforts relative to housing maintenance violations.	Ongoing	The City continues to embrace this policy.
Action Item H-3.5.2	The City shall continue the Comprehensive Street Maintenance Program and other service system maintenance and improvement programs.	Annual review in conjunction with City's Capital Improvement Budget; ongoing	The City continues to embrace this policy as feasible due to limited funding.
Action Item H-3.6.1	The City shall support efforts to preserve and restore historically and architecturally significant structures through cooperative efforts with private individuals and groups, by providing staff assistance on planning and code issues.	Ongoing	The City continues to embrace this policy.
Action Item H-3.7.1	ordinance and adopting design guidelines that require residential project designs to reflect and consider natural features, circulation, access, and the relationship of the project to surrounding uses.	December 2011	The language has been drafted as part of a comprehensive update of the Ordinance that is scheduled for adoption in 2012.
Action Item H-3.8.1	The City will consider amending its zoning ordinance and adopting de-sign guidelines that requires project designs to reflect and consider nat-ural features, circulation, access, and the relationship of the project	December 2011	The language has been drafted as part of a comprehensive update of the Ordinance that is scheduled for adoption in 2012.
Action Item H-4.1.1	The City shall continue to work with nonprofit housing developers to encourage the development of rental housing for extremely low- and very low-income seniors and persons with disabilities through the HUD Section 202 and Section 811 programs as well as state programs, such as the Multifamily Housing Program.	Ongoing	The City continues to embrace this policy.
Action Item H-4.1.2	The City will continue to encourage voluntary implementation of adaptability measures in to new and major rehabilitation units and advocate the use of Universal Design features that can be incorporated into new houses, condominiums and townhomes. The City, Redevelopment Agency, or Housing Authority may consider adopting ordinances or policies to require publicly funded housing to incorporate such features.	December 2010; ongoing	The City continues to embrace this policy.
Action Item H-4.2.1	density bonuses and reduced set backs to assist developers of affordable single-family and multi-family residential projects that build a portion of their units for large families.	Ongoing	The language has been drafted as part of a comprehensive update of the Ordinance that is scheduled for adoption in 2012.

Action Item H-4.3.1	The City shall continue to recognize and encourage the efforts of the Community Action Partnership of Madera County and the Rescue Mission to feed and house the homeless.	Ongoing	The City continues to embrace these efforts.
Action Item H-4.3.2	The City shall work with the Fresno Madera Continuum of Care, the Community Action Partnership of Madera County, local faith-based organizations, and other community groups to continue to seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera.	Ongoing	The City continues to embrace this policy.
Action Item H-4.4.1	To ensure compliance with Chapter 633, Statutes of 2007 (SB 2), the City will amend its zoning ordinance to explicitly allow for emergency shelters by providing a definition of "emergency shelter" as included in the California Health and Safety Code Section 5080.1, which is "hous-ing with minimal supportive services for homeless persons that is lim-ited to occupancy of six months or less by a homeless person." • Shelters shall not be located within 300 feet of another Shelter. • Shelters shall limit the duration of individual's stays to preclude long term housing. • Shelters shall be limited to a maximum occupancy of 30 beds or less. • Shelter shall have qualified supervision on site during all hours of op-eration. • Shelter facilities shall have adequate lighting and security features to deter criminal activity at its facilities. • Shelters shall not be located within 2,000 feet of any public or private school or park, or any designated facility where children gather. The C-2 (Heavy Commercial) zone is	By August 2010	The language has been drafted as part of a comprehensive update of the Ordinance that is scheduled for adoption in 2012.
Action Item H-4.4.2	The City shall provide assistance to the development of local emergency shelters by expediting permit processing for any applications required under the local Zoning Ordinance.	Ongoing	The City continues to embrace this policy.
Action Item H-4.4.3	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.	Ongoing	The City continues to embrace this policy.

Action Item H-4.4.4	Transitional and supportive housing types are also considered under the "foster homes, rehabilitation facilities, day care centers, and other related facilities which provide housing for six or fewer unrelated persons" category and are allowed without review in all residential zones. However, to ensure compliance with SB 2, the City will add specific definitions of both "transitional" and "supportive" housing as defined in Sections 50675.2 and 50675.14, respectively, of the Health and Safety Code, which does not specify the number of persons, and will ensure both housing types are regulated the same as other uses of the same type in the same zone.	August 2010	The language is being drafted as part of a comprehensive update of the Ordinance that is scheduled for adoption in 2012.
Action Item H-4.5.1	The City will amend its Zoning Ordinance to clarify the definition of single-room occupancy units, which are similar to the current use category of boardinghouses and guest dwellings. The amendment will also describe specific development standards for these units.	August 2010	The City continues to embrace this policy.
Action Item H-4.5.2	To support the creation of housing affordable to extremely low-income households. The City shall continue to seek and pursue state and federal funds annually, or as funding becomes available, and will prioritize a portion of the redevelopment set-aside funds to encourage the development of extremely-low income housing.	August 2010	The City continues to embrace this policy.

Action Item H-4.5.3	Use state and federal programs for which the City would be the applicant, or a co-sponsor, and work with nonprofit and for-profit developers to make use of those programs directed to homebuilders. In particular, the City will seek available funding or support funding applications by others to provide for housing for extremely-low income households, including transitional housing. For some of these programs, the City would act as a sponsor for an interested developer. Specific programs which the City may use, funding permitting, are: • Community Development Block Grant Program, • California Housing Finance Agency programs, • Department of Housing and Urban Development programs to finance housing, and • State and federal programs aimed at providing housing and related ser-vices to homeless individuals.	Ongoing	The City continues to embrace this policy.
Action Item H-4.5.4	The City will ensure compliance with "second dwelling unit law" (AB 1866) by reviewing and amending its Zoning Ordinance to consider second dwelling units permitted uses in all residential zones ministerially, that is, without any discretionary review or a public hearing. The amendment will ensure that second units are allowed uses in all residential zones and require only ministerial review by the Zoning Administrator without any excessive burdensome conditions of approval. In addition, the City will omit the condition that precludes second unit development on lots of less than 6,000 square feet. This requirement serves as a potential constraint to the development of secondary dwelling units in residential zones outside of the R1 zone, which conflict with the second unit law.	August 2010	The language has been drafted as part of a comprehensive update of the Ordinance that is scheduled for adoption in 2012.

Action Item H-4.6.1	The City shall monitor the demand for senior housing to ensure that the needs of seniors are being met on an ongoing basis and encourage the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate including affordable independent/semi-independent living accommodations for Madera's senior population.	Ongoing	This is a difficult market to monitor empirically, but to date it is clear that there is an unmet demand for Senior Housing.
Action Item H-4.7.1	Code Section 65583(c)(3) requires the housing element provide a program to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities." A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. The City currently evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis. The City will develop a more formalized reasonable accommodation procedure that will provide an administrative exception process in building and land use matters	By December 2010	The language has been drafted as part of a comprehensive update of the Ordinance that is scheduled for adoption in 2011.
Action Item H-4.7.2	The City shall continue to work to create and disseminate a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.	By June 2011	This will be distributed after adoption of the new ordinance.
Action Item H-4.8.1	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.	Ongoing	This is an ongoing effort.

Action Item H-4.8.2	The City shall review the Zoning Ordinance and ensure that it adequately supports the development of farmworker housing within appropriate zoning districts. The City will review and amend the Zoning Ordinance if necessary to be compliant with Health and Safety Code Sections 17021.5 and 17021.6. Larger farmworker housing projects may be reviewed on a case-by-case basis to ensure at least all of the following criteria are appropriately addressed: • Hours of operation of supportive services provided on-site; • External lighting and noise; • Traffic abatement; • Compliance with county and state health and safety requirements for food, medical, and other supportive services provided on-site.	December 2010	The language is being drafted as part of a comprehensive update of the Ordinance that is scheduled for adoption in 2012.
Action Item H-4.8.3	The City will work closely with local agricultural employers to identify sites appropriate for farmworker housing and available funding sources, through the State Department of Housing and Community Development and United States Department of Agriculture's Rural Development programs when necessary.	Bi-annually contact developers and ongoing on an as-needed basis	The City continues to embrace this policy.
Action Item H-4.9.1	The City's Grants Administration Division shall continue to update its report on impediments to fair housing per the State's required update schedule and act in support of equal housing opportunities for all persons in Madera through enforcement of, and direct response to, all claims of unlawful practices prohibited by the Fair Housing Policy through the FHCC or other similar service provider.	Annually conduct public information seminar	The City continues to embrace this policy.
Action Item H-4.9.2	The City shall maintain its contract with the Fair Housing Council of Central California (FHCCC) or provide services in an alternative manner in order to provide fair housing education services, complaint resolution, and silent buyer services.	Annually	The City continues to embrace this policy.
Action Item H-5.1.1	The City will continue to support innovative ways to incorporate mixed uses in new development. The program will also be supported by the creation of the Village Mixed Use designation in the General Plan update.	Project-by- project basis; ongoing	The City continues to embrace this policy.

Action Item H-5.2.1	The City shall improve the jobs/housing balance through the development of housing in proximity to jobs and both in proximity to public transportation. The City shall increase the supply of affordable housing and support efforts to match job income and housing affordability levels.	Project-by- project basis; ongoing	The City continues to embrace this policy.
Action Item H-5.3.1	The City shall enhance community livability by promoting: · Opportunities for transit use including improved bus access and enhanced walking and biking facilities. · Increased connectivity between residential and non-residential uses (i.e., commercial, industrial, and institutional uses). Encourage residential project sites to be	Ongoing	The City continues to embrace this policy.
Action Item H-5.4.1	To ensure equal access to housing and jobs, the City will work with the Fair Housing Council of Central California (FHCCC) or other service provider to update its report on impediment to fair housing.	Annually	The City continues to embrace this policy.
Action Item H-5.4.2	To ensure the improvement of disadvantaged neighborhoods, the City will continue its Neighborhood Revitalization program, which is designed to ensure the absence of blight, nuisances, and to maintain a clean environment for citizens.	Annually	The City continues to embrace this policy.
Action Item H-5.5.1	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 California Department of Housing and Community Development.	Ongoing through annual reports provided to the Planning Commission and City Council	The City continues to embrace this policy. This report is part of that effort.
Action Item H-5.6.1	The City shall encourage the continuation of energy conservation programs offered through PG&E, when available, including low interest financing of energy conservation measures.	Ongoing	The City continues to embrace this policy.
Action Item H-5.6.2	The City shall continue to incorporate energy conservation measures into housing rehabilitation work, especially insulation and weather stripping.	Ongoing	The City continues to embrace this policy.

Action Item H-5.6.3	The City shall continue to seek out and utilize available funds for weatherization and energy conservation work in homes.	Ongoing (subject to availability of funds)	The City continues to embrace this policy.
Action Item H-5.6.4	The City shall consider the adoption of a program which requires all publicly funded residential projects involving new construction and major renovation to utilize and/or incorporate energy efficient	December, 2010	While this has been considered, it has not been proposed for adoption due to the limited resources available.
Action Item H-5.6.5	The City shall consider the adoption of a Voluntary Energy Independence Program which allows property owners to install solar equipment (or major energy efficient appliances/building systems) with up-front costs financed by public or private funding. Under this program, the costs of the equipment would be paid off by the property owner through a special tax attached to the property tax bill.	December, 2011	While this has been considered, it has not been proposed for adoption due to the limited resources available. Some low water appliance rebates have been provided through the City.