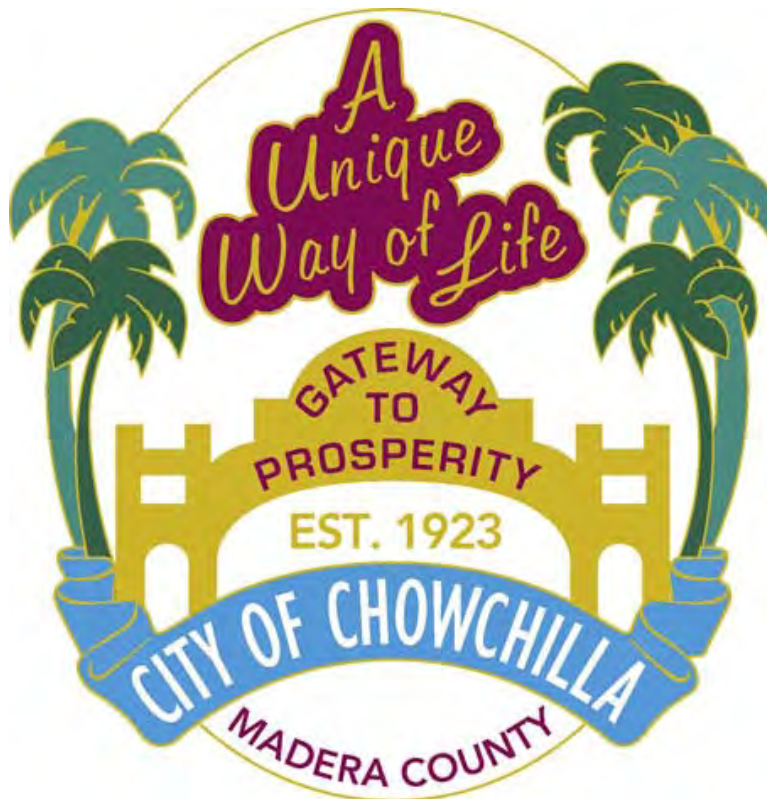


CITY OF CHOWCHILLA 2040 GENERAL PLAN

HOUSING ELEMENT

2009-2014



Prepared by the City of Chowchilla

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TABLE OF CONTENTS

HOUSING ELEMENT	1
Relationship of the Housing Element to Other Plans	1
Land Use	1
Circulation Element	1
Conservation Element	2
Open Space	2
Noise	2
Safety Element	2
General Plan Consistency	3
Application and Flexibility of the Document	3
Overview of State Requirements	3
Regional Housing Needs Allocation (RHNA)	5
General Plan and Housing Element Differences	6
Demographic and Employment Characteristics and Trends	6
Population	6
Household Characteristics	9
Household Size	9
Housing Units	10
Occupied Housing Units	10
Housing Units by Type	10
Vacancy Rates	11
Age of Housing Stock	12
Overcrowded Housing Units	12
Quality of Housing Stock	13
Employment and Income	14
Employment	14
Employment Projections	16
Commute Patterns	16
Unemployment	17
Income and Poverty	17
Median Income	18
Definitions of Housing Income Limits	18
Lower income	19
Poverty Level Income	22
Housing Stock	23
Housing Quality	24
Survey Criteria	24
Survey Methodology	24
Overcrowded Housing Units	25
Housing Costs	26
Housing Value	27
Home Sales Prices	27
Lending Rates in California	28
Housing Choice Voucher Program	29
Rental Housing	29
Units at Risk of Conversion	31
Cost of Replacing At-Risk Units	31
Preservation	32
Replacement	32
Alternatives to Traditional Single-Family Housing	33
Condominiums	33
Mobile Homes	33
Manufactured Housing	33
Funding Programs for Affordable Housing	34
Special Housing Needs of Other Groups	34
Elderly	36
Large Households	36

Housing Element

Single Parent Households.....	37
Farm Workers	38
Disabled Population	39
Homeless	40
Future Housing Needs.....	41
Chowchilla's Share of 2007 to 2014 Housing Needs.....	42
Residential Development Activity (2005 to 2009)	42
HOUSING RESOURCES	43
Available Land Inventory.....	43
Available Land Currently Planned for Residential Use	44
Analysis of Zoning to Encourage and Facilitate Lower-Income Households.....	46
Analysis of Development Potential Versus Projected Housing Need.....	47
Assist in Development: Extremely Low-income Households.....	48
State and Federal Funds.....	48
Fee Waivers.....	49
Analysis of Development Potential Versus Projected Housing Need.....	49
Adequacy of Public Facilities and Infrastructure	51
Water.....	51
Storm Drainage	52
Wastewater	52
Streets and Roads	52
Energy Conservation Opportunities	52
Potential Housing Constraints.....	54
Potential Government Constraints	54
General Plan Designations and Zoning	55
Parking Requirements.....	57
Density Bonus	57
Secondary Dwelling Units	58
Manufactured Housing	60
Emergency Shelters.....	60
Transitional and Supportive Housing	61
Group Homes	62
Persons with Disabilities	63
Extremely Low-Income Households	63
Housing for Extremely Low-Income Households	64
Farmworker Housing.....	64
Growth Control/Growth Management	65
Design Criteria	65
Off-Site Improvement Standard Analysis.....	65
On-Site Improvement Requirements	66
Building Codes and Enforcement	70
Development Fees and Other Exactions Required of Developers	70
Processing and Permit Procedures	73
Multi-Family Residential Permit Processing and Procedures	75
Environmental Constraints.....	75
Potential Non-Governmental/Market Constraints	76
Availability of Financing.....	76
Federal and State Actions.....	76
Land Costs	77
Development Costs.....	77
Construction Costs.....	77
Total Housing Development Costs	77
GOALS, OBJECTIVES, POLICIES, ACTION/IMPLEMENTATION MEASURES	78
State Housing Goals	78
Housing Element Update	79
Goals, Objectives, Policies, Action/Implementation Measures:.....	79
CONCLUSION	89
PUBLIC PARTICIPATION	92

Housing Element

REVIEW AND EVALUATION OF PREVIOUS HOUSING ELEMENT	95
Effectiveness of the Previous Housing Element	95
2004 Housing Goal, Objective, Policy, Action Analysis	96
Proposed Amendments to the 2009 Housing Element	96

HOUSING ELEMENT APPENDIX A-Vacant Land to Meet RHNA	HE-Appendix-A
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List of Tables

Table HE - 1 Regional Housing Needs Allocation	5
Table HE - 2 Population Growth, 2000-2009 Chowchilla, Chowchilla, Madera County and California	7
Table HE - 3 Population Estimates and Projection, 2000 to 2050 Chowchilla and Madera County	7
Table HE - 4 Family and Non-Family Households in Chowchilla	9
Table HE - 5 Total Housing Units, 1980-2009 Chowchilla and Madera County	10
Table HE - 6 Occupied Housing Units, 1990-2000 Chowchilla and Madera County	10
Table HE - 7 Housing Inventory Trends by Unit Type, 2000-2009 City of Chowchilla	11
Table HE - 8 Vacant Housing Units, 1990-2000 City of Chowchilla	11
Table HE - 9 Age of Housing Stock in Chowchilla	12
Table HE - 10 Overcrowded Housing Units, 1990-2000 City of Chowchilla	12
Table HE - 11 Overcrowded Housing Units by Tenure, 1990-2000 City of Chowchilla	13
Table HE - 12 Existing Housing Conditions Survey	13
Table HE - 13 Employment by Industry, 2000 Chowchilla and Madera County	14
Table HE - 14 Top Employers	15
Table HE - 15 Non-Manufacturing Employment	15
Table HE - 16 Major Employers in the Chowchilla Area	16
Table HE - 17 2000 Commute Patterns	16
Table HE - 18 Seasonal Industries	17
Table HE - 19 Median Family and Household Income 1990-2000	18
Table HE - 20 Madera County Housing Affordability by Income Level	20
Table HE - 21 City of Chowchilla Fair Market Rents, Fiscal Year 2009	20
Table HE - 22 Housing Needs for Extremely Low-Income Households	21
Table HE - 23 Incomes and Affordable Housing costs for Average Occupations	22
Table HE - 24 Dispersion of Lower Income Households, 2000 Chowchilla and Madera County	23
Table HE - 25 Families and Individuals below Poverty Level, 1989 and 1999 Chowchilla and Madera County	23
Table HE - 26 Housing Rating System Definition	24
Table HE - 27 Existing Housing Conditions Survey	25
Table HE - 28 Chowchilla Overcrowded Housing Units, 1990-2000	26
Table HE - 29 City of Chowchilla Overcrowded Housing Units by Tenure, 1990-2000	26
Table HE - 30 Median Value for Owner-Occupied Housing 1990-2000	27
Table HE - 31 City of Chowchilla Value of Specified Owner-Occupied Housing Units, 2000	27
Table HE - 32 Madera County Median Home Sale Prices	28
Table HE - 33 City of Chowchilla Median Rent	29
Table HE - 34 Median Gross Rent, 1990-2000	30
Table HE - 35 Gross Rent by Specified Renter-Occupied Units, 2000 City of Chowchilla	30
Table HE - 36 City of Chowchilla Renters Overpaying - By Age Group, 2000	30
Table HE - 37 Chowchilla Renters Overpaying - By Household Income, 2000	31
Table HE - 38 Elderly Householders by Owner and Renter, 1990-2000 Chowchilla and Madera County	36
Table HE - 39 Large Households by Tenure, 1990-2000	37
Table HE - 40 Number of Bedrooms in Housing Units, 2000 City of Chowchilla	37
Table HE - 41 Female-Headed Households, 2000 Chowchilla and Madera County	38
Table HE - 42 Male-Headed Households, 2000 Chowchilla and Madera County	38
Table HE - 43 Disabled Population, 1990-2000 Chowchilla and Madera County	39
Table HE - 44 Homeless in the City of Chowchilla -2009 Survey	40
Table HE - 45 Chowchilla's 2007-2014 RHNA Housing Goals	42
Table HE - 46 Chowchilla Residential Development Activity 2007-2009 Meeting the RHNA Goals	43
Table HE - 47 Land Available for Housing to Meet RHNA Goals 2007-2014	44
Table HE - 48 City of Chowchilla Draft General Plan Land Use Designations Permitting Residential	

Housing Element

Development	55
Table HE - 49 Zoning districts Permitting Residential Development	56
Table HE - 50 Housing Types Permitted by Zoning District	57
Table HE - 51 City of Chowchilla Minimum Open Space Requirements	68
Table HE - 52 City of Chowchilla Average Single-Family Permit Fee	70
Table HE - 53 City of Chowchilla Multi-Family Average Permit Fee	72
Table HE - 54 Proportion of Impact Fee in Overall Development Cost for a Typical Residential Dwelling.....	72
Table HE - 55 City of Chowchilla Planning Fees 2009	73
Table HE - 56 Madera MSA Home Mortgage Disclosure Act Data	77
Table HE - 57 City of Chowchilla Single Family Housing Development Costs	78
Table HE - 58 City of Chowchilla Housing Program Objectives by Income Group	90
Table HE - 59 City of Chowchilla Performance Program Objectives	91
Table HE - 60 Financial Strategy to Meet Housing Performance 2009-2014	92
Table HE - 61 New Housing Produced 2001-2007 to Meet RHNA Goals	95
Table HE - 62 Analysis of Chowchilla Performance Objectives 2004-2007	96

List of Figures

Figure HE - 1 Population by Age Group	8
Figure HE - 2 Population by Race	8
Figure HE - 3 Building Permits Issued Between 2001 and 2009 in Chowchilla	43
Figure HE - 4 General Location of Land Available to Meet the City's 2007-2014 Housing Goals	50
Figure HE - 5 Graphic of 20 Units per Acre, Two Story Apartment Building with Minimum On-Site Open/Space Recreation	68
Figure HE - 6 Graphic of 24Units per Acre, Three Story Apartment Building with Minimum On-Site Open/Space Recreation	69

HOUSING ELEMENT

The City of Chowchilla last updated its Housing Element in March 2004. The Element was subsequently certified as legally adequate by the California Department of Housing and Community Development (HCD). The document was intended to serve a planning period from 2003 to 2009. This Housing Element is a comprehensive update of the 2004 Housing Element and is intended to serve a planning period from 2009 to 2014. Upon its adoption, this Element will become part of the 2040 General Plan, which was updated and approved by the City Council on May 2, 2011.

RELATIONSHIP OF THE HOUSING ELEMENT TO OTHER PLANS

Several plans exist in addition to the Housing Element, which affect either directly or indirectly, the development of housing. Government Code Section 65302 requires the general plan to consist of development policies and include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan shall include a land use, circulation, housing, conservation, open space, noise elements.

The following section describes the relationship between the Housing Element and other plans.

Land Use

The Housing Element is most affected by development policies contained in the Land Use Element of the General Plan. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the city. As such, the Land Use Element sets the upper limit of acreage that will be used for housing. The planned land use designations in the Land Use Element categorically define the density range to which residential areas can be developed and so sets the upper limit for the number of housing units that can be developed in the City. The Land Use Element also addresses the development of other land uses such as industrial and commercial uses that creates demand for housing in the City.

Implementation of the City's 2040 General Plan requires the City to engage in activities which encompass broad employment opportunities, retail and support services, broad range of housing densities and types. Future projects will be evaluated and required to comply with the City of Chowchilla 2040 General Plan's, Objectives and Policies, Program Environmental Impact Report (PEIR), Mitigation Monitoring and Reporting Plan, be consistent with the Chowchilla Municipal Code. Project proponents will be required to file a special permit application which will describe in specificity proposed land uses, building citing, circulation pattern and architectural theme for the proposed development.

Circulation Element

The 2040 General Plan Circulation Element describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. The purpose of the Circulation Element is to coordinate the transportation and circulation system with planned land use; promote the efficient transport of goods and the safe, effective movement of all segments of the population; make efficient use of existing transportation facilities; and promote and protect

environmental quality and the wise and equitable use of economic and natural resources. In carrying out this purpose the Circulation Element attempts to create a convenient living environment for residents of Chowchilla.

Conservation Element

The 2040 General Plan Conservation Element focuses on the method by which water, soils, rivers, beaches and mineral resources may be used and preserved. The purposes of this Element are as follow: to promote the protection, maintenance and use of the community's natural resources, with special emphasis on scarce resources and those that require special control and management; prevent the wasteful exploitation, destruction, and neglect of natural resources; and, recognize that the natural resources of the community should be maintained for their ecological value as well as for their direct benefit to people. The Conservation Element should maintain and enhance the natural living environment for the people of Chowchilla. In addition, it provides a mean to help determine those areas, which should be preserved as a natural resource.

Open Space

The 2040 General Plan Open Space Element purpose is to: assure that open space be recognized as a scarce resource to be preserved; discourage "leapfrog" development and thereby eliminate or discourage unnecessary increases in the cost of community services; coordinate state and regional conservation plans at the local level; preserve unique or strategic natural resources for future generations; and, preserve land uniquely suited to the production of food and fiber.

The interrelationship between the Open Space Element and other elements of the general plan is one of the clearest. Among other things, state law specifies that building permits, subdivision maps or other projects may not be approved if they are not consistent with the Open Space Element. In addition, the Open Space Element can also require dedication of land or payment of in-lieu fees to provide needed open space. These policies can both decrease the availability of housing and increase the cost of residential development.

Noise

The purpose of the Noise Element is to identify the location and relative intensity of noise in the environment and to identify land use policies and other controls to restrict the exposure of sensitive receptors to excessive levels of ambient noise. Policies exist in the Noise Element which limit the development of residential land uses to areas of existing or projected noise level less than 65 dB(A). In areas where this is not possible, proposed residential uses are required to include noise attenuation features which reduce the level of interior ambient noise to a maximum of 45 dB(A). These policies will mitigate the impact of noise sources on residential development and create a more pleasant living and habitable environment in the City.

Safety Element

The Safety Element within the 2040 General Plan identifies hazards to the public safety and appropriate mitigation measures to mitigate, to the fullest degree possible, the loss of property and life resulting there from. The Safety Element identifies hazards related to fire, flooding, geologic hazards, crime, earthquake activity, and storage of hazardous materials. The affect of the Safety Element on the Housing Element is an indirect one related to the increase in cost of housing due to the required mitigation measures.

Government Code Section 65302 requires all cities to amend the safety elements of their General Plan to include analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element. Cities must also review the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Management Agency (FEMA) or the State Department of Water Resources (DWR). Sites for housing to accommodate the regional housing need would be inappropriate in flood hazard zones. The City of Chowchilla's land use element recognized the mapped flood hazards in the growth area of the City and no residential development is planned for those very limited areas. Given the upstream control of Buchanan and Hidden dams flood zones in or near the City are limited to the banks of Ash Slough and Berenda Slough. Those areas are shown in the land use element land use map as open space.

General Plan Consistency

Evaluation and approval of future development projects will be required to be consistent with the planned land use designations described in the City of Chowchilla 2040 General Plan. Those applications must also be consistent with the appropriate zone district designation (City of Chowchilla, 2040 General Plan, Land Use Density and Intensity (Table LU-4, Page LU-22) and property development standards. Conditional approval will also be based upon the City of Chowchilla 2040 General Plan's, Objectives and Policies, Program Environmental Impact Report (PEIR) Mitigation Monitoring and Reporting Plan.

APPLICATION AND FLEXIBILITY OF THE DOCUMENT

The Housing Element is a dynamic document that may be subject to change as a result of significant shifts in demographics, marketplace and/or housing needs through the planning period. It is the intent of the City of Chowchilla to achieve the fair share allocation and estimated quantified objectives through the implementation of some or all of the Housing Element programs, as deemed appropriate by the City Council. The City will on an annual basis monitor program implementation and make appropriate adjustments over the next five years. Specific programs are identified that would achieve the desired objectives; however, the City recognizes that funding and resource allocations may change over the planning period and other options may need to be explored to achieve the identifiable goals.

OVERVIEW OF STATE REQUIREMENTS

State of California Housing Element law was enacted in 1969 and requires jurisdictions to prepare and adopt a Housing Element as part of its respective General Plan. State Housing Element law requirements are provided for in the California Government Code, Section 65580 and 65589, Chapter 1143, Article 10.6. The law requires the State Department of Housing and Community Development (HCD) to administer the law by reviewing Housing Element documents for compliance with State law and by reporting its written findings to the local governing body.

The purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives. The law acknowledges that, in order for the private market to adequately address housing needs

and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. State law also requires cities and counties to address the needs of all income groups in their Housing Elements.

The official definition of these needs is provided by HCD for each city and county within its geographic jurisdiction. State housing law (Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics including level of payment compared to ability to pay, and housing characteristics including the extent of overcrowding and an estimate of housing stock conditions.
- A site-specific inventory of land suitable for residential development, including vacant and underutilized sites, and an analysis of the relationship of zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels. These constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs populations, such as those with disabilities, the elderly, large families, farmworkers, homeless and single-parent households.
- Analysis of opportunities for energy conservation with respect to residential development.

The Housing Needs Assessment of the Housing Element identifies the nature and extent of the City's housing needs that in turn provide the basis for the City's response to those needs in the Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

The following sections satisfy state housing law requirements and provide the foundation for the goals, policies, implementation programs, and quantified objectives. The Housing Element Background Report is organized as follows:

- Demographics and Employment Characteristics and Trends; and Household Characteristics
- Housing Overpayment
- Future Housing Needs
- Resource Inventory
- Energy Conservation Opportunities
- Current and Past Housing Programs in Chowchilla
- Evaluation of Existing Housing Element Accomplishments.

These sections draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 2000 U.S. Census, the California Department of Finance 2009 projections, and City of Chowchilla records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Chowchilla comes from City staff, other public agencies, and some private sources.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

State HCD is required to allocate the region's share of statewide housing needs to local Council of Governments (COG) based on the State Department of Finance population projection and the regional population forecasts. Although the Madera County Transportation Commission (Madera CTC) acts as Madera's Council of Governments, HCD is required to provide the Regional Housing Needs Allocation (RHNA) for local governments not represented by a Council of Governments.

On September 4, 2008, HCD provided Madera County with the Regional Housing Needs Allocation (RHNA) as show in

Table HE - 1 as follows:

Table HE - 1, Regional Housing Needs Allocation

Jurisdiction	Very-low	Low	Moderate	Above Moderate	% of City	% of County Total
Chowchilla	315	213	266	581	1,375	
Percentage of total	22.9%	15.5%	19.4%	42.2%	100%	8.0%
Madera City	1,499	996	1,230	2,573	6,299	
Percentage of total	23.8%	15.8%	19.5%	40.9%	100%	36.7%
Unincorporated	2,293	1,487	1,874	3,820	9,473	
Percentage of total	24.2%	15.7%	19.8%	40.3%	100%	55.2%
Total	4,107	2,696	3,370	6,974	17,147	

Source: State Department of Housing and Community Development

The plan promotes the following housing objectives:

- Increase the housing supply and mix of housing types;
- Infill development;
- Housing socioeconomic equity;

- Protect environmental and agriculture resources;
- Efficient development patterns; and
- Improve jobs/housing relationships.

The Madera County RHNA plan is used to prepare the City of Chowchilla Housing Element document. The RHNA plan is a 7 ½ year plan and covers the period from January 1, 2007 through June 30, 2014. The Housing Element is a 5 year planning document and covers the period from August 30, 2009 to June 30, 2014.

GENERAL PLAN AND HOUSING ELEMENT DIFFERENCES

The Housing Element is one of seven state-mandated elements that every general plan must contain. Although the Housing Element must follow all the requirements of the general plan, the Housing Element has several state mandated requirements that distinguish it from other general plan elements.

Whereas the state allows local government the ability to decide when to update their general plan, state law sets the schedule for periodic updates (5-year time frame) of the Housing Element. Local governments are also required to submit draft and adopted Housing Elements to the California Department of Housing and Community Development to review for compliance with state law and ensure that the Housing Element meets numerous state mandates. Upon satisfaction of these requirements, the state will certify that the City's Housing Element is legally adequate. Failure to comply with state law could result in potentially serious consequences (e.g., reduced access to infrastructure, transportation, and housing funding; vulnerability to lawsuits) that extend beyond reasonable and prudent housing development to meet the needs of the community.

POPULATION AND EMPLOYMENT CHARACTERISTICS AND TRENDS

The purpose of this discussion is to establish the baseline population and employment characteristics for the City of Chowchilla. Some population and employment data is presented over time (2000 through 2009) and alongside comparable data for Madera County and the State of California to show environmental trends. This facilitates an understanding of the City's characteristics by illustrating how the City is similar to, or differs from, the county and the state in various aspects related to demographic characteristics and needs.

Population

The City of Chowchilla was incorporated as a General Law City in 1923. Since incorporation, the City has grown to a population of 19,051 as reported by the State Department of Finance (January 1, 2009). This population estimates includes the estimated 8,046 incarcerated persons at the two women's prisons. In 1980, the population of Chowchilla was 5,122, and by 1990 the population had increased to 5,930 (reference *Table HE - 2*). This was an increase of approximately 15.8 percent, which was much lower population increase seen in other areas of Madera County and California for the same time period. Throughout this Element when comparing the County to the City, the County includes Chowchilla's population, households, etc. From 1990 to 2000, the City's population increased 143.1 percent to total 14,416. Madera County and California's population increase from 1990 to 2000 was considerably lower at 47.6 percent and 13.8 percent respectively. Chowchilla's substantial population growth is primarily attributed to

two state prisons which opened during the 1990's. Subtracting the institutionalized population would give Chowchilla a population of 7,540, which is a 27.2 percent increase in population from 1990 to 2000.

Table HE - 2, Population Growth, 2000-2009 Chowchilla, Chowchilla, Madera County and California

Political Subdivision	1980	1990	Percent Change	2000	Percent Change	2009	Percent Change
	Population	Population	1980 to 1990	Population	1990 to 2000	Population	2000 to 2009
Chowchilla							
Total Population	5,122	5,930	15.8%	14,416	143.1%	19,051	32.2%
Household Population	5,122	5,930	27.2%	7,540	27.2%	11,005	46.0%
Group Quarters				6,876		8,046	17.0%
Madera	21,732	29,281	34.7%	43,207	47.6%	57,318	32.7%
Madera County	63,116	88,090	39.6%	123,109	39.8%	152,331	23.7%
California	23,668,862	29,760,021	25.7%	33,871,648	13.8%	38,292,687	13.1%

Source: California Department of Finance

Table HE - 3 shows Population Estimates and Projections for Chowchilla and Madera County for the years 2010, 2020, 2030 and 2040. The Department of Finance estimates 344,456 persons in Madera County by 2040. By 2040, Chowchilla is projected to have a population of 56,256 persons. This projected population increase is based on growth in cities that will bring Chowchilla from about 7.4% (non-group quarter persons) in 2009 to about 16.3% of the County's total population in 2050. The 2010-2050 estimates for Madera County are based on Department of Finance projections from Population Projections for California and its Counties 2000-2050, July 2009.

Table HE - 3, Population Estimates and Projection, 2000 to 2050 Chowchilla and Madera County

Political Subdivision	TOTAL POPULATION				
	2000	2010	2020	2030	2040
Madera County	124,696	162,114	212,874	273,456	344,455
Percent Growth		30.0%	31.3%	28.5%	26.0%
Chowchilla	7,450	11,949	20,026	33,565	56,256
Percent Growth		60.4%	67.6%	67.6%	67.6%

Age group changes in the local population provide indicators to future housing needs. Figure HE - 1 compares age group changes from 1990 to 2000 for the City of Chowchilla. The percentage of children under 10 years of age decreased from 16.9 percent of the population in 1990 to 12.7 percent of the population in 2000. The 10-19 age group decreased from 14.9 percent of the population in 1990 to 11.7 percent of the population in 2000. The 20-34 age groups increased from 20.5 percent of the population in 1990 to 27.7 percent in 2000. The 35-54 age groups increased from 21.5 percent of the population in 1990 to 32.9 percent in 2000. The 55 and over age group decreased from 26.2 percent in 1990 to 14.8 percent in 2000. The most significant changes (by 5 or more percentage points) were in age ranges 25-34 which increased by 7.2 percentage points, the 45-54 age group which increased by 11.4 percentage points, and the 55 and over age group

decreased by 11.4 percentage points. These changes can be attributed to the inclusion of the incarcerated persons in the 2000 Census.

Figure HE - 1, Population by Age Group

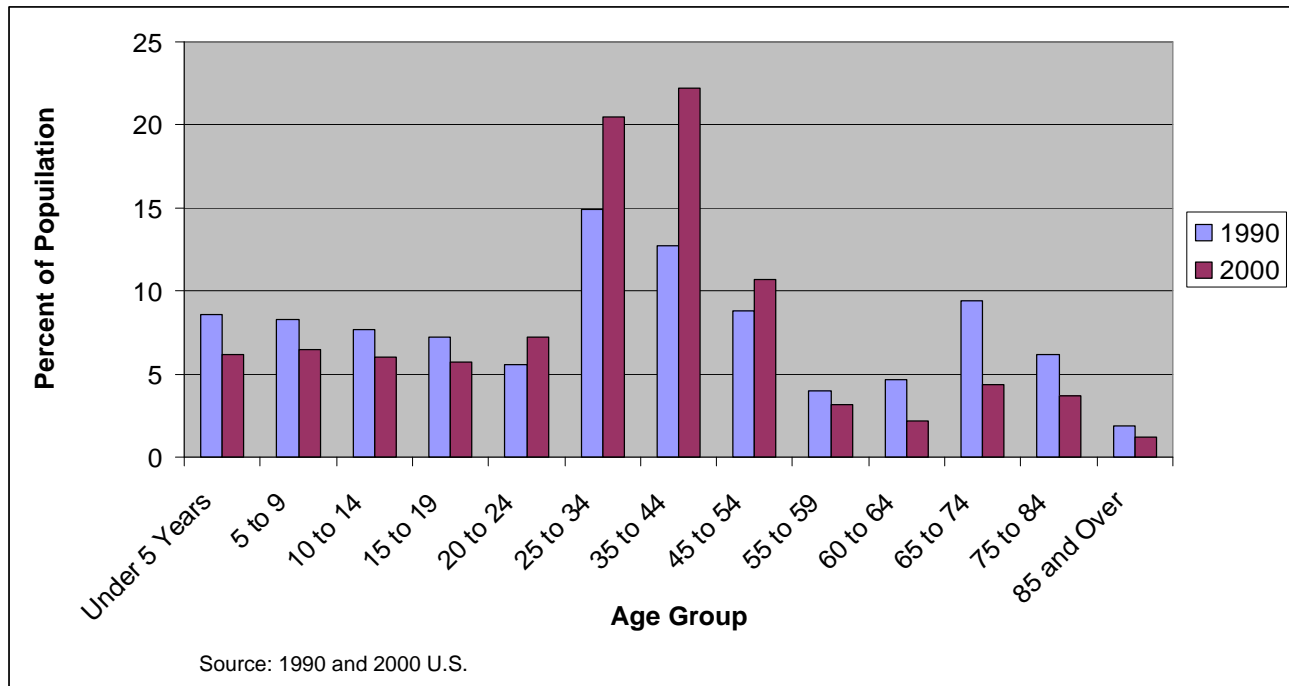
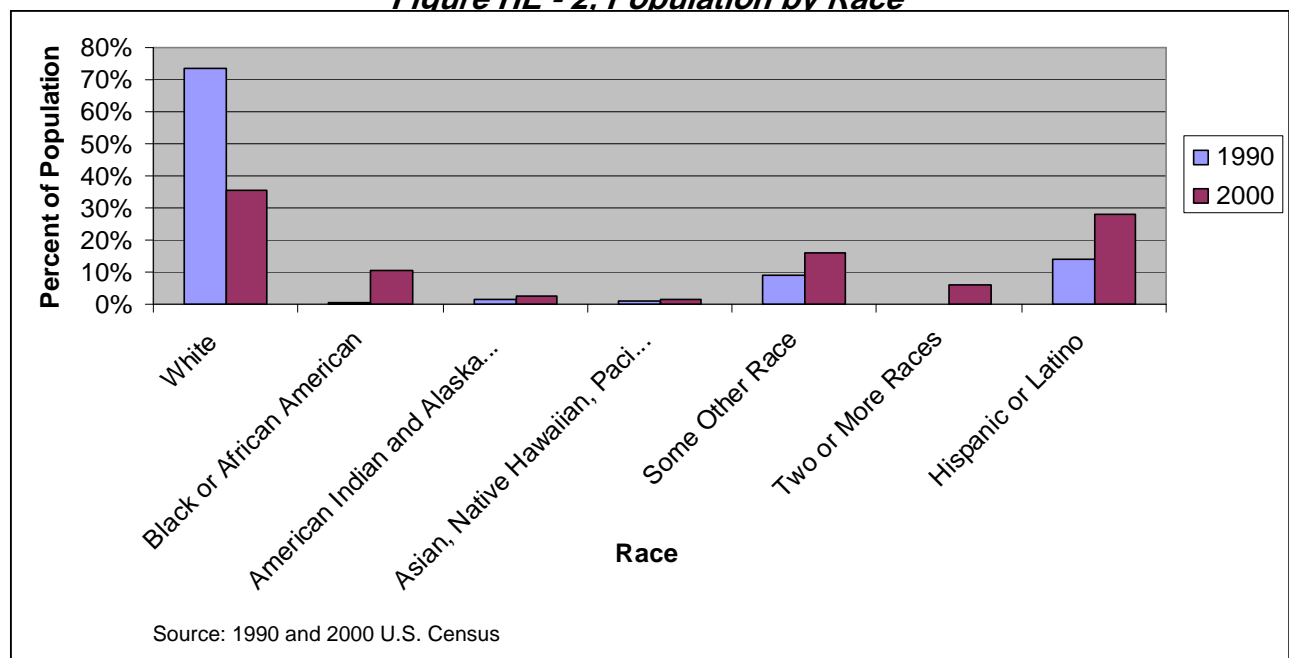


Figure HE-2 shows the ethnic composition of Chowchilla's population. Between 1990 and 2000, although the actual number of the White population increased, the percentage of Whites decreased from 87.5 percent of the total population to 63.5 percent. The African American population increased from 0.7 percent to 10.3 percent during the same time period. These changes in percentage of total population of some races and ethnic groups are true throughout

Figure HE - 2, Population by Race



California and the southwest due to ongoing immigration and increases in family sizes, and may be somewhat attributable to the variation of Race and Ethnic data collection in the 2000 Census. The Hispanic or Latino (of any race) population was 14.2 percent of the population in 1990 and increased to 28.2 percent of the population in 2000. The percentage of American Indians, Alaskan Natives, and Asians remained roughly the same from 1990 to 2000. The Hispanic population is the second largest ethnic group in Chowchilla, and has the highest birth rate.

Household Characteristics

The increase in total households between 2000 and 2008 was 46% percent, greatly exceeding the increase of households in the U.S. (8.7 percent). The U.S. Census divides households into two different categories, depending on their composition.

- Family households are those which consist of two or more related persons living together.
- Non-family households include persons who live alone or in groups composed of unrelated individuals.

Household Size

As *Table HE - 4* indicates, Family Households increased in the City of Chowchilla from 72.6 percent of total households in 1990 to 74.5 percent in 2000. Non-family Households decreased from 1990 to 2000 by 1.9 percentage points, and Married-Couple Families remained the same during the same time period. Madera County's percentage of Family Households increased from 78.4 percent in 1990 to 79.1 percent in 2000 and Non-family Households increased 0.6 percentage points for the same time period.

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate such as may be attributed to more children in a single family or teenage parents living at home. Household size will decline where the population is aging, or when there is an immigration of single residents outside childbearing age.

Table HE - 4, Family and Non-Family Households in Chowchilla

Household Characteristic	1990		2000	
	Number	Percent	Number	Percent
Total Households	2,180	100.0	2,562	100.0
Family households (families)	1,582	72.6	1,909	74.5
Married-couple families	1,206	55.3	1,417	55.3
Non-family households	598	27.4	653	25.5
Householder living alone	539	24.7	562	21.9
Householder 65 years and over	340	15.6	3,224	125.8
Average Household Size	2.67		2.94	
Total Persons in Households	5,817		7,540	

Source: 1990 and 2000 U.S. Census

As shown in *Table HE - 4* Average Household Size in Chowchilla was 2.67 Persons Per Household in 1990 and increased to 2.94 Persons Per Household in 2000 and has not increased by the year 2009. Compared to the total County which is 3.19 Persons per Household in 2009, it is shown that Household Size is rising at a slightly faster pace in the

City. The County, however, has consistently had a larger average household size than the City.

Housing Units

Table HE - 5 identifies total housing units for Chowchilla and Madera County in 1980, 1990, 2000 and 2009. The growth rate of housing units in Chowchilla was less than twice that of the County in the last decade. Between the years 1990 and 2000, a total of 440 housing units (U.S. Census data) were added within the City (an increase of 19.4 percent) while Madera County's percentage of housing units increased 31.0 percent to total 40,387 in 2000. Chowchilla's housing stock increased by 46% between 2000 and 2009.

***Table HE - 5, Total Housing Units, 1980-2009
Chowchilla and Madera County***

Political Jurisdiction	1980	1990	2000	1990-2000 Increase (%)	2009	2000-2009 Increase (%)
Chowchilla	2,024	2,271	2,711	19.4	3,959	46%
Madera County	24,607	30,831	40,387	31.0	49,746	23%

Source: 1990 and 2000 U.S. Census

Occupied Housing Units

Table HE - 6 shows Total Occupied Housing Units and Owner-Occupied and Renter-Occupied Housing Units for 1990 and 2000. The 2000 U.S. Census reported that the total number of occupied housing units in the City was 2,562 including 1,480 (56.0 percent) Owner-Occupied Housing Units and 1,126 (44.0 percent) Renter-Occupied Housing Units.

***Table HE - 6, Occupied Housing Units, 1990-2000
Chowchilla and Madera County***

Political Jurisdiction	1990					2000				
	Total Occupied	Owner Occupied	%	Renter Occupied	%	Total Occupied	Owner Occupied	%	Renter Occupied	%
Chowchilla	2,180	1,250	57.3	930	42.7	2,562	1,436	56.0	1,126	44.0
Madera County	28,370	18,418	64.9	9,952	35.1	36,155	23,934	66.2	12,221	33.8

Source: 1990 and 2000 U.S. Census

The percentage of Owner-Occupied Housing Units decreased 1.3 percentage points from 1990 to 2000, while the percentage of Renter-Occupied Housing Units increased 1.3 percentage points from 1990 to 2000. As *Table HE - 6* shows, the County's percentage of Owner-Occupied Housing Units is much higher than Chowchilla's.

Housing Units by Type

Referencing *Table HE-7*, a majority of units built between 2000 and 2009 were single family dwelling units. The percentage of Single Family Housing Units (both attached and detached) increased from 79.1 percent in 2000 to 81.3 percent in 2009. The percentage of duplexes remained the same during that same period. Even though several new large complexes were constructed the percentage of Multiple Family Housing Units decreased from 16.1 percent to 14.7 percent from 2000 to 2009. The percentage of mobile-homes decreased from 2000 to 2009 by 0.1 percentage point.

Table HE - 7, Housing Inventory Trends by Unit Type, 2000-2009
City of Chowchilla

Housing Unit Description	2000 Units	Percent of Total	2009 Units	Percent of Total
Total Housing Units	2,715	100.0	3,959	100
1-Unit Detached	2,147	79.1	3,217	81.3%
1-Unit Attached	31	1.1	29	0.7%
2 Units	65	2.4	95	2.4%
3 or 4 Units	189	7.0	195	4.9%
5 to 9 Units	56	2.1	83	2.1%
10 to 19 Units	46	1.7	53	1.3%
20 or More Units	145	5.3	249	6.3%
Mobile Home	29	1.1	38	1.0%
Boat, RV, Van, etc.	7	0.3	N/A	

Source: State Department of Finance E-5 estimates.

Vacancy Rates

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. The state uses five percent as a rule-of-thumb for a desirable total vacancy rate. A total vacancy rate of less than four percent could represent a shortage of housing units, which is not the case in Chowchilla.

In 2000, Chowchilla's total vacancy rate was 5.5 percent (149 units) (reference *Table HE-8*) compared to 4.0 percent (91 units) in 1990. Of the total vacant units in 2000, 55 were for rent, 36 were for sale, 7 were rented or sold but not yet occupied, 8 were for seasonal, recreational, or occasional use, and 43 were classified as other vacant. Chowchilla has an appropriate vacancy rate at 5.5 percent, which strikes a balance between vacant and available housing stock. This compared to Madera County which has an unusually high vacancy rate of 10.5 percent dwelling units.

Table HE - 8, Vacant Housing Units, 1990-2000
City of Chowchilla

Housing Unit Description	2000		2009	
	Units	Percent of Total	Units	Percent of Total
Total Housing Units	2,711	100	3,959	100.0%
Occupied Housing Units	2,562	94.5	3,740	94.5%
Total Vacant Units	149	5.5	219	5.5%
For rent	55	36.9	81	36.9%
For sale only	36	24.2	53	24.2%
Rented or sold, not occupied	7	4.7	10	4.7%
For seasonal, recreational, or occasional use	8	5.4	12	5.4%
For migratory workers	0	0	0	0.0%
Other vacant	43	28.9	63	28.9%

Source: 2000 U.S. Census, DOF E-t, 2009

Age of Housing Stock

As illustrated in *Table HE - 9*, in 2009, 34.1 percent of Chowchilla's housing stock was built between 2000 and 2009. By 2010, nearly 46 percent (1,808 units) of the City's current housing stock will be over 30 years old. This indicates the potential need for rehabilitation and continued maintenance of these dwelling units. The first part of this decade replaces 1990's as the most number of new housing units constructed. Only 266 (6.7 percent) homes in Chowchilla were built prior to 1939.

Table HE - 9, Age of Housing Stock in Chowchilla

Year Structure Built	Number of Units	Percent of Total
2000-to 2008	1,244	31.4%
1990 to March 2000	486	12.3%
1980 to 1989	421	10.6%
1970 to 1979	378	9.5%
1960 to 1969	344	8.7%
1940 to 1959	820	20.7%
1939 or Earlier	266	6.7%
Total	3,959	100%

Source: 2000 U.S. Census, DOF E-5, 2009

Overcrowded Housing Units

There is more than one way of defining overcrowded housing units. However, the definition used in this Housing Element is 1.01 or more persons per room, is consistent with the 2000 U.S. Census and 1990 U.S. Census definition. It should also be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing stock. Households that cannot afford housing units suitably designed and sized for their family often living in units that are too small for their need. This is one contributing factor which illustrates a great need in affordable housing stock and the rapid deterioration of stock due in large part to poor maintenance and physical condition of the dwelling unit.

Referencing *Table HE - 10*, the City of Chowchilla contained 169 units of overcrowded housing in 1990 or 7.7 percent of the total Occupied Housing Units. In 2000, overcrowding was 12.4 percent (318 units) of the total Occupied Housing Units. This was a 4.7 percentage point increase from 1990 to 2000. The percentage of overcrowded housing units in the County in 2000 was 2.9 percentage points higher than Chowchilla.

Table HE - 10, Overcrowded Housing Units, 1990-2000
City of Chowchilla

Housing Characteristic	1990		2000	
	Number	Percent	Number	Percent
Occupied Housing Units	2,180	100	2,565	100
Occupants Per Room				
1.00 or Less	2,011	92.2	2,252	87.9
1.01 to 1.50	90	4.1	125	4.9
1.51 or More	79	3.6	193	7.5

Source: 1990 and 2000 U.S. Census

Table HE - 11 identifies overcrowding by tenure in Chowchilla in 1990 and 2000. The percentage of overcrowded Owner-Occupied Housing Units in Chowchilla in 1990 was 3.2 percent and increased to 8.7 percent in 2000. The percentage of Overcrowded Renter-Occupied Housing Units in Chowchilla in 1990 was 13.8 percent and increased to 17.0 percent in 2000. Utilizing the average number of persons per household of 2.94 multiplied by 487 units, results in a total of 1,432 persons (18.9 percent) living in overcrowded conditions in Chowchilla.

***Table HE - 11, Overcrowded Housing Units by Tenure, 1990-2000
City of Chowchilla***

Housing Characteristic	2000			
	Owner-Occupied		Renter-Occupied	
Occupants Per Room	Number	Percent	Number	Percent
1.00 or Less	1,307	91.3	945	83.0
1.01 to 1.50	54	3.8	71	6.2
1.51 or More	70	4.9	123	10.8

Housing Characteristic	1990			
	Owner-Occupied		Renter-Occupied	
Occupants Per Room	Number	Percent	Number	Percent
1.00 or Less	1,209	96.7	802	86.2
1.01 to 1.50	23	1.8	67	7.2
1.51 or More	18	1.4	61	6.6

Source: 1990 and 2000 U.S. Census

Quality of Housing Stock

Housing quality is measured by accepted standards of health and safety concerns and issues established by the California Department of Housing and Community Development. Deteriorating conditions left unchecked, allow for the possibility of physical harm to residents and guests.

A description of existing housing conditions within the City of Chowchilla is based on the 1999 housing condition survey. The Survey was conducted within the City limits by employees of Self-Help Enterprises.

Structural integrity of area housing stock was surveyed according to accepted survey protocols established by the State Department of Housing and Community Development (HCD). A point rating system was assigned to various levels of structural deficiencies pertaining to such items as the foundation, roofing, siding, windows, and electrical as can be viewed from the street. Points increased with the degree of deficit relating to maintenance and upkeep of the soundness of the housing unit. One of five categories is assigned by the points achieved.

Table HE - 12 identifies the housing condition of the surveyed area in 1999.

Table HE - 12, Existing Housing Conditions Survey

Rating	Number	Based on Survey
Sound	1,593	66.4%
Minor	93	4.1%

Moderate	460	20.2%
Substantial	97	4.3%
Dilapidated	115	5.0%
Total	2,278	100.0%

Source: Housing Survey 1999

Employment and Income

The 2000 Census classified 2,614 civilian and non-civilian persons in the Chowchilla labor force.

Employment

Table HE - 13 shows 2000 Employment by Industry for the City of Chowchilla and Madera County. In Chowchilla, the Educational, Health and Social Services industry employed the most people at 20.5 percent. The second largest employment industry was the Retail Trade industry, which had 14.9 percent of the total employed persons in Chowchilla. It is anticipated that casino gaming, manufacturing and government will provide a majority of the jobs during the planning period.

Table HE - 13, Employment by Industry, 2000
Chowchilla and Madera County

Industry	City of Chowchilla		Madera County	
	Number	Percent	Number	Percent
Employed persons 16 years and Over	2,614	100.0	42,166	100.0
Agriculture, Forestry, Fishing and Hunting, and Mining	302	11.6	5,916	14.0
Construction	185	7.1	2,773	6.6
Manufacturing	202	7.7	4,264	10.1
Wholesale Trade	140	5.4	1,376	3.3
Retail Trade	389	14.9	4,605	10.9
Transportation and Warehousing, and Utilities	138	5.3	2,106	5.0
Information	32	1.2	770	1.8
Finance, Insurance, Real Estate, and Rental and Leasing	151	5.8	2,025	4.8
Professional, Scientific, Management, Administrative, and Waste Management Services	83	3.2	2,495	5.9
Educational, Health and Social Services Arts, Entertainment, Recreation, Accommodation,	535	20.5	8,114	19.2
Food Services	173	6.6	3,227	7.7
Other Services (Except Public Administration)	145	5.5	2,074	4.9
Public Administration	139	5.3	2,421	5.7

Source: 2000 U.S. Census P-49

According to the California Economic Development Department, the fastest job growth between 2004 and 2014 for Madera County is expected to be in communications, postal service, industrial production managers, computer systems, administration, and forest and conservation technicians.

The California Department of Finance 2006 statistics reported Trade, Transportation and Utilities and Education and Health Services as two of the largest employment industries. The U.S. Department of Housing and Urban Development (HUD) and the National Low Income Housing Coalition (NLIHC) estimated that the 2008 median income for Madera County was \$47,900. Monthly incomes are estimated at \$3,992. There was no data found on the typical wage earned in Madera County during 1990 through 2000. However, the

California Economic Development Department, Labor Market Information reports that the highest wage occupations in Madera County were in various levels of the medical field.

According to the Madera County Economic Development Commission (EDC) there are over 100 manufacturing and processing plants in the Madera County area. The major production items are wine, glass bottles, food machinery, farm equipment, air cooling units, corrugated box manufacturing, and plastics. *Table HE - 14* provides the 2008 top manufacturing and non-manufacturing employment statistics in Madera County as reported by the EDC.

Table HE - 14, Top Employers

Company Name	Product of Service	Persons Employed
Constellation Wines	Wine & Brandy	430
Saint-Gobain Containers	Glass Bottles	370
Baltimore Aircoil Company	Cooling System	235
Certainteed Corporation	Fiberglass Installation	225
Evapco West	Evaporative Cooling & Industrial Refrigeration	199
Brake Parts, Inc.	Motor Vehicle Brake System	150
Georgia-Pacific Corp.	Corrugated Boxes	150
JBT FoodTech (formerly FMC Foodtech)	Food Processing Machinery	150
Warnock Food Products	Tortilla Chips, Taco Shells	130
Florestone Products Company, Inc.	Shower Stalls	100
Advanced Drainage Systems (ADS)	Drainage Pipes	100
Old Castle Precast Inc. (Christy)	Concrete Vaults	100
Azteca Milling	Corn Milling	100
Sealed Air Corporation	Protective Food & Specialty Packing Systems	85
Ready Roast	Nut Products	72

Source: Madera County EDC

Table HE - 15 provides Madera County's 2008 top 10 non-manufacturing employment. It is projected that these top 10 employers will remain in the top position for the duration of the 5-year Housing Element plan period.

Table HE - 15, Non-Manufacturing Employment

Company Name	Persons Employed
Children's Hospital Central California	2,700
State of California	2,400
Madera Unified School District	1,700
Chukchansi Gold Resort & Casino	1,400
County of Madera	1,500
Madera Community Hospital	950
U.S. Government	500
City of Madera	400
Span Construction & Engineering	200

Source: Madera County EDC

Table HE - 16 lists the major employers within the Chowchilla Area.

Table HE - 16, Major Employers in the Chowchilla Area

Employer Name	Industry	Number of Employees
Central California Women's Facility	Correctional Facility	500-999
Valley State Prison for Women	Correctional Facility	500-999
Certaanteed Corp.	Manufacturing	200-350
Brake Parts Inc.	Manufacturing	100-249
Chowchilla Elementary School District	Schools	100-249
Chowchilla Union High School District Schools	Schools	100-249
Hines Nurseries Inc	Agriculture	100-249
City of Chowchilla	Government	20-49
Snyder Industries Inc.	Manufacturing	20-49
Chowchilla Water District	Government	20-49
Piranha Pipe	Manufacturing	20-49

Source: Novogradac & Co, 2009

Employment Projections

The employment trends for Madera County are closely linked to most other local county trends. For the 5-year plan period, Madera County is expected to grow in the products and service industries. Madera County employment has relatively low turnover rates and productivity rates are high. According to the Madera County EDC, with Madera's continued growth rate, employers are finding an expanding pool of applicants at every skill level. It is projected that there will be no unexpected patterns for the demand on housing. Of major significance, is Madera County's \$13 million dollar agreement with an existing casino, Chukchansi Gold Casino, for expansion of its facility to include additional hotel rooms, a spa and salon, and a 24-hour coffee shop. Ultimately this expansion is estimated to provide for an additional 300 to 400 new jobs and will make Chukchansi one of the largest employers in Madera County.

Employers in Madera County commonly draw from a labor pool within a 30-mile radius and locally from the cities of Madera and Chowchilla. The labor pool is commonly referred to as the Fresno-Madera Metropolitan Statistical Area which is abundant, affordable and efficient. Although Madera County is dependent on larger market areas for non-ag employment, agriculture has, for years, been its biggest industry. Madera County and several other regional jurisdictions within the Central Valley rank high in agricultural production.

Commute Patterns

Table HE - 17 shows county-to-county commute patterns, and most importantly shows that 10,767 Madera County residents left the County to work in other nearby counties. As a near balance, a total of 8,793 residents from Fresno and Merced counties commuted to Madera County for employment.

Table HE - 17, 2000 Commute Patterns

Area of Residence	Area of Work Place	Number of Workers
Madera County	Madera County	28,197
Madera County	Fresno County	9,765
Fresno County	Madera County	7,674

Merced County	Madera County	1,179
Madera County	Merced County	1,002
Total		47,817

Source: California Economic Development Department Labor Market Information

Unemployment

Although statistics for agricultural workers vary significantly, like most agricultural areas, Madera County experiences high unemployment during low agricultural seasons. As stated previously, contrary to the 2000 Census data, other statistical information for Madera County estimated agriculture to be the largest industry, accounting for 29.9 percent of employment.

Between 2005 and 2007, unemployment ranged from 7.9 to 8.2 percent. In May of 2008, the unemployment rate was recorded at 9.1 percent. The California Labor Market Information website reported that in May of 2008, 65,500 individuals were estimated to be in the work force, of that number 59,500 were reported as employed and the other 6,000 were reported as unemployed.

The average salary per job in 2003 was reported at \$27,455. Private industry accounted for 72 percent of the workforce, government jobs accounted for 18 percent of the workforce and self-employed non-corporate jobs represented 10 percent of the workforce. Federal statistics for Madera County reported that in 2005, the average salary per job was \$36,747 compared to \$51,842 for the State of California. Also in 2005, an estimated 16.6 percent of Madera County residents lived in poverty compared to California at 13.3 percent.

The State of California Employment Development Department reported that in 2009, the unemployment rate dropped to 4.9, with government and agriculture jobs as the largest employment sectors. Seasonal industries in Madera County are listed in

Table HE - 18 and reflect the number of persons employed as reported by the Madera County EDC.

Table HE - 18, Seasonal Industries

Company	Product or Service	Persons Employed
Royal Madera Vineyards	Fruit Packers	10-600
Rain Creek Baking Co.	European Pastries	60-350
Lamanuzzi & Pantelo	Raisin Manufacturing	75-325
Pacific Gold Marketing, Inc.	Gourmet Nuts & Dried Fruits	8-120
Sunsweet Dryers	Dried Products & Services	9-100

Source: Madera County EDC

Income and Poverty

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent of housing need. Certain population groups (elderly, female householders, farmworkers, etc.) fall disproportionately into low-income groups, so they have been given special attention. Three different income measures are relevant to the analysis. They are median income, lower income, and poverty level income.

Median Income

Median income is the amount that divides the income distribution into two equal groups: one group having incomes above the median, and the other having incomes below. Median family income is different from median household income. Median family income indicates income for those households with two or more related individuals, i.e. families, while median household income indicates the income of all households, including persons living alone or with unrelated individuals. Median family income is, generally speaking, higher than median household income.

The median income data provides a comparison of current income levels in the Cities of Chowchilla and Madera, the County of Madera, the State of California, and the United States. Other data, such as lower income, which is defined as 80 percent of the median income level, and poverty level income, add insight as they relate to families and households in the bottom one-half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs.

In 2008, HUD and the NLIHC estimated Madera County monthly median household income at \$3,992. An extremely low annual income (30% of Area Median Income) for Madera County was estimated at \$14,370. NLIHC also estimated that an average renter earned \$9.86 per hour and could afford a rent of \$513.00 per month. Renters earning minimum wage of \$8.00 per hour can afford a monthly rent of up to \$416.00.

Table HE - 19 identifies 1990 and 2000 Median Family and Median Household Income for Chowchilla and Madera County. Madera City, California and U.S. median incomes are also indicated for comparison.

Median Household Income in Chowchilla increased 45 percent from 1990 to 2000 to total \$30,729. Median Household Income in 2000 in Chowchilla was lower than the City of Madera, the County, California, and the United States.

HCD also publishes annual income limits for each County, which determines a household's eligibility for state and federally funded housing assistance programs. These limits are also used to analyze the income and affordability characteristics for the City in the absence of current Census numbers that provide detailed income data.

Table HE - 19, Median Family and Household Income 1990-2000

Area	1990		2000	
	Median Family	Median Household	Median Family	Median Household
Chowchilla	\$26,661	\$21,261	\$35,741	\$30,729
Madera	\$23,284	\$21,401	\$31,927	\$31,033
Madera County	\$30,246	\$27,370	\$39,226	\$36,286
California	\$40,559	\$35,798	\$53,025	\$47,493
United States	\$35,225	\$30,056	\$50,046	\$41,994

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

Therefore, while the estimated median income for the City based on 2000 Census data, the 2008 HCD income limits are used to determine what people in the community can afford to spend on housing since this is the income figure used by most housing

assistance programs. The median income limit for a family of four in 2008 was \$53,800. This figure is known as the Area Median Income or AMI for Madera County, which also applies to the City.

Definitions of Housing Income Limits

Extremely Low-Income Unit is one that is affordable to a household whose combined income is at, or less than 30 percent of the median income, for the Madera County as established by the U.S. Department of Housing and Urban Development (HUD). For 2009, a Chowchilla household of four is considered to be extremely low-income eligible if the combined income is \$16,750 or less (\$1,396/mo. or \$8.72/hr.).

Very Low-Income Unit is one that is affordable to a household whose combined income is between 31 and 50 percent of the median income. A Chowchilla family of four is considered to be very low-income if its combined annual income is \$27,900 or less (\$2,325/mo. or \$14.53/hr.).

Lower-Income Unit is one that is affordable to a household whose combined income is at or between 50 percent and 80 percent of the median income. A Chowchilla of family four is considered to be low-income if its combined income is \$40,200 or less (\$3,721/mo. or \$23.26/hr.).

Median-Income Unit is one that is affordable to a household whose combined income is at or between 81 percent and 100 percent of the median income. A Chowchilla family of four is considered to be median income if its combined income is \$55,813 or less (\$4,651/mo. or \$29.07/hr.).

Moderate-Income Unit is one that is affordable to a household whose combined income is at or between 101 percent and 120 percent of the median income. A Chowchilla family of four is considered to be moderate-income if its combined income is \$66,975 or less (\$5,581/mo. or \$34.86/hr.).

Affordable Units are units which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate income households do not generally have problems in locating affordable units, affordable units are often defined as those that low to moderate income households can afford.

Table HE - 20 shows the 2009 Chowchilla area median income limits for extremely low, very low, low, median and moderate-income households in Madera County by the number of persons in the household. It also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. This table also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a four-person household is classified as lower income (80 percent of median) with an annual income of up to \$44,650. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$1,116 or to purchase a house priced at \$145,850 or less.

Table HE - 20, Madera County Housing Affordability by Income Level

Extremely Low-Income (Households at 30% of 2009 Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$11,750	\$13,400	\$15,100	\$16,750	\$18,100	\$19,450
Max. Monthly Gross Rent (1)	\$294	\$335	\$378	\$419	\$453	\$486
Max. Purchase Price (2)	\$40,645	\$46,280	\$50,520	\$55,955	\$60,460	\$64,835
Very Low-Income (Households at 50% of 2009 Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$19,550	\$22,300	\$25,100	\$27,900	\$30,150	\$32,350
Max. Monthly Gross Rent (1)	\$489	\$558	\$628	\$698	\$754	\$809
Max. Purchase Price (2)	\$65,230	\$74,380	\$83,655	\$92,935	\$100,355	\$105,865
Lower Income (Households at 80% of 2009 Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$31,250	\$35,700	\$40,200	\$44,650	\$48,200	\$51,800
Max. Monthly Gross Rent (1)	\$781	\$893	\$1,005	\$1,116	\$1,205	\$1,295
Max. Purchase Price (2)	\$102,215	\$116,805	\$131,390	\$145,850	\$157,440	\$169,165
Median Income (Households at 100% of 2009 Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$39,063	\$44,625	\$50,250	\$55,813	\$60,250	\$64,750
Max. Monthly Gross Rent (1)	\$977	\$1,116	\$1,256	\$1,395	\$1,506	\$1,619
Max. Purchase Price (2)	\$127,745	\$145,850	\$164,080	\$182,185	\$196,645	\$211,360
Moderate Income (Households at 120% of 2009 Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$46,875	\$53,550	\$60,300	\$66,975	\$72,300	\$77,700
Max. Monthly Gross Rent (1)	\$1,172	\$1,339	\$1,508	\$1,674	\$1,808	\$1,943
Max. Purchase Price (2)	\$153,145	\$174,895	\$196,645	\$218,525	\$235,980	\$253,560

Notes:

1 Assumes that 30% of income is available for monthly rent, including utilities.

2 Assumes that 30% of income is available to cover mortgage payment, 10% down, taxes, mortgage insurance, homeowners insurance; at 5.5%, 30 year term fixed mortgage.

Source: California Department of Housing and Community Development, Official State Income Limits for 2008 and Home Affordability Calculator.

Table HE-21 below shows HUD-defined fair market rent levels (FMR) for Chowchilla for 2009. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rent plus the cost of utilities, except telephone. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

Table HE - 21, City of Chowchilla Fair Market Rents, Fiscal Year 2009

	Bedrooms in Unit				
	0 BR	1 BR	2 BR	3 BR	4 BR
Fair Market Rent (FMR (2009))	\$623	\$654	\$834	\$1,213	\$1,250

As noted above, a four-person household classified as low-income (80 percent of median) with an annual income of up to \$43,050 (for 2009) could afford to pay \$1,076 monthly gross rent (including utilities). The FMR for a 3-bedroom unit is \$1,213, which is not quite affordable to this household and they would likely have to live in a 2-bedroom unit, which

would be considered overcrowded. The gap between affordability and rental prices widens drastically for very low-income families. A four-person household classified as very low-income (50 percent of median) with an annual income of up to \$26,900 (for 2009) could afford to pay only \$673 monthly gross rent and thus could not afford the FMR rent of \$1,213 for a 3-bedroom unit. The same would hold true for households with incomes below 50 percent of median, who could only afford to spend less.

Extremely low-income is defined as households with income less than 30 percent of area median income. Chowchilla's median income was \$55,813. For extremely low-income households, this results in an income of \$16,750 or less for a four-person household. Extremely low-income households have a variety of housing situations and needs. For example, most extremely low-income households work at lower paying part-time jobs or are families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance.

In 2000, approximately 326 extremely low-income households resided in Chowchilla, representing 12.7 percent of the total households. Most (71.5 percent) extremely low-income households are renters and experience a high incidence of housing problems. For example, 77.3 percent of extremely low-income households faced housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and 78.3 percent were in overpayment situations. Unfortunately, 56.4 percent of extremely low-income households paid more than 50 percent of their income toward housing costs, compared to 15.9 percent for all households.

Table HE - 22, Housing Needs for Extremely Low-Income Households

Households	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	233	93	326
% with any housing problems	78.5	78.5	78.5
% Cost Burden >30%	76.8	78.5	77.3
% Cost Burden >50%	60.1	47.3	56.4
Household Income >30% to <=50% MFI	185	262	447
% with any housing problems	89.2	62.6	73.6
% Cost Burden >30%	89.2	56.9	70.2
Household Income >50% to <=80% MFI	261	259	520
% with any housing problems	60.5	57.5	59
% Cost Burden >30%	45.6	52.1	48.8

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data

Another perspective of affordability responds to the question of average occupation and the cost of a dwelling that would be affordable. *Table HE - 23* is an abbreviated list of common occupations and their annual associated mean annual incomes for Madera residents. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices that they could afford to pay to buy a home.

Table HE - 23, Incomes and Affordable Housing costs for Average Occupations

Occupational Category	Annual Mean Income	Monthly Affordable Rent	Affordable House Price
Single Earners			
Retail Salesperson	\$24,705	\$618	\$83,070
Office Clerk, General	\$25,035	\$626	\$84,150
Machinist	\$36,532	\$913	\$122,940
Dental Assistant	\$29,870	\$747	\$100,440
Farmworkers and Laborers	\$17,495	\$437	\$58,770
Registered Nurse	\$73,475	\$1,837	\$247,230
Food Service Supervisor	\$31,212	\$780	\$105,030
Correctional Officer	\$69,136	\$1,728	\$232,650
Childcare Worker	\$22,881	\$572	\$76,950
Accounting Clerk	\$32,341	\$809	\$108,810
Maintenance Worker	\$43,109	\$1,078	\$144,990
Engineering Technician	\$36,015	\$900	\$121,140
Elementary School Teacher	\$48,023	\$1,201	\$161,550
One-person household with only SS	\$12,024	\$301	\$40,320
Two Wage Earners			
Food Service Supervisor and Retail Salesperson	\$55,917	\$1,398	\$188,190
Maintenance Worker and Office Worker	\$68,144	\$1,704	\$229,320
Farmworker and Childcare Worker	\$40,376	\$1,009	\$135,810
Two-person household - both retired -only SS	\$24,048	\$601	\$80,910
Minimum Wage Earners (\$8.00 per hour)			
Single Wage Earner	\$16,640	\$416	\$55,980
Two Wage Earners	\$33,280	\$832	\$111,870
SSI (Aged or Disabled)			
One-person household with only SSI	\$7,236	\$181	\$24,210

Notes:

1 Assumes 30% of income devoted to monthly rent, including utilities.

2 Assumes 30% of income devoted to mortgage payment, taxes, mortgage insurance and homeowner's insurance; 10% down at 7%, 30 year term.

Source: Employment Development Department Labor Market Information, 2008

Lower income

An income less than 80 percent of the median, adjusted for family size, is classified as "lower income" by the U.S. Department of Housing and Urban Development, and Section 50079.5 of the California Health and Safety Code.

Using that definition, *Table HE - 24* identifies the number and percentage of Lower Income Households in Chowchilla and Madera County in 1990 and 2000. In 1990, 39.8 percent of Chowchilla households had incomes at 80 percent or less of the median, and 39.1 percent of Madera County households had incomes at 80 percent or less of the median. In 2000, the number of Lower Income Households in Chowchilla increased 1.5 percentage points from 1990, and the number of Lower Income Households in the County increased 1.0-percentage points from 1990. In 2000, the percentage of Owner-Occupied Lower Income Households was 20.2 percent of the total number of households and the percentage of Renter-Occupied Lower Income Households was 21.0 percent of the total number of households. The number of Lower Income Households in Chowchilla is based on 80

percent of the Median Household Income, which as noted earlier is lower than the County, California and the U.S.

**Table HE - 24, Dispersion of Lower Income Households,
2000 Chowchilla and Madera County**

Chowchilla						
2000	Number	% of Total	Owner-Occupied		Renter-Occupied	
			Number	% of Total	Number	% of Total
Total Households	2,562	100%	1,436	56.0	1,126	44.0
Number of Lower Income Households	1,057	41.3%	518	20.2	539	21.0
Madera County						
2000	Number	% of Total	Owner-Occupied		Renter-Occupied	
			Number	% of Total	Number	% of Total
Total Households	36,155	100%	23,934	66.2	12,221	33.8
Number of Lower Income Households	14,497	40.1%	7,503	20.8	6,994	19.3

1990	Chowchilla		Madera County	
	Number	% of Total	Number	% of Total
Total Households	2,180	100	28,730	100
Number of Lower Income Households	868	39.8	11,242	39.1

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

Poverty Level Income

Table HE - 25 identifies the number of Chowchilla and Madera County families and individuals, in 1989 and 1999 with incomes below the poverty level. Families and individuals experiencing the most severe income deficiencies are those with incomes that fall below this poverty level.

The 2000 U.S. Census indicates that 319 or 16.5 percent of all Chowchilla families had incomes at or below the poverty level in 1999, while, in 1989, 239 or 15.3 percent had poverty level incomes or less. Approximately 15.9 percent of all Madera County families were classified at or below the poverty level in 1999 and 13.1 percent were so classified in 1989. The percentage of individuals at or below poverty level in Chowchilla in 1999 was 19.2 percent compared to the County, which had 21.4 percent of individuals at or below poverty level.

**Table HE - 25, Families and Individuals below Poverty Level,
1989 and 1999 Chowchilla and Madera County**

Political Jurisdiction	Poverty Status in 1999			
	Families	%	Individuals	%
Chowchilla	319	16.5	1,450	19.2

Madera County	4,581	15.9	24,514	21.4
Poverty Status in 1989				
Political Jurisdiction	Families	%	Individuals	%
Chowchilla	239	15.3	1,052	18.0
Madera County	3,003	13.1	15,160	17.5

Source: U.S. Bureau of the Census, 1990 and 2000 Census of Population and Housing

Chowchilla's percentage of families and individuals below poverty level increased from 1989 to 1999 as did the County's.

HOUSING STOCK

This section of the Housing Element provides a description of existing housing conditions within the City of Chowchilla, based on the 1999 housing condition survey. The Survey was conducted within the City limits by employees of Self-Help Enterprises.

Housing Quality

Housing quality is measured by accepted standards of health and safety concerns and issues established by the California Department of Housing and Community Development. Deteriorating conditions left unchecked, allow for the possibility of physical harm to residents and guests. It is important that the City be aware of deferred maintenance conditions for the protection of all, and when cross referenced with income data, such information can help determine potential resources to address the problems.

Survey Criteria

Structural integrity of area housing stock was surveyed according to accepted survey protocols established by the State Department of Housing and Community Development (HCD). As shown in

Table HE - 26 a point rating system was assigned to various levels of structural deficiencies pertaining to such items as the foundation, roofing, siding, windows, and electrical as can be viewed from the street. Points increased with the degree of deficit relating to maintenance and upkeep of the soundness of the housing unit. One of five categories is assigned by the points achieved.

Table HE - 26, Housing Rating System Definition

Points	Rating Category
9 or less	Sound
10-15	Minor Repair Needed
16-39	Moderate Repair Needed
40-55	Substantial Rehabilitation Required
56 and Over	Dilapidated and Needs Replacement

Survey Methodology

First, a basic assumption was made that all new housing units lying outside the redevelopment area boundary were considered "sound" and therefore excluded from the survey. It was further specified that mobile homes located in established mobile home parks were not included in the survey.

A basic housing condition (“windshield”) survey was completed of all housing not excluded. The initial portion of the survey established the universe of substandard units within all housing areas. The surveyors rated each living unit in the target area as standard or substandard, depending on overall condition, and noted the results on appropriate County Assessor Parcel Maps. “Standard” is defined as a unit with no repair or rehabilitation needs. “Substandard” includes units, which are suitable for rehabilitation, as well as “dilapidated” units. The designation “dilapidated” is applied to units on which only correction of health and safety factors or demolition is economically feasible; i.e., they are too expensive to bring up to the Uniform Housing Code standards.

Lastly, 150 substandard units were randomly selected within the redevelopment area, constituting 22.4 percent of all substandard units. An HCD housing conditions survey form was completed on each unit selected. Survey forms were completed on 23 additional units outside the redevelopment area to maintain approximately the same ratio of substandard units surveyed.

Housing conditions in the City of Chowchilla rated sound, with a few minor exceptions. Referencing *Table HE - 27*, approximately 66.4 percent of the housing units surveyed were rated sound; 4.1 percent were rated having minor repairs needed; 20.2 percent were rated as having moderate repairs needed; 4.3 percent were rated as having substantial repairs needed; and 5.0 percent were rated as having dilapidated conditions.

Based on the survey sample of 173 substandard units, 12.1 percent were rated having minor repairs needed; 60.1 percent were rated as having moderate repairs needed; 12.7 percent were rated as having substantial repairs needed; and 15.1 percent were rated as having dilapidated conditions. Applying these same percentages to the total number of housing units citywide, provides a clearer picture of overall housing conditions, detailed in *Table HE - 27*.

Table HE - 27, Existing Housing Conditions Survey

Rating	Number	Based on Survey
Sound	1,593	66.4
Minor	93	4.1
Moderate	460	20.2
Substantial	97	4.3
Dilapidated	115	5.0
Total	2,278	100.0

Overcrowded Housing Units

Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the 2000 U.S. Census and in the 1990 U.S. Census. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing stock. Households that cannot afford housing units suitably designed and sized for their family often living in units that are too small for their need. This is one contributing factor which

illustrates a great need in affordable housing stock and the rapid deterioration of stock due in large part to poor maintenance and physical condition of the dwelling unit.

As shown in *Table HE-28*, City of Chowchilla contained 169 units of overcrowded housing in 1990 or 7.7 percent of the total Occupied Housing Units. In 2000, overcrowding was 12.4 percent (318 units) of the total Occupied Housing Units. This was a 4.7 percentage point increase from 1990 to 2000. The percentage of overcrowded housing units in the County in 2000 was 2.9 percentage points higher than Chowchilla's.

Table HE - 28, Chowchilla Overcrowded Housing Units, 1990-2000

Overcrowded Units	1990		2000	
	Number	Percent	Number	Percent
Occupied Housing Units	2,180	100	2,565	100
Occupants Per Room				
1.00 or Less	2,011	92.2	2,252	87.9
1.01 to 1.50	90	4.1	125	4.9
1.51 or More	79	3.6	193	7.5

Source: 1990 and 2000 U.S. Census

Table HE - 29 identifies overcrowding by tenure in Chowchilla in 1990 and 2000. The percentage of overcrowded Owner-Occupied Housing Units in Chowchilla in 1990 was 3.2 percent and increased to 8.7 percent in 2000. The percentage of Overcrowded Renter-Occupied Housing Units in Chowchilla in 1990 was 13.8 percent and increased to 17.0 percent in 2000. Utilizing the average number of persons per household of 2.94 multiplied by 487 units, results in a total of 1,432 persons (18.9 percent) living in overcrowded conditions in Chowchilla.

Table HE - 29, City of Chowchilla Overcrowded Housing Units by Tenure, 1990-2000

Occupants Per Room	2000			
	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
1.00 or Less	1,307	91.3	945	83.0
1.01 to 1.50	54	3.8	71	6.2
1.51 or More	70	4.9	123	10.8
Occupants Per Room	1990			
	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
1.00 or Less	1,209	96.7	802	86.2
1.01 to 1.50	23	1.8	67	7.2
1.51 or More	18	1.4	61	6.6

Source: 1990 and 2000 U.S. Census

Another indicator of owner housing overpaying is found in *Table HE - 22* where more than 78% of extremely low income households pay more than 30% of income for housing and 47% pay more than 50% of income for housing.

Housing Costs

Several types of data are available that can be used to assess changes in housing prices. They include median housing value, rental cost and rental cost in terms of available income. Other types of data include costs of housing production (including land and

materials, development costs, City fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options. Chowchilla's housing costs are discussed later in this section.

Housing Value

Table HE - 30 indicates median housing value for owner-occupied housing units for Chowchilla, Madera, Madera County and California. Value is defined as the Census respondents' estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. The data concludes that in Chowchilla at the time of the 2000 Census, the median value for owner-occupied units was \$83,800. Madera County had a higher median (\$118,800), and California had a significantly higher median at \$211,500. The City of Madera's median value is also included for cross reference purposes. The percentage increase from 1990 to 2000 in Chowchilla for Median Value Owner-Occupied Housing was 35.6 percent compared to 38.6 percent and 8.9 percent respectively for Madera County and California.

Table HE - 30, Median Value for Owner-Occupied Housing 1990-2000

Median Value-Owner Occupied			1990-2000
Area	1990	2000	Increase (%)
Chowchilla	61,800	83,800	35.6
Madera	68,900	93,600	35.8
Madera County	85,700	118,800	38.6
California	194,300	211,500	8.9

Source: U.S. Bureau of the Census, 1990 and 2000 Census

Table HE-31 indicates the number of units in each value category in Chowchilla in 2000. Of the 1,353 Owner-Occupied units, 900 (66.5 percent) were in the \$50,000 to \$99,999 price range, 262 (19.4 percent) were in the \$100,000 to \$149,999 price range and 95 (7.0 percent) were in the \$150,000 to \$199,999 price range. There were 74 units (5.5 percent) valued at \$50,000 or less, and 22 units (1.6 percent) were valued at \$200,000 or more.

***Table HE - 31
City of Chowchilla Value of Specified Owner-Occupied Housing Units, 2000***

Owner Occupied Units -1,365 Total Units	Units	Percent
Less than \$50,000	74	5.5
\$50,000 to \$99,999	900	66.5
\$100,000 to \$149,999	262	19.4
\$150,000 to \$199,999	95	7.0
\$200,000 to \$299,999	8	0.6
\$300,000 to \$499,999	---	---
\$500,000 to \$999,999	---	---
3\$1,000,000 or More	14	1.0

Source: U.S. Bureau of the Census, 1990 and 2000 Census

The housing market in Chowchilla as in most parts of the State of California has declined considerably in value over the past two to three years.

Home Sales Prices

Home sale prices for the City of Compiled were compiled in

Table HE - 32 using data provided by Data Quick, an agency that monitors real estate activity nationwide and provides information to consumers, educational institutions, public agencies, lending institutions, title companies, and industry analysts. According to DataQuick, the median sale price for a home in Chowchilla in 2008 was \$184,000. In 2009, the median sale price had declined by 22.2 percent to \$145,000. The median home sale price includes resale single-family homes, new single-family homes, and condominiums.

Table HE - 32, Madera County Median Home Sale Prices

County/City/Area	# Sold	2008	2009	% Change
Chowchilla	475	\$184,000	\$145,000	-21.2%
Coarsegold	165	\$236,500	\$185,000	-21.8%
Madera City	1,482	\$180,000	\$120,000	-33.3%
Oakhurst	92	\$275,000	\$186,000	-32.4%
Madera County Total	2,288	\$190,000	\$134,000	-29.5%

Source: dqnews.com, "California Home Sale Price Medians by County and City," January 2010.

According to DataQuick, a significant factor that has lowered the median sale price of homes is the large increase in resale homes that are in pre-foreclosure (defaulted mortgages) status and/or foreclosure. In the second quarter of 2007, there were 215 home mortgages in the County of Madera that were in default. In the fourth quarter of 2008, the number of mortgages in default was 158 percent higher, with 425 mortgages in default; and in the fourth quarter of 2009 the number of foreclosures was 7.3% lower with 394 mortgages in default. DataQuick estimates that the median home sale price in Madera County will continue to decline as more foreclosed homes are sold below the median price. Comparing the income data and maximum home purchase price based on the income limits established for lower-income households in *Table HE - 20* with the median home sale prices reported by DataQuick (December 2009), it is estimated that only those earning slightly more than the median income can afford to purchase a home. Households earning roughly \$55,900 per year earn the minimum amount of monthly income needed to purchase a home at the median price of approximately \$145,000, without being severely cost burdened by a monthly mortgage payment.

Lending Rates in California

At the end of 2009, Freddie Mac 30-year fixed interest rate to 4.375 percent. Freddie Mac supports community lenders across the nation by providing mortgage capital. The recent fall out of the home mortgage business has forced lenders to lower their rates to help jump start the home mortgage business. However, consumer rates still hover in the 5%+ range. The low interest rate coupled with the American Recovery and Investment Act of 2009 Stimulus Package (which has been extended) is expected to entice first time homebuyers by offering an \$8,000 tax credit. This may very well be one of the best times every for first-time homebuyers to purchase a new home.

The current flood of foreclosures also offers prospective homebuyers with lower cost housing since many banks are now willing to negotiate the sales price. Also, many jurisdictions are offering federal Neighborhood Stabilization Funds (NSP) to entice homebuyers to buy foreclosed homes to stabilize communities.

Housing Choice Voucher Program

Rental assistance for residents of the unincorporated area is available from the Madera Housing Authority, which administers the Housing Voucher Program (Section 8) for the County. As of March 2009, 726 households were receiving rental assistance from the Section 8 Program, which is funded by HUD. Some of the families who are awarded vouchers are unable to use them because they cannot find a vacant unit without needing to pay more for rent than the 40 percent of income allowed under program guidelines. There are currently 1,214 households on the Voucher Program waiting list, 64 of which are seniors and 177 of which are persons with disabilities.

Rental Housing

Table HE - 33 displays the median market rate rental prices by bedroom gathered as part of a rental survey performed in May 2009. A total of 10 single-family homes and 7 multi-family projects were evaluated during the survey. At the time of the survey, 311, 1-bedroom to 3-bedroom apartments was the most plentiful type of rental unit. One-bedroom apartments had an average rent of \$530 per month, which a single person with an income in the very low, low, or moderate-income categories would struggle to afford. Rent for a 3-bedroom apartment averaged \$731. A moderate-income family of four would likely be able to afford this rent, but a family with very low or low-income status would not. These are indications of the continued need to offer programs such as those discussed in the Goals, Objectives, Policies, and Action/Implementation Measure section and to continue to pursue other programmatic solutions to the supply of housing affordable to all income levels.

Table HE - 33, City of Chowchilla Median Rent

Type of Unit	Single-Family		Multi-Family	
Number of Bedrooms	Average Rent	Number of Units Surveyed	Median Rent	Number of Projects Surveyed
1 bedroom	---	---	\$530	7
2 bedroom	\$550	2	\$694	7
3 bedroom	\$1,050	4	\$731	7
4 bedroom	\$1,200	3	\$735	7
5+ bedroom	\$1,325	1	---	---
Total		10		7

Historical information from the 2000 Census provides a backdrop to the current rental housing market compared to income. As illustrated in

Table HE - 34, median gross rent in Chowchilla in 1990 was \$401 and increased to \$545 in 2000 (35.9 percent increase). Madera County's median gross rent in 2000 was \$17 dollars higher than Chowchilla's, at \$562. California's median gross rent in 2000 was significantly higher than that of Chowchilla's, at \$747. Madera's median gross rent is included for reference. The significant difference in median gross rent between the State of California and Chowchilla can be attributed to market demands, less inflated wage

levels, and lower land costs in the Central Valley compared to the larger urban areas of the state.

Table HE - 34, Median Gross Rent, 1990-2000

Location	1990	2000	1990-2000
	Rent	Rent	% Increase
Chowchilla	401	545	35.9
Madera	412	527	27.9
Madera County	423	562	32.9
California	620	747	20.5

Source: U.S. Bureau of the Census, 1990 and 2000 U.S. Census

Table HE - 35 shows Gross Rent by Specified Renter-Occupied Units and price range in Chowchilla in 2000. The percentage of renters paying between \$300 and \$499 per month in gross rent in the year 2000 was 32.4 percent and 30.3 percent for those paying between \$500 and \$749 per month in gross rent. Only 3.6 percent of Chowchilla residents were paying more than \$1,000 per month on gross rent.

Table HE - 35, Gross Rent by Specified Renter-Occupied Units, 2000 City of Chowchilla

Specified Renter-Occupied Units (1,130 Total Units)	Units	Percent
Less than \$200	32	2.8
\$200 to \$299	68	6.0
\$300 to \$499	366	32.4
\$500 to \$749	342	30.3
\$750 to \$999	226	20.0
\$1,000 \$1,499	41	3.6
\$1,500 or More	--	--
No Cash Rent	55	4.9
Median (dollars)	545	N/A

Source: U.S. Bureau of the Census, Census 2000

Further insight is provided through 2000 Census data when reviewing the number of households identified as paying more than 30 percent of their income for rent.

Table HE - 36 illustrates that a condition of overpayment exists in almost every age group, most severely affecting the 15 to 24 and 55 to 64 age groups. The percentage of renters between 15 and 24 years of age paying more than 30 percent of their household income on rent was 66.7 percent, and 50.0 percent for the 55 to 64 age group.

Table HE - 36, City of Chowchilla Renters Overpaying - By Age Group, 2000

Age of Householder	Total Renters	Number Paying Over 30 Percent	Percent of Total
15-24	132	88	66.7
25-34	294	133	45.2
35-44	212	73	34.4
45-54	172	59	34.3

Age of Householder	Total Renters	Number Paying Over 30 Percent	Percent of Total
55-64	148	74	50.0
65-74	75	23	30.7
75 and Over	97	35	36.1

Source: 2000 U.S. Census

Table HE - 37 indicates that only those households making less than \$35,000 per year are paying more than 30 percent of their household incomes on rent.

Table HE - 37, Chowchilla Renters Overpaying - By Household Income, 2000

Household Income	Total Renters	Number Paying Over 30 Percent	Percent of Total
Less Than \$10,000	199	142	71.4
\$10,000 to \$19,999	298	249	83.6
\$20,000 to \$34,999	251	94	37.5
\$35,000 to \$49,999	185	0	0.0
\$50,000 to \$74,999	139	0	0.0
\$75,000 and Over	58	0	0.0

Source: 2000 U.S. Census

Units at Risk of Conversion

The Department of Housing and Community Development (HCD) defines assisted housing developments as multi-family rental housing projects that receive financial assistance through state and federal funding sources including HUD programs, state and local bond programs, redevelopment programs and those restricted as part of inclusionary or density bonus programs. At-risk projects are considered to be those projects that are subject to governmental regulatory agreements and where the project owners can cancel the regulatory agreement and convert the affordable rents to market-rate rents within the current or subsequent 5-year planning period. Appendix HE-B provides a list of Organizations and companies that will consider acquiring at-risk developments and maintaining the units as affordable.

One hundred twenty (120) units are listed as “at risk” and could potentially convert to moderate and market-rate housing by the year 2014.

- **Chowchilla Terrace.** This development includes 37 units. The development is occupied by low income individuals and is in great condition. All 37 units in the development are affordable to low income families. Chowchilla Terrace is a recipient of Section 515 financing. The new owners (non profit) signed a 55-year contract that will ensure that the 37 units stay affordable. Considering the signing of the new affordability covenants will remove the units from the ‘at risk’ status.
- **Colusa Avenue Apartments.** This apartment complex includes 38 Section 515 units. The complex is occupied by low income individuals and is in very good condition. Colusa Avenue Apartments are approximately 20 years old. The new owners (non profit) signed a 55-year contract that will ensure that the 38 units stay affordable. Considering the signing of the new affordability covenants will remove the units from the ‘at risk’ status.
- **Golden Acres (Elderly Accommodations).** This complex consists of 45 units adjacent to the Chowchilla Community Hospital. The complex is occupied by low income elderly individuals and is in good condition. This project is 27 years old and restrictions will expire

in September 2013. Considering the signing of the new affordability covenants will remove the units from the 'at risk' status.

Cost of Replacing At-Risk Units

Generally, the cost of preserving assisted housing units is estimated to be significantly less than replacing units through new construction. Preserving units entails covering the difference between market rate and assisted rental rates. New construction tends to be less cost efficient because of the cost of land, which is often a limiting factor in the development of affordable housing.

Preservation

Any analysis of the cost to preserve at-risk units must include determining the cost to acquire and rehabilitate the at-risk project as well as determining the monthly subsidy necessary to preserve affordability. In the event that the affordability terms expire on an at-risk project and the property owners of the projects decide to convert the rental rates of the project to be equal to or more than the fair market rental rates, it is possible that interested parties (nonprofit, for profit, the RDA) may purchase and rehabilitate the property in order to maintain the affordability of the units. Purchasing the at-risk units depends on the owners' willingness to sell, interested parties to purchase the project, and available funding assistance. For example, a 20-unit multi-family complex that is at-risk is for sale at \$650,000, which is \$32,500 per unit. The estimated average rehabilitation cost for each unit is \$20,000, which means that the estimated total cost to acquire and rehabilitate each unit is \$55,500. Roughly, the total cost to acquire and rehabilitate the at-risk project would be \$1,110,000. Following the acquisition and rehabilitation of the units, the ongoing cost to preserve affordability is determined by identifying the gap subsidy (funding) between the assisted rent and the market rent. The exact amount is difficult to estimate because the rents are based on a tenant's income and therefore would depend on the size and income level of the household.

Table HE - 20 summarized the affordability situation in the City. Following are some general examples of expected subsidies: An extremely low-income person can only afford up to \$294 per month and the fair-market rental rate in the City for a 1-bedroom unit is \$623 per month (*Table HE-21*). The subsidy needed would be approximately \$329 per month or \$3,948 per year. Similarly, a very low-income family of three can afford \$628 a month and the fair market rent in the City for a 2-bedroom unit is \$834. The subsidy would be approximately \$206 per month or \$2,472 per year. A low-income family of four or larger would most likely find it difficult to find suitable housing. To avoid overcrowding, a large low-income family would need to find a single-family unit, and these rents are generally higher than those for multi-family units. A family of four could afford up to \$1,116 per month, and the fair market rent for a 3-bedroom unit is \$1,213. The subsidy would be approximately \$97 per month or \$1,164 per year.

Replacement

The City also has the option of replacing converted units through the construction of a new affordable housing project. The cost of developing a new affordable housing project is typically much higher than acquiring and rehabilitating an existing project, due to development fees and the price of purchasing land. For example, a proposed assisted housing project by an affordable housing developer (Shasta Village), is in the preliminary stages of developing a 72 unit (including manager's unit) affordable housing project.

According to the developer's proforma calculations, the anticipated cost of the project is \$13,350,000, including the cost of land, which is equal to roughly \$185,417 per unit. The cost to replace a 20 unit at-risk project is determined by multiplying the total number of at-risk units by the approximate cost to build each unit. In Chowchilla, the cost of replacing the project would be \$3,708,334. This replacement cost could be reduced by assisted housing grants and subsidized loans.

Alternatives to traditional single-family housing

New housing alternatives often evolve into the market when the traditional housing supply cannot meet the needs of all segments of the population. Until the late 1970's, single-family housing had been in demand across the country as an investment, a hedge against inflation, and as a preferable place to raise a family. However, with the changing economy, including high interest rates, moderate and lower income groups and first-time homebuyers were priced out of the traditional single-family housing market in the early 1980's. The interplay of these factors led to a search for alternatives to traditional single-family housing. Condominiums, mobile homes, and manufactured housing are among the alternatives that are present today.

Condominiums

Condominiums have been offered as a moderately priced, low-maintenance housing alternative for single, retired persons, "empty nesters," and urban professionals. This type of housing has enabled a larger segment of the population to achieve home ownership. However, monthly fees for exterior maintenance, management, and other common services often increase monthly costs, negating some of the savings derived from the relatively lower selling price of certain condominiums.

There are no condominium units in Chowchilla according to the 1990 U.S. Census, and the 2000 Census excluded condominiums from the survey.

Mobile Homes

Mobile homes are a relatively inexpensive housing alternative. Since mobile homes are prefabricated, they require less on-site labor than construction of a conventional house. Buyers of mobile homes include not only the elderly, but also working families and individuals who choose this alternative over traditional single-family residences.

U.S. Census data shows there were 35 mobile homes and/or trailers, or 1.5 percent of the total housing units within Chowchilla in 1990. U.S. Census data estimates there were 29 mobile homes and/or trailers in the year 2000, which was 1.1 percent of the total housing units in Chowchilla. There is only one mobile home park in Chowchilla.

Manufactured Housing

Manufactured and factory-built homes offer another option for inexpensive housing. All manufactured homes built since 1976 must conform to the National Manufactured Home Construction and Safety Standards, a national uniform building code commonly called the "HUD Code," and administered by the U.S. Department of Housing and Urban Development.

The HUD code regulates home design and construction, durability, fire resistance, energy efficiency, and the installation and performance of heating, plumbing, air conditioning, thermal and electrical systems.

Many manufactured homes are indistinguishable from their site-built counterparts in construction and appearance. In California, over 60 percent of new manufactured homes sold are sited on lots in urban, suburban or rural neighborhoods. Facilitating this opportunity are state laws (Government Code Sections 65852.3 and 65852.4), which allow manufactured homes to be sited on any residential lot, providing the home meets local development standards.

Also, pursuant to California Civil Code Section 714.5, covenants, conditions and restrictions adopted on or after January 1, 1998 cannot forbid the siting of a manufactured home on a residential lot, as long as the home can meet the same architectural standards as site-built homes in the neighborhood.

The cost of the average new manufactured home sold in California during 2001 was \$83,041 without land, with prices ranging from \$19,309 to \$354,457 (Source: California Manufactured Housing Institute).

Today's manufactured homes are growing in popularity for local governments and redevelopment agencies for use in urban in-fill and redevelopment projects. Manufactured housing is attractive for this use because of its cost effectiveness and the ability to design a home compatible with the local neighborhood that will fit in any lot with relative ease.

Funding Programs for Affordable Housing

There are several local, State, and federal funding programs that can be used to assist with rehabilitation, new construction, mortgage assistance, and special needs housing. These possible funding sources include, but are not limited to, the following programs:

- Affordable Housing Program – Provides, through a competitive application process, grants or subsidized interest rates on advances to member banks to finance affordable housing initiatives.
- Building Equity and Growth in Neighborhoods (BEGIN) - Provides incentives for projects that remove or reduce regulatory barriers for the development of affordable housing by providing mortgage assistance loans to qualifying first-time low- to moderate-income households.
- CalHOME Program – Provides mortgage assistance loans to low- and very low-income households.
- California Self-Help Housing Program - Provides assistance to low- and moderate-income households to construct and rehabilitate their homes using their own labor.
- Community Development Block Grant Program – Provides funds for many housing activities including acquisition, relocation, demolition and clearance activities, rehabilitation, utility connection, and refinancing.
- Emergency Shelter Grants Program – Provides grants to supportive social services that provide services to eligible recipients.

- Housing Choice (Section 8) Voucher Program – Provides local housing authorities with federal funds from HUD. Families use the voucher by paying the difference between the rent charged and the amount subsidized by the program.
- Home Investment Partnerships Program – Provides fund for housing related programs and new construction activities. Also provide funds for Community Housing Development Organizations for predevelopment or new construction activities.
- Infill Infrastructure Grant Program - Provides infrastructure and housing funds for projects that are located near mass transit facilities.
- Joe Serna, Jr. Farmworker Housing Grant Program – Provides financing for new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers.
- Local Housing Trust Fund Program - Provides matching grants to local housing trust funds that use their trust funds for housing related programs and projects.
- Low Income Housing Tax Credit Program - Provides 4% or 9% federal tax credit to owners of low-income rental housing projects.
- Multifamily Housing Program – Provides post construction, permanent financing of affordable housing.
- Predevelopment Loan Program - Provides predevelopment or seed money to local governments in the form of a loan for projects in urban or rural areas.
- School Facility Fee Downpayment Assistance Program – Provides a small grant to first-time homebuyers purchasing a home.
- Section 202 Supportive Housing for the Elderly Program - Provides interest-free capital to finance the construction, rehabilitation, or acquisition (with or without rehabilitation), of structures that will serve as supportive housing for very low-income elderly persons.
- Section 811 Supportive Housing for Persons with Disabilities Program - Provides interest-free capital advances to nonprofit sponsors to help finance the development of rental housing such as independent living projects, condominium units, and small group homes with the availability of supportive services for persons with disabilities.
- Shelter Plus Care Program – Provides grants for the provision of rental assistance payments.
- Supportive Housing Program - Provides assist to homeless persons in the transition from streets and shelters to permanent housing and maximum self-sufficiency.

- Transit-Oriented Development Housing Program – Provides low-interest loans as gap financing for rental housing developments that connect housing to transit facilities.

SPECIAL HOUSING NEEDS OF OTHER GROUPS

Elderly

Various portions of the Housing Element describe characteristics of the elderly population, the extent of their needs for subsidized housing, complexes developed especially for that group, and City provisions to accommodate their need. According to

Table HE - 38, the number of Owner-Occupied Householders 65 Years and Over in Chowchilla in 1990 was 496 (72.8 percent) and 476 (71.2 percent) in 2000. Chowchilla's percentage of Householders 65 Years and over who owned homes decreased between 1990 and 2000, from 72.8 to 71.2 percent.

***Table HE - 38, Elderly Householders by Owner and Renter, 1990-2000
Chowchilla and Madera County***

	Total	Owner Occupied		Renter Occupied	
	Age 65+ Householders	Age 65+ Householders	Percent of Age 65 + Householders	Age 65+ Householders	Percent of Age 65+ Householders
2000					
Chowchilla	669	476	71.2	193	28.8
Madera County	8,196	6,820	83.2	1,376	16.8
1990					
Chowchilla	681	496	72.8	185	27.2
Madera County	6,648	5,270	79.3	1,378	20.7

Source: U.S. Census Bureau, 1990 and 2000 Census

The percentage of Renter-Occupied Elderly Householders 65 years and over in Chowchilla was 28.8 percent in 2000 and 27.2 percent in 1990.

Chowchilla has a lower percentage of Owner-Occupied and a higher percentage of Renter-Occupied Elderly Householders in 2000 than does Madera County. The elderly prefer affordable units in smaller single-story structures, close to health facilities, services, transportation and entertainment.

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Large Households

Large Households are defined as those households containing five or more persons. Income is a major factor that constrains the ability of large households to obtain adequate housing. Larger units are more expensive and most of the units with more than three bedrooms are single-family homes, instead of multi-family rental units, and are not usually abundantly available.

Table HE - 39 provides 1990 and 2000 comparative information on the number and percentage of Large Households within Chowchilla and Madera County.

Table HE - 39, Large Households by Tenure, 1990-2000

	2000 Number of Owner-Occupied LG. Households	2000 Percent of Total Households	2000 Number of Renter-Occupied LG. Households	2000 Percent of Total Households
Chowchilla	245	9.6	216	8.4
Madera County	4,189	11.6	3,334	9.2
	1990 Number of Large Households	1990 Percent of Total Households	2000 Number of Large Households	2000 Percent of Total Households
Chowchilla	256	11.7	461	18.0
Madera County	4,973	17.3	7,523	20.8

Source: U.S. Census Bureau, 1990 and 2000 Census

Between 1990 and 2000, the number and percentage of Large Households in Chowchilla and Madera County increased. In 1990, there were 256 (11.7 percent) Large Households in Chowchilla and by 2000, the number of Large Households increased to 461 (18.0 percent). Madera County had a higher percentage of Large Households than Chowchilla in both 1990 and 2000.

Table HE - 40 shows housing units in the City of Chowchilla by the number of bedrooms. Three bedroom homes are the most common in Chowchilla at 45.3 percent. The percentage of housing units with four bedrooms is 5.2 percent of the total, or 140 units, and the percentage of housing units with five bedrooms or more is only 0.5 percent (14 units) of the total.

Table HE - 40, Number of Bedrooms in Housing Units, 2000 City of Chowchilla

Number of Bedrooms	Total	Percent
No bedroom	132	4.9
1 bedroom	326	12.0
2 bedrooms	872	32.1
3 bedrooms	1,231	45.3
4 bedrooms	140	5.2
5 or more bedrooms	14	0.5

Source: 2000 U.S. Census

With 318 overcrowded housing units, and 461 Large Households reported in the 2000 Census, it is evident that continuing efforts are required to provide more 4- and 5-bedroom units.

Single Parent Households

Female-Headed Households. Table HE - 41 identifies Total Households in Chowchilla and Madera County, Female-Headed Households with No Husband Present, and Female-Headed Households with Own Children Under 18, No Husband Present. Of the 2,562 households in Chowchilla, 339 (13.2 percent) are Female-Headed with No Husband Present and 215 (8.4 percent) are Female-Headed with Own Children and No Husband

Present. Madera County's percentage of Female-Headed Households is lower than Chowchilla's at 12.2 percent.

Table HE - 41
Female-Headed Households, 2000 Chowchilla and Madera County

2000	Total Households	Female Householder No Husband Present	Percent of all Households	Female Householder With Children Under 18, No Husband Present	Percent of all Households
Chowchilla	2,562	339	13.2	215	8.4
Madera County	36,155	4,401	12.2	2,705	7.5

Source: U.S. Bureau of the Census, 2000 Census

Male-Headed Households.

Table HE - 42 indicates Male-Headed Households with and without children within Chowchilla and Madera County in 2000. Male-Headed Households in Chowchilla with No Wife Present totaled 153 (6.0 percent of all households), and Male-Headed Households with their Own Children and No Wife Present totaled 90 (3.5 percent of all households). Madera County's percentage of Male-Headed Households with or without children was similar to that of the City's. Although the housing needs of Female-Headed Households are usually greater than those of Male-Headed Households, it is important to recognize the housing needs of both groups because Male-Headed Households also have only one income. A larger percentage of Female-Headed Households have children and females typically have lower incomes than males.

Table HE - 42
Male-Headed Households, 2000 Chowchilla and Madera County

2000	Total Households	Male Headed Households No Wife Present	Percent of all Households	Male Headed Households With Own Children Under 18, No Wife Present	Percent of all Households
Chowchilla	2,562	153	6.0	90	3.5
Madera County	36,155	2,193	6.1	1,204	3.3

Source: U.S. Bureau of the Census, 2000 Census

Farm Workers

The 1990 Census identified 124 persons or 5.9 percent of Chowchilla's total labor force of 2,100 as being employed in the Farming, Forestry, or Fishing industry. The 2000 Census identified 302 persons (11.6 percent of employed individuals 16 years and over) as being employed in the Agriculture, Forestry, Fishing and Hunting and Mining industry. Unfortunately, the 1990 and 2000 Census did not specify the number of persons employed as farm workers. The County Agricultural Commissioner does not maintain records on the number and distribution of migrant or seasonal farmworkers.

Farmworker households can be defined as two distinct groups; those who follow the crops “migrants” and those who have taken up long-term residency in a community and have seasonal or year-round employment within the environs of the community. Migrant farm labor households are often single men traveling from job to job who have need of dormitory type housing. When these migrant farm laborers are accompanied by their family, those households need access to housing which is close to schools, the source of employment and available for rent on a short-term basis.

There are no farmworker housing projects in the City. Although the City is surrounded by farmland, very little of that land is in crops which require intensive farm laborer activities. Agricultural crops within the vicinity of Chowchilla consist of cotton, grains, alfalfa, and fruit and nut orchards. More intensive produce oriented crops are located around the City of Madera and to the southwest. The concentration of farm labor housing appears to be in the City of Madera and vicinity. The City does not discourage farmworker housing; there simply have not been any proposals for farmworker housing in the City. Farmworker housing is allowed as a conditional use in the R-2, C-1, C-2 and C-3 Districts, and as a permitted use in the R-3 district. Because farmworker housing is allowed in R-3 multi-family zones, typically the most affordable due to economies of scale, there are no identified constraints to seasonal or permanent farmworker housing.

Disabled Population

U.S. Census data for 2000 indicated that for individuals between the ages of 21 and 64, approximately 24.8 percent of the total population of Chowchilla had some form or type of disability that may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance. Households containing handicapped persons may also need housing with special features to allow better physical mobility for occupants.

The number and percent of the Disabled Population in Chowchilla between 21 and 64 years of age in 2000 was 974 (24.8 percent) (reference *Table HE - 43*). The percent of the disabled population in Madera County between 21 and 64 years of age in 2000 was 26.2 percent of the County's total population in the same age group. The percentage of the total 1990 population in Chowchilla (age 16 to 64 years of age) with a work disability was 17.5 percent compared to 10.7 percent for the County.

Table HE - 43, Disabled Population, 1990-2000 Chowchilla and Madera County

Disabled Population	1990		2000	
	Non-institutionalized Persons With a Work Disability Age 16 to 64 Years		Non-institutionalized Persons With a Work Disability Age 21 to 64 Years	
	Number	Percent	Number	Percent
Chowchilla	568	17.5	974	24.8
Madera County	5,591	10.7	15,975	26.2

Source: 1990 and 2000 U.S. Census.

*Note: 2000 U.S. Census uses 21 to 64 years of age instead of 16 to 64.

It is not possible to discern whether the area has attracted a larger disabled population or whether there has been an increase because the questions asked in the 2000 Census were different than the 1990 Census.

The 1990 Census asked people if they were prevented from working or limited in the amount or kind of work that they could do, if they had difficulties taking care of their personal needs -dressing, bathing, and so forth - and if they had a mobility problem. The 2000 Census asked whether people have blindness, deafness, or severe vision or hearing impairment, which does not always translate into a work disability. The 2000 Census also asked about substantial limitations in physical activities, such as lifting things, getting around, difficulty learning, remembering or concentrating, and difficulty working at a job.

Social Security Disability Insurance (SSDI) family income equates to approximately two-thirds of their recorded highest earnings. A disabled family person who earned \$30,000 a year receives \$21,204 annually from SSDI. The same earned income entitles a single disabled person to \$11,271 annually. Either scenario places the household in a lower-income category.

Homeless

The federal definition of a homeless person per the McKinney Act, P.L. 100-77, Sec. 193(2), 101 Stat. 485 (1987) is cited as:

“a person is considered homeless when the person or family lacks a fixed and regular night-time residence, or has a primary night-time residence that is a supervised publicly-operated shelter designated for providing temporary living accommodations or is residing in a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.”

In 2009, The Madera County Homeless Coalition commissioned the Madera County Homeless Census and Survey. This survey revealed a diverse population with many different needs. However, a typical homeless profile can be constructed based on survey results. The homeless survey showed that the typical homeless person was 31 to 50 years old, was living in Madera County at the time they became homeless, had been homeless for less than one year, and was receiving some form of government assistance (most notably, Food Stamps and / or Medi-Cal / Medicare). Demographically speaking, 45% of survey respondents were White / Caucasian, 36% were Hispanic / Latino, and 12% were Black / African American.

Additionally, 27% of survey respondents reported that they were currently experiencing some form of physical or developmental disability. Many (42%) survey respondents also reported that they were experiencing substance abuse issues, highlighting the critical importance of integrated health services. Eight percent (8%) of respondents identified themselves as veterans of the United States Armed Forces. Furthermore, 38% of survey respondents were chronically homeless.

As shown in

Table HE - 44 the point-in-time Street and Shelter Census identified 365 homeless people in Madera County, 20 which are considered to be in Chowchilla.

Table HE - 44, Homeless in the City of Chowchilla -2009 Survey

Unsheltered Homeless In Madera County				
Jurisdiction	Single Individuals	Persons in Families	Individuals in Vehicles, Encampments, Abandoned Buildings, or Parks	Total Individuals
Total In Incorporated	65	0	58	123
Chowchilla	4	0	16	20
Madera	61	0	42	103
Total Unincorporated	33	0	209	242
Total	98	0	267	365

Source: 2009 Madera County Homeless Census and Survey, Applied Survey Research, 2009

This count, however, should be considered conservative since it is well known that even with the most thorough methodology, many homeless individuals stay in locations where they cannot be seen or counted by enumeration teams. The majority (70%) of those enumerated during the count were unsheltered, while 30% were sheltered.

It is important to note in this survey that the number of individuals enumerated in cars, vans, RVs, encampments, and abandoned buildings are estimates based on empirical 2009 Homeless Survey data. On a countywide basis, survey respondents who indicated that they usually stay in a car, van, RV, encampment, or abandoned buildings at night were asked to indicate how many people usually stay there, producing an average number of people for each of these sleeping locations. These estimated conditions may or may not exist in Chowchilla.

Key causes of homelessness included economic factors such as job loss or unemployment. Thirty-three percent (33%) of homeless respondents reported the loss of a job as the primary reason they became homeless. Eighteen percent (18%) of survey respondents reported that their alcohol or drug issue was the primary cause of their homelessness. The vast majority (93%) of survey respondents stated that they were currently unemployed.

Currently, when instances arise where a family or individual may be in need, they are directed to the Chowchilla Police Department or local church groups. Some local churches will provide food or money; however, no church within the City provides shelter. Often, the only assistance that can be provided is transportation to the City of Merced or Madera where there are more established and positive social services.

Based on public comments received during a public meeting to discuss housing needs, there is a need for a minimal number of shelter beds. A shelter which would accommodate both emergency shelter needs and transitional housing needs could best serve the need.

Presently, the City's Zoning Ordinance does not identify zoning districts in which homeless shelters (emergency and transitional) are permitted. Chowchilla should amend its Zoning Ordinance to provide for meeting and implementing regulations and laws passed by the State. Because of other land use issues and needs, the City should considering amending its Zoning Ordinance.

FUTURE HOUSING NEEDS

Under the state housing element requirement, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next five-year period. Previous sections of this section have identified existing needs and needs of special groups. This section focuses on projected housing needs through 2014. Projected housing needs are the total additional housing units required to adequately house a jurisdiction's projected population through the planning period in units that are affordable, in standard condition, and not overcrowded. These needs include those of the existing population as well as the needs of the additional population expected to reside in the city five years hence.

Chowchilla's Share of 2007 to 2014 Housing Needs

Government Code Section 65584 assigns responsibility for developing projections of Regional Housing Need Allocation (RHNA) and for allocating a share of this need to localities within the region to regional councils of government or the California Department of Housing and Community Development when there is no local council of government. For Madera County and its two incorporated communities (City of Chowchilla and Madera), HCD prepared and finalized these determinations. Based on a methodology that weighs a number of factors (e.g., projected population growth, employment, commute patterns, available sites), HCD determined quantifiable needs for housing units in Madera County according to various income categories.

Table HE - 45 depicts Chowchilla's estimated need for the 7½ year period (2007-2014). In its final Regional Housing Needs Allocation (RHNA) figures, HCD allocated 1,375 housing units to the City. This is equivalent to a yearly need of 183 housing units for the 7½ year period. The total allocation is broken down into four income categories: very low (266 units or 22.9 percent of total units), low (213 units or 19.4 percent of total units), moderate (266 units or 19.4 percent of total units), and above moderate (581 units or 42.2 percent of total units). The City must estimate the projected number of extremely low-income households. One way to do so is by assuming half of its very low-income RHNA is for extremely low-income (158 units). The overall result is that 38.4 percent of the total housing goals are targeted for the affordable range (extremely low-, very low-, low-, moderate-) and 61.6 percent in the above moderate range.

Table HE - 45, Chowchilla's 2007-2014 RHNA Housing Goals

RHNA Housing Goals 2007- 2014						
Jurisdiction	RHNA Goals					
	Extremely Low	Very-low	Low	Moderate	Above Moderate	Total
Chowchilla	158	157	213	266	581	1,375
Percentage of total	11.5%	11.4%	15.5%	19.4%	42.2%	100%

Residential Development Activity (2005 to 2009)

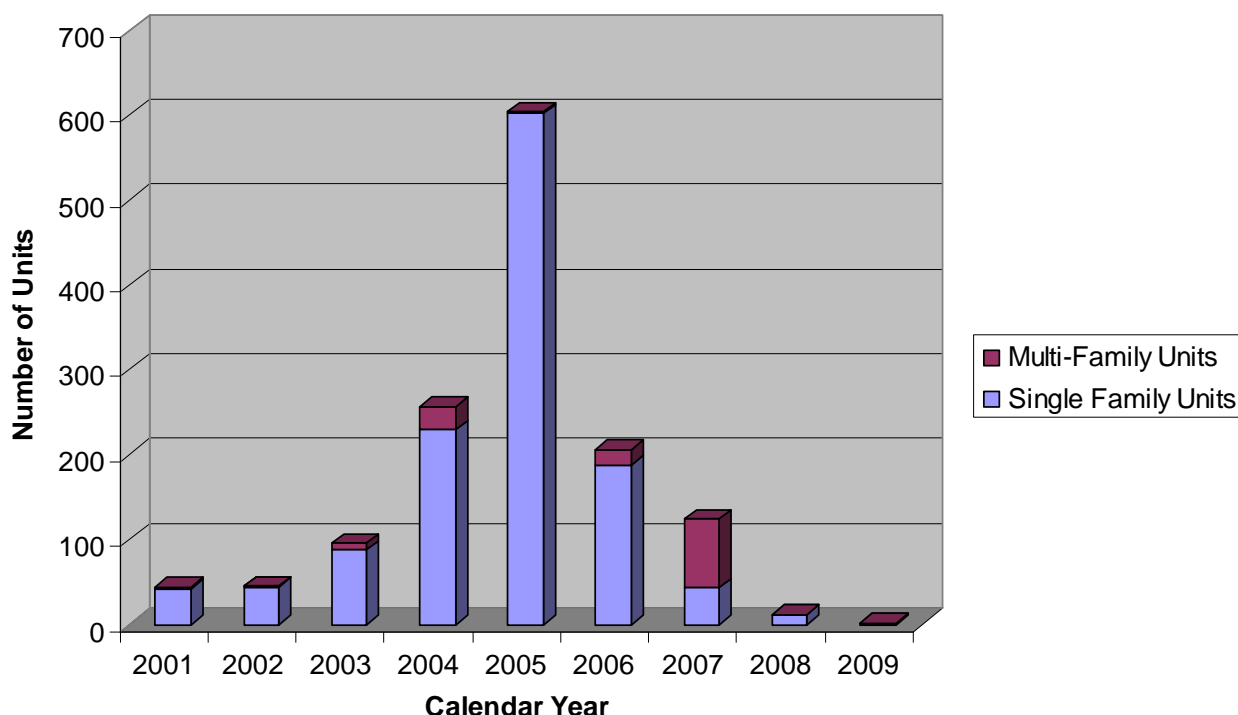
Over the past four years, Chowchilla has issued 1,253 building permits for new units, nearly half of which were built in 2005/06. Similar to other Central Valley Communities, Chowchilla's building activity peaked in 2005/6 and declined substantially thereafter. During the period of 2005/6 Chowchilla issued permits for 810 dwelling units. While in the period of 2007 to 2009 only a total of 138 units were permitted and only 14 of which were between 2008 and 2009. *Table HE - 46* summarizes projects approved, building permits issued, and units constructed by year. Between January 1, 2007 and December 31, 2009, the City has issued permits for 138 units, none of which were for units restricted to households of low- or moderate-incomes.

Table HE - 46, Chowchilla Residential Development Activity, 2007-2009 Meeting the RHNA Goals

Income Category	2007 to 2014 HCD RHNA Goals	Units Constructed January 1, 2007 – end of 2009	Percentage of Need Met	Balance of RHNA Need
Very Low	315	0	0.0%	315
Low	213	0	0.0%	213
Moderate	266	59	22.2%	207
Above Moderate	581	79	13.6%	502
Total	1,375	138	1.0%	1,237

To demonstrate the peaking of housing activity and the significant level of decline *Figure HE - 3* shows graphically building activity in the City of Chowchilla from 2001 to the end of 2009.

Figure HE - 3, Building Permits Issued Between 2001 and 2009 in Chowchilla



To relate this building permit activity to the 2007-2014 Regional Housing Need Allocation (RHNA) figures, these building permit figures have been assigned to one of the four income categories specified in the HCD needs allocation. The results of this analysis are shown in *Table HE - 46*. After accounting for approved and constructed housing units between January 2007, and December 2009, Chowchilla's remaining fair share need is also shown in *Table HE - 46*. Very little residential construction has occurred in the City in the past few years, which has lead to limited progress toward achieving the City's RHNA.

HOUSING RESOURCES

This section assesses the availability of land and services to meet the needs documented in the previous section. This section inventories Chowchilla's available residentially designated land, calculates the build-out potential of this land, and reviews the adequacy of services to support future housing development.

Available Land Inventory

Relative to future basic construction needs, it has been indicated that during the period of 2009 and 2014, which is the time frame of this Housing Element, Chowchilla's balance of existing RHNA need is 1,237 new units. With a slower residential development market in the past few years, very little has been built in the City during this current RHNA planning period and none of the units constructed so far are restricted to very low-, low- or moderate-income households. The City's major responsibility is to provide adequate sites zoned to meet future construction needs. This section evaluates the City's available land supply to demonstrate if there is enough residentially zoned land to meet future housing demands, as determined by HCD's RHNA.

Available Land Currently Planned for Residential Use

As shown in *Table HE - 47* the land inventory identified 16 sites (covering 541.44 gross acres) that are residentially designated and considered vacant. These selected sites were analyzed as they represent a realistic perspective of what could be developed to meet the City's RHNA. The City chose to remove from the initial inventory commercially designed properties which could be developed with a multiple family component. Conservatively, these commercial zone districts do not have a planned land use density range therefore could potentially skew the really housing carrying capacity. Notwithstanding, the City is planning on submitting at a later date, additional revisions regarding the previous findings for the Site Inventory, program related to large sites, and zoning for lower-income households.

Table HE-47, Land Available for Housing to Meet RHNA Goals 2007-2014, provides the Assessor's Parcel Number (APN), acreage, zoning, General Plan designation, constraints, maximum capacity and realistic capacity numbers. A description of how this realistic capacity number was determined is provided in the "Analysis of Development Potential Versus Projected Housing Need" section below.

Table HE - 47, Land Available for Housing to Meet RHNA Goals 2007-2014

APN	Acres	Zone	GP Density	Maximum Density	Realistic Capacity
001-331-001	2.26	R-3	HDR (24 dwelling units/gross acre)	54	45

002-310-024	29.5	R-3	HDR (24 dwelling units/gross acre)	708	177
001-330-002	3.4	R-3	HDR (24 dwelling units/gross acre)	81	68
014-020-052	8.2	R-3	MHDR (24 dwelling units/gross acre)	196	164
001-300-021	16	R-3	HDR (24 dwelling units/gross acre)	384	96
Subtotal	59.36		Subtotal	1,423	550

APN	Acres	Zone	GP Density	Maximum Density	Realistic Capacity
014-010-012	184	R-2	MHDR (16 dwelling units/gross acre)	2,944	736
Subtotal	184			2,944	736

APN	Acres	Zone	GP Density	Maximum Density	Realistic Capacity
001-290-003-007	12	R-1	MDR (8 dwelling units/gross acre)	96	48
001-230-043	11.09	R-1	MDR (8 dwelling units/gross acre)	89	23
002-300-002	73.5	R-1	MDR (8 dwelling units/gross acre)	588	294
001-400-006	38.5	R-1	MDR (8 dwelling units/gross acre)	31	8
001-390-029	7.4	R-1	MDR (8 dwelling units/gross acre)	59	15
002-300-003	59	R-1	MDR (8 dwelling units/gross acre)	47	12
014-021-001-091	26	R-1	MDR (8 dwelling units/gross acre)	21	5
001-290-003-007	12	R-1	MDR (8 dwelling units/gross acre)	96	24
001-400-006	38.5	R-1	MDR (8 dwelling units/gross acre)	308	77
001-230-043	11.09	R-1	MDR (8 dwelling units/gross acre)	89	22
Subtotal	289.08			1,424	528

It should also be noted that in the R-2 zone district as designated the planned land use density is only 16 units to the acre. However, the City has been able to develop property within this zone district which has yield housing units that have placed eligible families and assisted the City in meeting their RHNA.

Among the larger sites included in the inventory are within the Legacy Ranch, Greenhills Estates and Rancho Calera Projects. The Villa Calera will be amending a portion of the Greenhills Specific Plan to increase the residential density and intends to provide both single-family and multi-family product.

A number of larger parcels in the available land analysis are planned developments that have not yet been subdivided and will be the most appropriate for including the assisted housing project elements. Among those sites are the following land parcels 014-010-012 (a 184 acre site), 002-300-002 (73 acre site), 002-300-003 (59 acre site), 001-400-006 (38 acre site). Those sites are in planned developments and the developer and the City have greater flexibility to increase density in specific locations so long as the overall density does not exceed the maximum density of the underlying zone.

To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., 2-10 acres units). The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing including but not limited to:

- streamlining and expediting the approval process for land division for projects that include affordable housing units
- ministerial review of lot line adjustments,
- Subdiviosn fees deferral to building permits for projects affordable to lower income households,
- provide techincal assitance to aquire funding, and
- modification of development requirements.

Analysis of Zoning to Encourage and Facilitate Lower-Income Households

Chowchilla's approach to providing housing for the lower income brackets continues to be dispersion of projects in the City and working with developers to integrate affordable units within all projects on a voluntary basis. The City is in the process of working with the County of Madera to establish a formula for transferring the County's RHNA numbers for Low and Moderate Income Housing as part of a conditional approval of an annexation of territory to the City of Chowchilla.

The current City of Chowchilla's Zoning Ordinance does contemplate or constructed in such a manner conducive to addressing the need for a broad range and availability of housing stock. The City is committed to undertaking a significant overhaul of its zoning ordinance, which is schedule to commence during the first quarter of 2012 and take approximately one year to complete.

The City will review, update, clarify, and amend as necessary, the Zoning Ordinance at least annually for written consistency with state law including density bonuses, second units, group homes and facilities, homeless, low-income, disabled, seniors and other special needs populations, Single Occupancy Rooms, allowing group homes of six or less by right as a family dwelling in the same zone, in accordance with state law; and develop standards that encourage provision of low-income and special needs housing in appropriate residential zoning districts, while protecting the integrity of residential neighborhoods.

The City's intent is to specifically address the following through this zoning update:

- Embed the definition of supportive housing, emergency shelters, transitional housing and single room occupancy ascribing to them.
- Embed permitted land uses (e.g. supportive housing, emergency shelters, transitional housing and single room occupancy) in appropriate residential and commercial zone districts, and subject to only those restrictions that apply to the other allowed residential types in the same zone district.
- Establish land use density for multiple family units proposed in a commercial zone district.
- Embed in the zoning ordinance provisions for a density bonus consistent with State Planning Law.
- Establish entitlement approval processes (e.g. site plan review, lot-line adjustment, voluntary merger) which require ministerial action versus discretionary action.
- Ensure zoning is compliant with Health and Safety Code Sections 17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six or less persons to be treated as a single-family structure and permitted without a conditional use permit, zoning variance, and or other zoning clearance not required for similar structure in the same zone.
- Establish requires employee housing in zones permitting agricultural uses with no more than 12 units or 36 beds to be permitted without a conditional use permit, zoning variance, and or other zoning clearance not required for agricultural uses in the same zone.

Presently, the City's Zoning Ordinance does not identify zoning districts in which a variety of housing types (e.g., dormitories, multifamily units, SROs, emergency and/or transitional) are permitted. Chowchilla must amend its Zoning Ordinance to provide for meeting and implementing regulations and laws passed by the State. Because of other land use issues and needs, the City is considering amending its Zoning Ordinance to include a Public Facility (PF) Classification which would include all parks, public buildings, corporation yards, fair grounds, airport, wastewater treatment facility, County, and school district lands.

The PF Zone District classification would be identified with parcel characteristics such that the proposed housing type would have proximate to public transit and other services, such as grocery stores and retail stores and other social services. There are several vacant parcels with a typical parcel size of between .4 and .8 acres in size which could accommodate a variety of housing types (e.g., dormitories, multifamily units, SROs) to address the City's need. In addition, there are several non-vacant sites which contain obsolete office buildings that could be converted to emergency shelters. In addition, there are no other known constraints (e.g., water, sewer, flooding, seismic hazards, chemical contamination, other environmental constraints, and slope instability or erosion) that would preclude emergency shelter development in the PF zone.

Among the land uses permitted in this classification and entitlement process would require a Site Plan Review process be a ministerial process and not discretionary. Incorporated in the PF Zone would be development standards that will be adopted by Resolution. (See Action/Implementation Measure 2.a)

Assist in Development: Extremely Low-income Households

Some suggested programs that could potentially assist in the development of extremely low-income households are as follows:

State and Federal Funds

The City shall apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency shall continue to assess potential funding sources, such as, but not limited to, the Redevelopment Agency housing set-aside funds and the Community Development Block Grant (CDBG), and HOME. The City should also establish a blended program utilizing CDBG Homebuyer Assistance Revolving Loans, Program Income Reuse and Redevelopment housing set-asides. The City would be required to apply for a CDBG waiver and be an ongoing program.

The remain percentage of the Redevelopment Set-Aside tax increment funds accruing to the Redevelopment Agency shall be directed to affordable housing. If successful in receiving funding from the Local Housing Trust Fund matching program, the City shall encourage the Redevelopment Agency to work with affordable housing developers to utilize a portion of set-aside funds for development of housing affordable to extremely low-income households.

The City shall also seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Extremely low-income (ELI) households are a subset of very low income households who earn 30 percent or less of the median income. More than 65 percent of ELI households face a severe cost burden related to housing (more than 50 percent of income going toward housing costs), and they are the income group most likely to experience a housing crisis when faced with rent increases, foreclosure, or other adverse event. The Redevelopment Agency will conduct an in-depth analysis of ELI household housing needs and will develop a local policy target percentage of affordable housing funds to meet the

housing needs of this segment of the City's population, consistent with all applicable statutory obligations.

The City will encourage the development of housing for Extremely Low-Income households through a variety of activities such as outreaching to developers on at least an annual basis to discuss the development of ELI housing, providing financial or in-kind technical assistance or land write-downs, providing expedited processing, identifying funding and grant opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding, and/or offering additional incentives beyond density bonus provisions.

These are ongoing programs, depending on funding availability to the City. Minimally an annual review would be undertaken by the Community and Economic Development Department and presented to the City Council.

Fee Waivers

The City Council will be presented with a recommend to adopt a resolution waiving a significant percent of the entitlement application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. The City may use either redevelopment set-aside funds or the Housing Trust Fund to subsidize the service and mitigation fees for housing affordable to extremely low-income households. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Analysis of Development Potential Versus Projected Housing Need

As shown in *Table HE - 46* above, Chowchilla has a net RHNA (after subtracting units already built and approved units between January 2007 and December 2009) of 1,237 housing units for the 2007-2014 RHNA planning period. Of this total, there is a need of 315 units for the very low-income category, 213 for low income, 207 for moderate income, and 502 for above moderate income households.

Figure HE - 4 is a map of the existing City Limits with the general locations of the larger areas of land available for new housing development to meet the needs of the of the 2007-2014 Plan. The infill lots for the balance of the City are not marked due to space limitations on the map. However, those parcels are listed in the list contained the **Housing Element Appendix A**.

As shown in the **Housing Element Appendix A**, Chowchilla has a total holding capacity of 4,378 (realistic capacity) to 9,643 (maximum capacity) housing units under current zoning, which is more than enough units to satisfy the City's RHNA with either the realistic or maximum capacity numbers. While it is highly unlikely, using the maximum densities for each zoning district, Chowchilla has a total residential holding capacity that is more than the total adjusted RHNA by 8,268 units. Using the realistic capacity, Chowchilla has a total residential holding capacity that is more than the total adjusted RHNA by 3,003 units. The "realistic" capacities are based on recent development that has occurred in the City over the past few years. These examples are used to determine a realistic capacity for each

site because they demonstrate the number of units that are actually built on a site after development standards are taken into account. Many of the sites in the inventory are designated for medium densities.

Figure HE - 4
General Location of Land Available to Meet the City's 2007-2014 Housing Goals



The range of zoning of available sites affords the opportunity for a variety of housing types. Present development patterns have single-family detached units in the R-1, Planned Development Districts (which are being proposed more frequently) allow for a range of lot sizes from about 3,500 sq. ft. to 5,000 sq. ft. single-family units (cluster units, planned developments, and split-lot duplexes); multi-family and mobile home parks can also be allowed as part of the Planned Unit District. Duplexes and apartments are allowed in the R-2, R-3, and P zones. Manufactured housing on approved foundation systems may be permitted in most residential zones upon approval by the City through the Site Plan Review Process.

In addition to the basic construction needs, the housing needs of each of the four income groups (very low, low, moderate, and above moderate) must be considered. Because capacity for housing production exceeds Chowchilla's total need for new housing during the Housing Element planning period, a primary objective for the City over the Housing Element planning period will be to provide adequate sites to accommodate the housing needs of very low-, low-, and moderate-income households. The California Department of Housing and Community Development assumes, in general, that the higher the density, the more affordable the housing. It is HCD's position that local jurisdictions can facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

In regard to lower-income households, rental units would typically be constructed in the R-2 and R-3 zone districts. Among the sites listed in *Table HE - 47* as appropriate to meet the need for units affordable to very low and low-income households are R-3 sites with High Density Residential (10-24 dwelling units/gross acre) (HDR) proposed General Plan designations, Planned Unit Districts with HDR designation and with Medium High Density Residential (6-16 dwelling units/gross acre) (MHDR) designations. Most of the sites used to show capacity for very low and low-income households are R-2, R-3, and Planned Development which is described as appropriate for multi-family and mobile home parks. Using the realistic capacity methodology described above and typical developed densities, these sites provide for approximately 407 units which provides for ample sites to satisfy the extremely low and very low-income allocation and another 850 units are possible on these sites to fulfill the low-income allocations. Single-family attached and detached units are also expected to be the major housing type for moderate- and above moderate-income groups. As indicated above, the currently zoned sites provide approximately 3,121 units appropriate for moderate- and above-moderate income households.

Adequacy of Public Facilities and Infrastructure

Water

Public water service is provided by the City of Chowchilla. Chowchilla is not dependent upon special districts or private entities for water service within the City's urban boundaries. Chowchilla's source of public water supply is groundwater. As urban development continues west, groundwater wells are implemented. City Development Impact Fees have been implemented to cover the cost of infrastructure improvements including water supply (wells) as the City grows.

The City has seven active wells and one standby well for fire fighting purposes. Total water capacity for the City is 10,080,000 gallons per day (gpd) plus the additional 1,440,000 gpd with the standby well. Chowchilla's water system is a looped system with 12-inch mainlines and 6 to 8 inch distribution lines. The City is not currently facing any

critical water supply issues or problems and does not anticipate there will be any constraints within the Housing Element planning period (2007-2014). The City has recognized the long term constraints to providing adequate infrastructure related to groundwater overdraft issues. The current General Plan update and corresponding EIR will mitigate the groundwater issues associated with housing production beyond the planning period.

Storm Drainage

There are four major storm drainage basins in the City of Chowchilla. The largest, a 20-acre basin is located approximately two miles out of town. Provisions for stormwater collection and disposal are dependent upon the location of individual projects. If residential projects are constructed outside the urban core of the City, developers are required to provide their own stormwater collection and disposal system.

In order to reduce the number of stormwater collection basins, the City encourages the expansion of existing systems to be used by more than one subdivision at a time. City Development Impact Fees have been implemented to cover the cost of infrastructure improvements including storm drainage facilities as the City grows. According to the Public Services Department, sufficient stormwater disposal capacity is available for development within the urban core of the City.

Wastewater

Wastewater service is provided by the City of Chowchilla. The City is not dependent upon special districts or private entities for wastewater services within the City's urban boundaries. Chowchilla's system consists of an industrial wastewater facility and a domestic wastewater facility. Currently, the City is processing approximately 900,000 gallons per day in the domestic plant with a capacity of 1.8 million gallons per day.

According to the Public Services Department, the plant will be able to accommodate future growth throughout the planning period and beyond. As continued growth occurs in the City a new domestic wastewater facility will be required. Chowchilla is currently in the planning stages of considering the location and treatment process for this new facility. A decision is anticipated toward the end of the planning period for the Housing Element. City Development Impact Fees have been implemented to cover the cost of infrastructure improvements including wastewater treatment as the City grows.

To comply with Senate Bill (SB) 1087, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Streets and Roads

The circulation system in Chowchilla is comprised of arterial, collectors and local streets. There are approximately 46 miles of City streets, and 13 miles of alleyways. Chowchilla's circulation system is adequate to accommodate new growth. As new growth occurs, the need to construct improvements to the circulation system will increase. The City will continue to work closely with Caltrans and the County in the future regarding important

regional circulation issues. City Development Impact Fees have been implemented to offset infrastructure improvement costs including major road and street facilities including interchanges as the City grows.

ENERGY CONSERVATION OPPORTUNITIES

State Housing Element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Volatile energy markets have led to renewed widespread interest in energy conservation approaches. Pacific Gas and Electric (PG&E) provides gas and electricity services for the City of Chowchilla. PG&E offers incentives to help consumers save energy and money through a variety of rebate programs and by providing energy saving tips and educational materials to its consumers.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 1998 (effective date of July 1, 1999). Energy efficiency requirements are enforced by local governments through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made. The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

Section 66475.3: For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:

- 1) Specifies the standards for determining the exact dimensions and locations of such easements.
- 2) Specifies any restrictions on vegetation, buildings and other objects which would obstruct the passage of sunlight through the easement.
- 3) Specifies the terms or conditions, if any, under which an easement may be revised or terminated.
- 4) Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.

- 5) Specifies that the ordinance is not applicable to condominium projects which consist of the subdivision of airspace in an existing building where no new structures are added.

The City has adopted the uniform solar energy codes introduced by the International Association of Plumbing and Mechanical Officials. However, the number of installations of solar panels within the community has not been as great as expected. This is due to certain factors, such as the initial cost of installation of a solar unit is beyond the limits of many families within the community. Furthermore, the prevalence of the fog during winter months reduces the effectiveness of the solar unit.

The City and PG&E play a role in implementation of various other energy conservation measures. An insulation program promoted by the City has become very popular in the community. Under the program, households below poverty level are eligible for insulation free of charge, and low-income households are eligible nearly free of charge.

POTENTIAL HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental and market factors that may serve as potential constraints to housing development and improvement in Chowchilla.

Potential Government Constraints

Local governments have little or no influence upon the national economy or the federal monetary policies which influence it. Yet these two factors most significantly impact the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the Housing Element's purpose is to evaluate the City's past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

The facilitation of affordable housing can be constrained by a number of factors inherent in the municipal structure. Some governmental regulations can increase the cost of development, thus constraining the availability of affordable housing.

Although there are several components of housing production which are beyond the control of local government, such as the cost and availability of mortgage capital, labor and materials, there are key elements which are directly controlled by local government and are thus legitimate subjects of inquiry for the Housing Element.

Governmental constraints are those imposed by the government which either limit the number of housing units to be built or increase the costs of those units which are built. Constraints increase costs by either adding direct specific expenses, such as street improvements or development fees, to the cost of a housing unit or by increasing the time necessary to build the unit, thereby increasing the builder's incidental costs such as interest payments or labor costs. All costs are ultimately passed on to the occupant of the housing unit either in higher mortgage payments or rent.

Governmental constraints can be classified in three basic categories: those which impose regulation, those which add direct costs, and those which result in time delays. Regulations and time delays result in increased costs, but they cannot be calculated as easily as direct costs such as fees. The most obvious and significant factors falling within the influence of local government are:

General Plan Designations and Zoning

As shown in *Table HE - 48* below, the General Plan land use designations that allow residential development include four residential designations that permit a range of residential development types.

Table HE - 48, City of Chowchilla Draft General Plan Land Use Designations Permitting Residential Development

General Plan Designation	Residential Use	Density	Minimum Lot Size	Corresponding Zoning Districts
Residential Land Use Designations				
Low Density Residential (LDR)	Single-family units	1.5 units/net acre typical	29,000 sq. ft.	R-E
Medium Density Residential (MDR)	Single-family units	5.5 units/net acre typical	5,000 sq. ft.	R-1, P
Medium High Density Residential (MHDR)	Single-family units	8 units/ net acre typical	3,000 to 12,000 sq. ft.	R-2, T-P, P
High Density Residential (HD)	Single-family and multi-family units; intended to be applied to lands within walking distance of existing or planned shopping districts	16 units/net acre typical	6,000 sq. ft.	R-3
Commercial Land Use Designation				
Mixed Use (MU)	Single-family and multi-family units	16 units/acre typical	1 acre	C-3, C-2, I-1, R-2, R-3, P

The City is tasked with allowing for the development of an array of housing types that are suitable for all economic segments of the community. The Housing Element must describe how the City's Municipal Code allows for different types of housing to meet the needs of its residents. Housing types include single-family dwellings, duplexes, guest dwellings, mobile homes, group residential homes, multiple unit dwellings, convalescent homes, accessory structures, supportive housing, and single-room occupancy units. *Tables H-49 and H-50* below summarizes the housing types permitted by right and those that require a use permit under the City Municipal Code.

As shown in

Table HE - 49 below, there are 6 residential zoning districts and 3 commercial zoning districts which allow residential development in the City of Chowchilla. One zone, Planned

Unit District (P), allows both commercial and residential uses upon project approval. The table shows the residential uses permitted in each district, as well as the minimum lot sizes for each district. For each of these zoning districts, guest units without kitchen facilities are allowed upon administrative approval as are second units based on Government Code Section 65852.2 (b) where Chowchilla did not adopt an ordinance rather opted to ministerially approve or disapprove the application without discretionary review. Standards for review are contained in Government Code Section 65852.2 (b)(1)(A) through (I). Manufactured housing is also allowed in these zoning districts.

Table HE - 49, Zoning districts Permitting Residential Development

Zoning District	Residential Uses Permitted	Minimum Lot Area	Minimum Setback (fr/side/rear)	Building Height Limits
R-1	Single-family dwelling units	5,000 sq. ft. minimum	15/5/15	30 ft.
R-1-6	Single-family dwelling units	6,000 sq. ft. minimum	20/5/20	30 ft.
R-1-7	Single-family dwelling units	7,000 sq. ft. minimum	25/5/25	30 ft.
R-1-8	Single-family dwelling units	8,000 sq. ft. minimum	25/5/25	30 ft.
R-2	Low density multifamily dwelling units	6,000 sq. ft. minimum	15/5/15	30 ft.
R-3	Medium density multifamily dwelling units	6,000 sq. ft.	15/5/15	30 ft.
P	Single-family and multifamily dwelling units	Set by deign.	Same as Residential when applicable	---
C-1	Single-family and multi-family dwelling units (CUP required, standards same as R-1,2,3)	---	---	35 ft.
C-2	Single-family and multi-family dwelling units (CUP required, standards same as R-1,2,3)	---	---	35 ft.
C-3	Multifamily dwelling units (CUP required, R-3 standards only)	---	---	35 ft.

Table HE - 50 below demonstrates the residential zone districts and the allowable uses that are permitted by administrative approval, permitted through Site Plan Review approval, or permitted via conditional use permit (CUP) approved by the City of Chowchilla

Planning Commission. In all cases, the residential district for which a use is requested must provide the minimum required square footage for the use to be considered. The conditions of the use permit are specific to each use. Generally, the conditions are designed to make the housing for the requested use and the surrounding uses compatible. For example, a residential use for the disabled may provide comprehensive supportive services on site and the use permit condition may require additional parking. Another example is a condition that requires the structure used for residential purposes to meet required ADA provisions or reasonable accommodations. The use permit process provides an opportunity for the proponents of the use to have a dialogue with the neighbors and meet their reasonable concerns or remove the concerns through information.

Table HE - 50, Housing Types Permitted by Zoning District

Land Use	R-1	R-1-6	R-1-7	R-1-8	R-2	R-3
Foster homes, rehabilitation facilities, day care centers, and other related facilities, <6 persons	P	P	P	P	P	P
Single-family housing	P	P	P	P	P	P
Temporary emergency shelters	--	--	--	--	P	P
Second dwelling unit	P	P	P	P	P	P
Detached dwellings with no kitchen	P	P	P	P	P	P
Multi-family housing	--	--	--	--	P	P
Two-family housing/duplexes	--	--	--	--	P	P
Mobile homes/manufactured homes	P	P	P	P	P	P
Assisted living facilities for elderly <6	CUP	CUP	CUP	CUP	CUP	CUP
Foster homes, rehabilitation facilities, day care centers, and other related facilities, 7 or more persons	CUP	CUP	CUP	CUP	CUP	CUP
Senior citizen congregate care housing <6	--	--	--	--	CUP	CUP
Rooming/boarded houses (non transient)	--	--	--	--	--	P
Hotels, motels, bungalow courts, and dwelling groups	--	--	--	--	--	--
Rest homes and convalescent hospitals	--	--	--	--	CUP	CUP
Dormitory	--	--	--	--	--	--
Fraternity/sorority	--	--	--	--	--	--
Emergency Shelters ¹	P	P	P	P	P	P
Transitional/Supportive Housing ¹	P	P	P	P	P	P

CUP=Conditional Use Permit; P= Permitted; SPR=Site Plan Review

¹ Emergency shelters, transitional and supportive housing types would be considered under the "foster homes, rehabilitation facilities, day care centers, and other related facilities which provide housing for six or fewer unrelated persons

Source: City of Chowchilla Zoning Ordinance

Parking Requirements

The City requires 1 covered parking space for each single-family unit and 1.5 spaces per one bedroom, 2 spaces for 2 bedroom and 2.5 spaces per 3 bedroom multi-family units.

For senior citizen housing projects, non-residential parking requirements are used, 1 space for every 3 dwelling units or 1 space for every 2.5 beds, depending on the specific use.

Density Bonus

The City of Chowchilla will grant a 35 percent density bonus over the housing unit density allowed by the existing zoning consistent with Section 65915 of the Government Code. This program can be implemented if the developer agrees to meet one of the following conditions:

- 10 percent of the units are for very low-income households;
- 20 percent of the units are for low-income households; or
- 50 percent of the units are for senior citizens and at least 10 percent of the units are for very low-income senior citizens, or at least 20 percent of its units are for low-income senior citizens.

The Density Bonus applicant shall agree to, and the city shall ensure, continued affordability of all low and very low income units that qualified the applicant for the award of the density bonus for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for the lower income density bonus units shall be set at an affordable rent established by Table HE_21 as updated. Table HE-21 below shows *HUD-defined fair* market rent levels (FMR) for Chowchilla for 2009. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rent plus the cost of utilities, except telephone. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

Table HE - 21 as updated. Owner-occupied units shall be available at an affordable housing cost as defined by in *Table HE - 20* as updated.

An applicant shall agree to, and the city, shall ensure that, the initial occupant of the moderate-income units of the project are persons and families of moderate income, as defined in *Table HE - 20* and that the units are offered at an affordable housing cost commensurate with the income. The City shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement:

1. Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation. The City shall recapture any initial subsidy, as defined (2) below, and its proportionate share of appreciation, as defined in subparagraph (3).
2. The City's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

3. The City's proportionate share of appreciation shall be equal to the ratio of the City's initial subsidy to the fair market value of the home at the time of initial sale.

The City may provide additional incentives for the developer, unless the City Council finds that additional incentives are not necessary to make the proposed development economically feasible.

Secondary Dwelling Units

One type of housing appropriate for lower-income persons is second dwelling units. "Second unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. A second unit also includes attached or detached efficiency units, or manufactured homes, as defined in Sections 17958.1 and 18007 of the Health and Safety Code.

Assembly Bill (AB) 1866 (Chapter 1062, Statutes of 2002), also known as the "second unit law," amended the California Government Code to facilitate the development of second units. This amendment now requires localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must "apply predictable, objective, fixed, quantifiable and clear standards." Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

Chowchilla has not yet adopted a second unit provision in its Zoning Ordinance. Instead it has opted to conform to State Law using the provisions of Section 95852.2(b)(1) of the Government Code listed below.

The second unit law established maximum standards for second units on lots zoned for residential use that contain existing single-family dwellings. No other standards can be applied to the approval of second units than those listed in Section 95852.2(b) of the Government Code, except the City may require that the primary structure be owner-occupied. The City may apply the following standards:

1. The unit is not intended for sale and may be rented;
2. The lot is zoned for single-family or multi-family use;
3. The lot contains an existing single-family dwelling;
4. The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling;
5. The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area;
6. The total area of floor space for a detached second unit shall not exceed 1,200 square feet;
7. Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located;
8. Local building code requirements which apply to detached dwellings, as appropriate; and
9. Approval by the local health officer where a private sewage disposal system is being used, if required.

10. No other local ordinance, policy, or regulation shall be the basis for the denial of a building permit or a use permit under this subdivision.
11. This subdivision establishes the maximum standards that local agencies shall use to evaluate proposed second units on lots zoned for residential use which contain an existing single-family dwelling. No additional standards, other than those provided in this subdivision or subdivision (a), shall be utilized or imposed, except that a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant.
12. No changes in zoning ordinances or other ordinances or any changes in the general plan shall be required to implement this subdivision. Any local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of second units if these provisions are consistent with the limitations of this subdivision.
13. A second unit which conforms to the requirements of this subdivision shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use which is consistent with the existing general plan and zoning designations for the lot. The second units shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.
14. A local agency may establish minimum and maximum unit size requirements for both attached and detached second units. No minimum or maximum size for a second unit, or size based upon a percentage of the existing dwelling, shall be established by ordinance for either attached or detached dwellings which does not permit at least an efficiency unit to be constructed in compliance with local development standards.
15. Parking requirements for second units shall not exceed one parking space per unit or per bedroom. Additional parking may be required provided that a finding is made that the additional parking requirements are directly related to the use of the second unit and are consistent with existing neighborhood standards applicable to existing dwellings. Off-street parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the jurisdiction.
16. Fees charged for the construction of second units shall be determined in accordance with Chapter 5 (commencing with Section 66000).

Manufactured Housing

Manufactured housing can provide quality housing at a reasonable price. The recent trend in state legislation has been to encourage homeowners to place and finance manufactured homes on single-family lots. As a result, mobile homes as well as factory-built housing may now be taxed as real estate and may be set on permanent foundations, in common with conventional site-built housing.

California SB 1960 (1981) prohibited local jurisdictions from excluding manufactured homes from all lots zoned for single-family dwellings; in other words, limiting the location of these homes to mobile home parks is forbidden. However, SB 1960 does allow the local jurisdiction to designate certain single-family lots for manufactured homes based on compatibility for this type of use. The City of Chowchilla Zoning Ordinance permits

manufactured housing in zones R-1 through R-3, as long as they are certified under the National Mobile Home Construction and Safety Standards Act of 1974 and placed on a foundation system pursuant to Section 18551 of the Health and Safety Code. Zone T-P is a special district for manufactured homes. Therefore, the Zoning Ordinance does not act as a constraint to manufactured housing.

Emergency Shelters

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- 1) The maximum number of beds or persons permitted to be served nightly by the facility;
- 2) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone;
- 3) The size and location of exterior and interior on-site waiting and client intake areas;
- 4) The provision of on-site management;
- 5) The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart;
- 6) The length of stay;
- 7) Lighting; and
- 8) Security during hours that the emergency shelter is in operation.

Chowchilla must amend its Zoning Ordinance to provide for meeting and implementing regulations and laws passed by the State. Because of other land use issues and needs, the City is considering amending its Zoning Ordinance to include a Public Facility (PF) Classification which would include all parks, public buildings, corporation yards, fair grounds, airport, wastewater treatment facility, County, and school district lands.

Among the land uses permitted in this classification would be emergency shelters, transitional housing and supportive housing with site plan review. The Site Plan Review process is a ministerial process and not discretionary. (**See Action/Implementation Measure 2.a**).

Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code housing with linked on-site or off-site services with no limit on the length of stay and is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. Transitional and supportive housing types are considered part of the “foster homes, day care facilities, rehabilitation center and other related facilities which provide housing for six or fewer person category. Transitional and supportive housing types for more than six persons require a conditional use permit. The conditions for these are not listed in the municipal code but if one of these facilities were proposed, the conditions would only be those requirements set by the state that allow for the maintenance of health and safety standards.

In compliance with SB 2, these types of facilities for six or fewer persons are allowed by right in all residential zones. In an effort to clarify the Zoning Ordinance and to further comply with SB 2, the City (**See Action/Implementation Measure 2.a**) will add definitions of both transitional and supportive housing as defined in the Health and Safety Code Sections 50675.2 and 50675.14, respectively. In addition, the Zoning Ordinance will be amended to explicitly allow “emergency shelters” in the code as defined by California Health and Safety Code Section 5080.1. The state code defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”

Under the City’s current Zoning Ordinance, emergency shelters, transitional and supportive housing types are possible in a wide variety of zones, depending on type and size. Smaller emergency and transitional facilities for fewer than six individuals would be permitted in all residential zones. Chowchilla must amend its Zoning Ordinance to provide for meeting and implementing regulations and laws passed by the State. Because of other land use issues and needs, the City is considering amending its Zoning Ordinance to include a Public Facility (PF) Classification which would include all parks, public buildings, corporation yards, fair grounds, airport, wastewater treatment facility, County, and school district lands. Among the land uses permitted in this classification would be emergency shelters, transitional housing and supportive housing with site plan review. The Site Plan Review process is a ministerial process and not discretionary. Incorporated in the PF Zone would be development standards that would amend the Zoning Code. (**See Action/Implementation Measure 2.a**).

Group Homes

The Chowchilla Zoning Ordinance allows group homes and other related facilities (six or fewer persons) in residential zone districts with a site plan review process. The Site Plan Review approval process does require an application, and the approval is ministerial.

Chowchilla must amend its Zoning Ordinance to provide for meeting and implementing regulations and laws passed by the State. Because of other land use issues and needs, the City is considering amending its Zoning Ordinance to include a Public Facility (PF) Classification which would include all parks, public buildings, corporation yards, fair grounds, airport, wastewater treatment facility, County, and school district lands. Among the land uses permitted in this classification would be emergency shelters, transitional housing and supportive housing with site plan review. The Site Plan Review process is a ministerial process and not discretionary. Incorporated in the PF Zone would be development standards that would amend the Zoning Code. **(See Action/Implementation Measure 2.a)**

Persons with Disabilities

As part of a governmental constraints analysis, Housing Element law requires each jurisdiction to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

The City provides for a variety of housing intended to care for the special needs of the disabled. Group home housing types that house six or fewer people are allowed by right in all residential zones and those that house more than seven persons are permitted with a conditional use permit in the R-1, R-2 and R-3 zones. The City does not have any spacing or concentration limitations on housing of persons with disabilities.

The City does not have any processes for individuals with disabilities to make requests for reasonable accommodations with respect to zoning, permit processing, or building laws. However, the City does allow residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Chapter 11, 1998 version of the California Code. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Action/Implementation Measure 2.b states that the City will amend the Zoning Ordinance to broadened definition of family that 1) provides zoning code occupancy standards specific to unrelated adults and, 2) complies with Fair Housing Law.

Action/Implementation Measure 2.b states that the City will amend the Zoning Ordinance to clarify at Section 18.12.090 of the zoning ordinance (which effects all residential classifications) that retrofitted access ramps are permitted in setback areas.

Although the City does not have any local building requirements for disabled persons' accessibility, the City does follow California's accessibility laws which require the following for multi-family residential developments:

- Multi-family developments containing 4-20 units only require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multi-family developments containing greater than 20 units require that 2 percent of the total units are adaptable and the balance of the units are accessible.

- Single-family residential developments are exempt from accessibility requirements, but accessibility features for a single-family home may be added at the request of a homeowner.

Extremely Low-Income Households

Housing for Extremely Low-Income Households

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. This need is demonstrated in *Table HE - 25*. The number of households estimated to be in the extremely low-income category is 319. The City of Chowchilla contracts with the Madera Authority for affordable housing services and in the Madera Housing Authority 2005-2010 Consolidated Plan they stated that 70 percent of the families on the public housing and voucher waiting lists were extremely low-income. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low income households typically comprise persons with special housing needs including, but not limited to, persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. The Institute for Local Government's (ICG) Housing Resource Center defines an SRO as "a type of residential hotel offering one-room units for long-term occupancy by one or two people and may have a kitchen or bath facilities (but not both) in the room." The City does not explicitly define SROs in the Zoning Ordinance, but has defined "boardinghouse" in the Zoning Ordinance (Section 18.06.118) as "a building containing a single dwelling unit and provisions for five but not more than 15 guests, where lodging is provided with or without meals for compensation, does not include rest homes." The City's Zoning Ordinance currently allows boarding or rooming houses as a permitted use in the R-3 zone, which is a high density residential zone. Additionally the Zoning Ordinance allows boarding houses in the C-1 and C-2, and C-2 Commercial Zones with a Conditional Use Permit. **Action/Implementation Measure 2.b states that the City will amend the Zoning Ordinance to add the definition of a single-room occupancy unit or "SRO" to the current boardinghouse definition.**

To calculate the projected housing needs, Chowchilla assumed 50 percent of their very low-income regional housing needs (315 Units) are extremely low-income households. Chowchilla projected a need of 157 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could be with mental or other disabilities and special needs.

Farmworker Housing

In Chowchilla, permanent rental housing affordable to low and very low-income households is the main type of housing for permanent farmworkers. Locations identified for multi-family residential provide sites for this group. Most housing specifically for seasonal farmworkers exists in the unincorporated county. The nearest seasonal farmworker complex is the 40-unit Cottonwood Farm Labor complex operated by Self Help Housing. Seasonal farmworkers stay primarily in boardinghouses and secondary dwelling units. Boardinghouses are a housing alternative which offers the most reasonably priced lodging for seasonal farmworkers. The City allows boardinghouses and bungalow courts

in the R-3 as a permitted use and in the C-1, C-2, and C-3 zone with a use permit. The City's Zoning Ordinance is to be amended to conform to Employee Housing Act which generally requires employee housing for 6 or less persons in a single family zone and 12 units or 36 beds to be permitted without a CUP in multi-family zones. Taken together with SRO Zoning for commercial zones as mixed use, the need for farmworker housing in the City can be met.

Action/Implementation Measure 2.b states that the City will amend the Zoning Ordinance to add the definition of a single-room occupancy unit or "SRO" to the current boardinghouse definition. Additionally, the City will amend the Zoning Ordinance to ensure that the definition of employee housing is included in permitted uses in the single family and multi-family zones.

Growth Control/Growth Management

The City is in the process of developing Growth Control policies in the General Plan update.

Design Criteria

Other than the standards related to the Planned Unit District process, the City does not have a design review process or a set of design criteria for new residential development. The PUD process allows for special design review criteria to ensure that the maximum utility of a site is realized. The utility of sites are maximized through the PUD process by allowing variations from the Zoning Ordinance, like clustering and density transfers.

Off Site Improvement Standards Analysis

Most of the City's on-site requirements are found in the Municipal Code (Chapter 78) or the Subdivision Ordinance (Municipal Code Chapter 94) and are required as conditions of approval for residential developments.

On-site requirements include frontage improvements for residential lots including street structural section, curbs, sidewalks, driveway approaches and transitions; pedestrian ways within and between neighborhoods; street trees; storm drainage; sanitary sewers; gas, telephone, electricity, cable, and other utility lines; water supply; fire hydrants; and walls and fences with appropriate setbacks.

Off-site improvements may be required, based upon the size and location of the development, to ensure that public health and safety are protected. Generally, off-site improvements are only required when a nexus exists between the development and its impact on existing facilities and infrastructure.

The costs of these improvements vary between subdivisions depending on location, size of parcels, and distance from services. While subdivision improvements do add to development costs, the costs are spread over each parcel in the subdivision and do not unduly add to the development costs. The City's on and off-site improvements have not acted as a constraint on the development of housing or the development of housing affordable to lower income households. No major fees are charged for improvements, other than water and sewer connection fees.

The following is a brief summary of the minimum site improvement requirements for developments within the City:

Public Utilities - Prior to final map recordation, the applicant or his authorized agent will provide the Planning Director with a will-serve letter from the appropriate water, wastewater, power and telephone companies. The connection to public utilities is detailed in the City's Municipal Code, Chapter 13, Public Services.

Roads - The City's Department of Public Services, Standard Specifications describes road standards and widths. The right-of-way improvements can be a major cost of development; they are essential to orderly development, the provision of services, and the health and safety of residents. The road requirements comply, when applicable, with CALTRANS or the American Association of State Highway and Transportation Officials (AASHTO) standards.

The following are minimum road width standards:

- A Residential Street width is 60 foot right-of-way minimum (ST-3)
- A Major Collector & Arterial Streets width is an 80 foot right-of-way minimum (ST-4 & ST-5)
- An Expressway Street is a 96 foot right-of-way minimum

Curbs, Gutters and Sidewalks - Curbs, gutters and sidewalks, when required by new development, shall be installed in accordance with the requirements of the City of Chowchilla, Department of Public Services Standard Specifications, ST-11.

Street Lighting - Street lighting is required according to the Department of Public Services Standard Specifications, ST-17.

Storm drainage system - The City has an extensive drainage system with a drainage master plan that outlines future development of the system. Developments are required to comply with the drainage master plan requirements as described in the Department of Public Services Standard Specifications, D-1.

Water Systems - Developments are required to connect to the City's water system and water meters are required. A water connection fee is also required. Additional details are described in the City's Municipal Code, Chapter 13, Public Services.

Sewer Systems - Developments are required to connect to the City's sewer system and a sewer connection fee is required. Additional details are described in the City's Municipal Code, Chapter 13, Public Services.

The City's on/off-site requirements are similar to other neighboring cities, as well as County requirements for parcels adjacent to the City boundaries. The requirements are no more intensive than other neighboring jurisdictions and do not unduly constrain housing development or to the development of housing affordable to lower income households.

Nor does the cumulative effect of the requirements act as a constraint on housing development or to the development of housing affordable to lower income households.

On-Site Development Requirements

Land use controls that can impact a city's ability to provide affordable housing include open space and off-street parking requirements. Because these on-site improvements are land-intensive, they increase the cost of land development by reducing the unit density while adding landscaping and parking area and other development costs. The maximum height of any building including multi-family dwellings is 35 feet (approximately two stories). The City of Chowchilla does not have a ladder fire truck necessary for fire suppression beyond two stories. Allowing a greater height without the ability to suppress fires would greatly reduce the City's fire rating. A development impact fee has been adopted for larger buildings that will provide sufficient funds for the City to purchase a ladder truck.

Open space and parking standards are typically determined by surveying similar communities and what the local experience has indicated is appropriate. The City of Chowchilla off-street parking requirements for all residential land uses reflect typical standards found elsewhere around the state, especially among similarly sized communities in the Central Valley. The standard parking requirement for apartment development is dependent on the number of bedrooms included in each apartment, one and one half spaces per one bedroom, two per two bedroom and two and one half per three bedroom units. This standard provides for adequate off-street parking for tenants and visitors and permits emergency vehicle access and circulation. The City intends to consider reducing the number of parking spaces required for 0-1 bedroom apartments from 1.5 to one (1) space as a method to reduce development costs. This consideration will include the availability of on-street parking where there is sufficient width of a street to allow traffic, emergency vehicle and service vehicle (refuse collection), public transit access, and on-street parking for tenants and visitors.

Action/Implementation Measure 3.a states that the City will consider amending the Zoning Ordinance to reduce the parking requirements on one bedroom multi-family units to one (1) space.

The standard for conventional single-family residential lot development is 60 percent open space (or 40 percent coverage). This 60 percent requirement is inclusive of driveways, uncovered patios and swimming pools, or other hardscape intended for outdoor use. In considering a minimum 5,000 square foot lot, the building coverage would need to be in excess of 2,000 square feet to exceed this standard, leaving 3,000 square feet as open space. Given a nominal 60' by 82' residential lot where the width is 60', and a 20' front yard setback plus a 15' rear yard setback, and 5' setbacks on each side a total of 3,100 square feet is utilized for required setbacks. Planned development procedures provide for the clustering of small residential lots (3,500 to 4,500 square feet) with two story units and the concentration of open space for common use. The City has consistently encouraged this type of development as one method of providing different housing types at more affordable levels.

According to the Chowchilla Zoning Ordinance, the minimum useable open space for each residential unit is shown in *Table HE - 51: These open space standards as applied to an*

apartment project on one acre at the highest possible density (considering a two story building) would yield 20 dwelling units. This assumes minimum open space and parking standards, minimum setbacks between buildings and side-yards. While the 20 unit per acre density is achieved, the open space is limited to 555 sq. feet per unit which may or may not be in a uniform or useable shape. The only uniform space is the 4,000 sq. ft. created by the 25 foot building setback area between the two buildings that is typically utilized as common access which is likely crisscrossed with sidewalks.

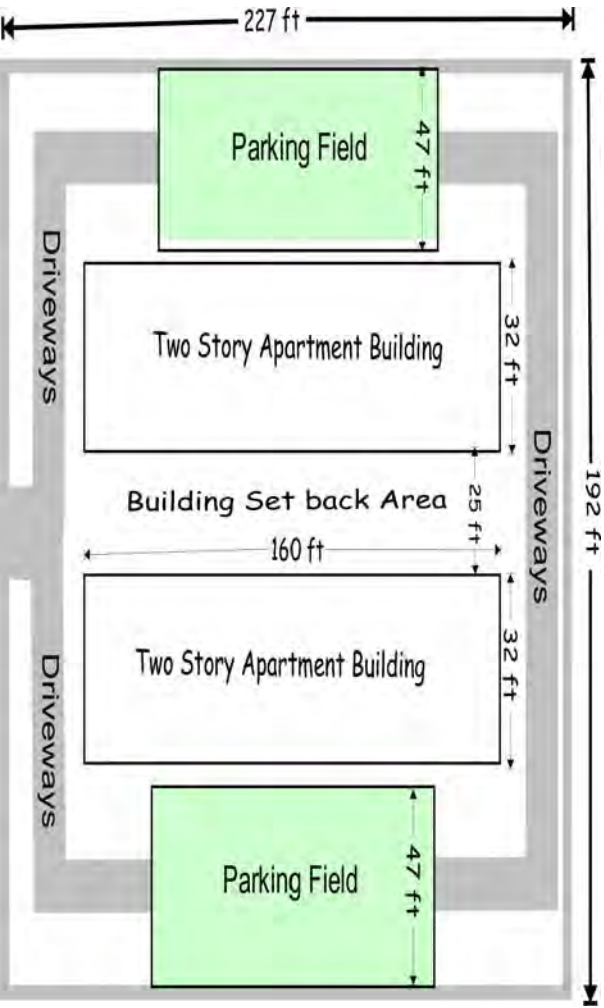
Table HE - 51, City of Chowchilla Minimum Open Space Requirements

Zoning District	Square Footage OS Required
R-1	3,000 sq. ft./min. lot
R-1-6	3,600 sq. ft./min. lot
R-1-7	4,200 sq. ft./min. lot
R-1-8	4,800 sq. ft./min. lot
R-2	50% or 6,534 sq. ft./ac. which ever is less
R-3	50% or 6,534 sq. ft./ac. which ever is less
PUD	10% of gross, excluding streets

At this density the site development costs would be minimized on a per unit basis, but at the cost of open space for the tenants. Lack of open space places a heavier burden on local government to develop additional parkland in locations closer to higher density development and is anticipated to increase usage of the parks generating a demand for more maintenance from local government. These development and maintenance costs are hidden costs associated with the development of higher density units that lack adequate open space and recreation amenities.

Figure HE - 5 is a graphic of a two story apartment building on one acre of land at a density of 20 units per acre. To achieve that density open space have been reduced to the minimum required.

**Figure HE - 5
Graphic of 20 Units per Acre Two Story Apartment Building
with Minimum On-Site Open Space/Recreation**

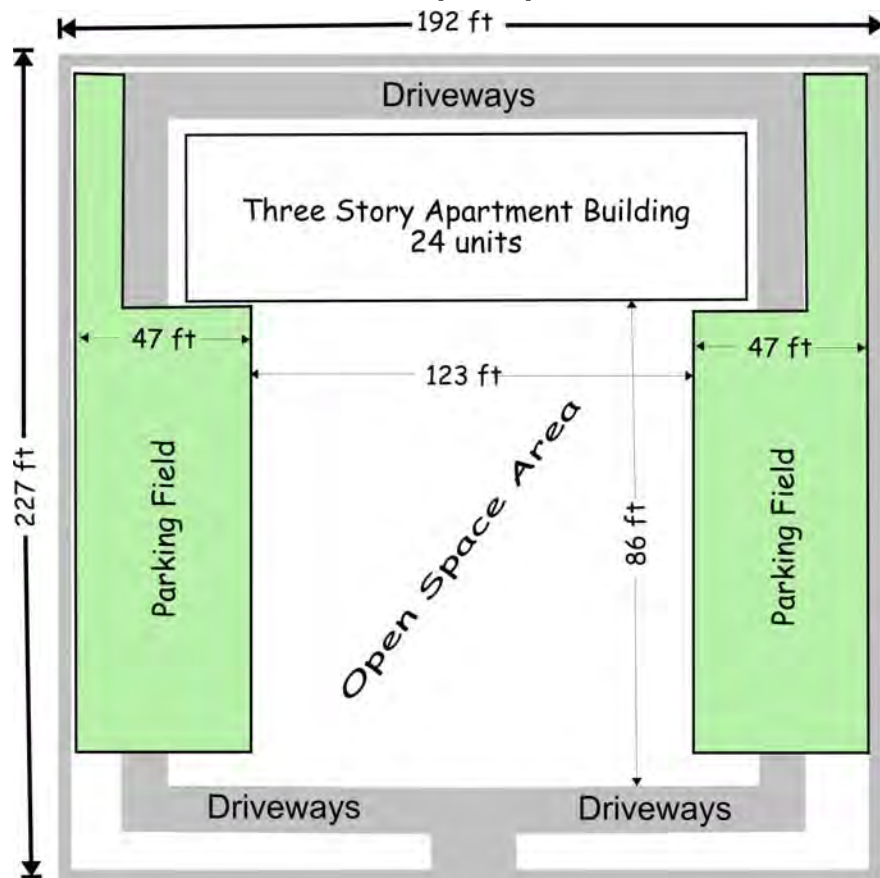


Higher densities can be achieved by constructing taller buildings in the range of three or four stories. These structures will require elevators and other building safety improvements such as fire escapes and fire suppression systems, improved public fire protection (ladder fire truck), and additional parking on the same one acre of land. In this example a density of 24 units per acre can be achieved. There is a smaller building footprint because of the height and this provides a larger connected area of open space that is better suited for open space uses. The increased density lowers the open space per unit to 498 square feet per unit.

Open space standards do not exceed those used in other cities of comparable size. In Chowchilla, these standards reflect a strong community value in open space and the role it plays in the overall quality of life of the City's residents.

Figure HE - 5 is a graphic of a three story apartment building on one acre of land at a density of 24 units per acre. To achieve that density open space have been reduced to the minimum required.

Figure HE - 6
Graphic of 24 Units per Acre Three Story Apartment Building with
Minimum On-Site Open Space/Recreation



Similar to the two story apartment example, the site development costs would be minimized on a per unit basis, but at the cost of open space for the tenants. Lack of open space places a heavier burden on local government to develop additional parkland in locations closer to higher density development and is anticipated to increase usage of the parks generating a demand for more maintenance from local government. These development and maintenance costs are hidden costs associated with the development of higher density units that lack adequate open space and recreation amenities.

Building Codes and Enforcement

Building standards are essential to ensure safe housing, although some codes and standards may constrain the development or preservation of affordable housing. The City of Chowchilla has adopted the California Government Code 50022.1 through 50022.6, the texts of those certain publications of the International Conference of Building Officials, the International Association of Plumbing and Mechanical Officials, the Western Fire Chiefs Association and the National Fire Protection Association, together with parts of the appendices thereto, the 2007 California Building Code, based on the 2006 International Building Code, the 2007 California Mechanical Code, based on the 2006 Uniform Mechanical Code, the 2007 California Fire Code, based on the 2006 International Fire Code, the 2007 California Plumbing Code, based on the 2006 Uniform Plumbing Code, the Uniform Swimming Pool, Spa and Hot Tub Code - 2006 Edition, the 2007 California Electrical Code, based on the 2005 National Electrical Code, the 2007 Energy Code, and the 2006 International Existing Building Code. The CODE was last amended on October 1, 2008.

Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement could potentially act as a constraint on the amount of housing and its affordability.

The City operates a code enforcement program employing one part-time Code Enforcement Officers. Enforcement involves ensuring that development within the City conforms to the standards contained in the Chowchilla Municipal Code, which includes the above Uniform Codes by reference. However, the codes enforced by Chowchilla are similar to the codes enforced by most other cities in the region and are necessary to promote the minimum standards of safety and accessibility to housing. Thus, the codes are not considered to be an undue constraint on housing investment.

The code enforcement process is initiated both by resident complaints and through the observation of code violations by enforcement staff. The City has had a housing rehabilitation program in the past where the efforts of code enforcement officials would be coordinated to target areas where rehabilitation needs are most prevalent. However, the program has limited funding and is currently not very active.

Development Fees and Other Exactions Required of Developers

Table HE - 52 indicates the building and impact fees in 2009 for a typical 1,200 square foot 2 bathroom single-family home in the City of Chowchilla within a newly developing area of the City.

Table HE - 52, City of Chowchilla Average Single-Family Permit Fee

Type of Fee	Amount of Fee
Building Permit Fee:	\$1,245.74
Plan Check Fee:	\$809.73
SMIF Fee:	\$14.50
Energy Check Fee	\$0
Cash Bond	\$0
Initial Fill Fee	\$0
Water Connection Fee	\$0
Sewer Connection Fee	\$0
Water Impact Fee ¹	\$2,097.36
Waste Water Impact Fee ¹	\$5,759.41
Fire Impact Fee ¹	\$1,609.09
Police Impact Fee ¹	\$868.91
Signalization Impact Fee ¹	\$221.94
Storm Drainage Impact Fee ¹	\$1,353.85
Park Impact Fee ¹	\$2,091.81
Public Building Fee ¹	\$883.33
Misc. Fee:	\$0
Plumbing Fee:	\$44.00
Electrical Fee:	\$75.00
Mechanical Fee:	\$22.00
Roads Fee ^{1..}	\$3,794.11
Storm Drain Facilities:	\$0
Bldg Std Admin Spc Rev	\$6.00
School Fees ²	3,564.00
Total Fees:	\$24,460.78

Sources: City of Chowchilla Community Development Department-Building Division, 2009

1 City Development Impact Fees include public facility, fire, police, parks, public works, sewer, storm drain, streets transportation facility, traffic signal, water impact, and wastewater impact fees.

2. School Impact Fees are collected by the Chowchilla Elementary School District and the Chowchilla Union High School District. Maximum school impact fees mandated by the State are \$2.97 per square foot for new residential buildings which is shown above. Both Districts seek to enter into a mitigation agreement with the developer at an elevated fee level or they will oppose the project based on environmental issues aside from school impact.

The sewer and water fees vary depending on which one of the four quadrants the development will be located. The “typical” example provided in Table HE - 52 is based on fees for the Zone 2 quadrant where recently annexed land is required to provide a fair share of affordable housing based on its assumed percentage of new development through 2014.

Table HE – 53 lists the estimated building fees for multi-family development based on 2009 building and development impact fee requirements. The fees in the following table are based on a “typical” multi-family development of a 4-plex with 700 square foot, 1 bathroom units in the Southeast quadrant of the City.

Table HE - 53, City of Chowchilla Multi-Family Average Permit Fee

Type of Fee	Amount of Fee
Building Permit Fee:	\$2,169.74
Plan Check Fee:	\$1,410.33
SMIF Fee:	\$31.00
Energy Check Fee	\$0.00
Cash Bond	\$0.00
Initial Fill Fee	\$0.00
Water Connection Fee	\$0.00
Sewer Connection Fee	\$0.00
Water Impact Fee ¹	\$8,389.44
Waste Water Impact Fee ¹	\$23,037.64
Fire Impact Fee ¹	\$6,436.36
Police Impact Fee ¹	\$3,475.64
Signalization Impact Fee ¹	\$887.76
Storm Drainage Impact Fee ¹	\$5,415.40
Park Impact Fee ¹	\$8,367.24
Public Building Fee ¹	\$3,533.32
Misc. Fee:	\$0.00
Plumbing Fee:	\$84.00
Electrical Fee:	\$162.00
Mechanical Fee:	\$136.60
Roads Fee ^{1..}	\$15,176.44
Storm Drain Facilities:	\$0.00
Bldg Std Admin Spc Rev	\$13.00
School Fees ²	8,316.00
Total Fees:	\$87,041.91

Sources: City of Chowchilla Community Development Department-Building Division, 2009

1 City Development Impact Fees include public facility, fire, police, parks, public works, sewer, storm drain, streets transportation facility, traffic signal, water impact, and wastewater impact fees.

2. School Impact Fees are collected by the Chowchilla Elementary School District and the Chowchilla Union High School District. Maximum school impact fees mandated by the State are \$2.97 per square foot for new residential buildings which is shown above. Both Districts seek to enter into a mitigation agreement with the developer at an elevated fee level or they will oppose the project based on environmental issues aside from school impact.

Table HE - 54 shows the percentage of Fees charged to new residential development compared to the cost of new housing on a per unit basis. Fees account for 12.4% of single family housing development costs and 21.2% for multi-family costs. The actual differences between the fees for single family and multi-family are about 10% per unit. The City has a lower fee basis in multi-family than single family and this is reflected in the per unit cost. For example, given a lower household population, fewer vehicle trips are generated, less sewer demand is present, and less demand for parkland.

Table HE - 54, Proportion of Impact Fee in Overall Development Cost for a Typical Residential Dwelling

Development Cost for a Typical Unit	Single-Family	Multifamily
Total estimated fees per unit	\$24,461	\$21,760
Typical estimated cost of development per unit	\$197,328	\$102,749

Estimated proportion of fee cost to overall development cost per unit	12.4%	21.2%
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The building and development impact fees shown in Table HE - 52 and Table HE - 53 are not considered constraints to development of housing because the impact fees are designed to pay for infrastructure improvements without which no new housing would be allowed to develop such as new water wells, expansion of the wastewater treatment plant, regional storm drainage facilities, major street and interchange construction, police and fire equipment, parks, and schools. Chowchilla provides for alternatives to payment of impact fees at the time of Building Permit (or at the time of occupancy in special conditions).

These alternatives include participation in a Community Facilities District with funds from Mello-Roos bonds, Special Assessment Districts or other financing mechanisms that ensure that public facilities are in place at time of need. Since the City does not control the selling price of housing or the rental rate structure in multi-family units, reductions in consumer costs for housing may or may not be equal to the savings of financing impact feed. Ultimately the cost of servicing debt is passed along to the consumer through higher monthly housing costs. Chowchilla is not a predominately lower income community and the ability of the City to leverage state or federal funds for major improvements to support new development is severely limited. Reducing the level of justifiable impact fees to fund new development serving infrastructure will ultimately be self-defeating as the ability of the City to accommodate needed new development will be lacking.

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions require fees in addition to those listed above. Some of these costs are summarized in *Table HE - 55* below. Cost of Planning Fees has only increased with the cost of inflation since 2004 (the last update of the Housing Element).

Processing and Permit Procedures

Processing time for projects in the City of Chowchilla is generally minimal. Multifamily projects in residential zones are permitted uses and therefore require only Site Plan Review. A project can be approved and under way for building permit applications in as little as four weeks, provided that all infrastructure and site development issues have been adequately addressed and shown on the proposal acceptable to the City Engineer. This procedure, identified as a site plan review application, was established in 1988. It better defines application procedures and project requirements and streamlines the process for many larger developments which might otherwise be subject to use permit approval.

Table HE - 55, City of Chowchilla Planning Fees 2009

Type of Application	Amount of Fee
Classification of Permitted Uses	\$500.00 deposit plus A/C
Zone Amendments	\$500.00 deposit plus A/C
Conditional Use Permit (Major)	\$1,500.00 deposit plus A/C
Conditional Use Permit (minor)	\$600.00 deposit plus A/C
Home Occupation Permits	\$30.00 deposit plus A/C
Variance	\$500.00 deposit plus A/C
Modification/Revocation of Conditional Use Permit/Variance (Major)	\$1,000 deposit plus A/C
Modification/Revocation of Conditional Use Permit/Variance (Minor)	\$500.00 deposit plus A/C
Minor Deviations to Ordinance/Standards	\$100.00 deposit plus A/C
Site Plan Review (Major)	\$1000.00 deposit plus A/C
Site Plan Review (Minor)	\$500.00 deposit plus A/C

Tentative Subdivision Map (Major)	\$2,000.00 deposit plus A/C
Tentative Subdivision Map (Minor)	\$1,000.00 deposit plus A/C
Revised Tentative Subdivision Map (Major)	\$1,000.00 deposit plus A/C
Revised Tentative Subdivision Map (Minor)	\$500.00 deposit plus A/C
Final Map	\$1,000.00 deposit plus A/C
Revised Final Map	\$200.00 deposit plus A/C
Tentative Parcel Map	\$500.00 deposit plus A/C
Revision to Acreage Map	\$200.00 deposit plus A/C
Parcel Map Waiver	\$150.00 deposit plus A/C
Lot Line Adjustment	\$350.00 deposit plus A/C
Environmental Assessment-for Home Occupation Permits	\$60.00 deposit plus A/C
General Plan Amendments	\$1,500.00 deposit plus A/C
Annexation	\$2,500.00 deposit plus A/C
Planning Fee Appeal Process	\$100.00 deposit plus A/C
Appeal Decision of Planning Director	\$250.00 deposit plus A/C
Temporary Use Permit	\$150.00 deposit plus A/C
Environmental Assessments (Minor) All applications, Parcel Maps less than .5 acres if correctly zoned and no obvious potential issues, Conditional Use Permits or Modifications of existing CUP's on site which is correctly zoned and no obvious potential issues, Site Plan Review less than five units, or commercial/industrial uses less than .5 acre on site which is correctly zoned and no obvious potential issues, and expansion of existing use.	\$500.00 deposit plus A/C
Environmental Assessments (Major) Tentative Subdivision Map, Conditional Use Permit on vacant land, Site Plan Review of more than 5 units or commercial/industrial uses more than .5 acres or new building construction on vacant land, General Plan Amendment or Zone Amendment.	\$1,300.00 deposit plus A/C
Improvement Engineering, Plan Checking and Construction Inspection Fees.	First \$ 70,000 of estimated improvement cost - 6 % fee. Next \$430,000 of estimated improvement cost - 3 1/2 % fee. Next \$500,000 of estimated improvement cost - 2 % fee. Over \$1,000,000 of estimated improvement cost - 1 % fee.

In the Planned Unit District zones, a precise plan is required for the project and must be approved by the Planning Commission. The formal review period is as little as four weeks, provided that all infrastructure and site development issues have been adequately addressed and shown on the proposal acceptable to the City Engineer. The time before approval typically ranges from four to six weeks and varies with time between the submittal date and the next regularly scheduled Planning Commission meeting. Use permits are required for residential uses in commercial zones. The review period is the same as that for precise plans. This process timeline cannot be reduced due to the public hearing and environmental review notification requirements. Use permits have a 15-day appeal period and are void after one year unless building permits are obtained. Extensions of this time frame may be requested if a project requires a longer period of time in which to obtain financing, prepare building and improvement plans, and if environmental review requirements require special studies or extended comments.

The formal review period for tentative subdivision maps is four to six weeks. The applicant's preparation time and preliminary staff review may increase the time frames for

subdivisions. The time frame often depends on the accuracy and adequacy of the initial plans. A requirement for extensive environmental review or an environmental impact report (EIR) will lengthen the process but an EIR can be processed simultaneously with the map. Review and processing times for tentative maps are lengthened in the City of Chowchilla since the City Council must review the recommendations of the Planning Commission, prior to approval of the application. Public Hearings at the Planning Commission and City Council are required which extends the approval timeline due to public notice requirements. Parcel maps also require Planning Commission review and City Council final approval.

The City makes every effort to keep processing time for projects has been kept to a minimum. Staffing levels in the various departments responsible for development review are also kept to a minimum and may result in a slight increase in the time for processing of projects when the workload is heavy. The adequacy and accuracy of plans varies significantly among the various developers. Procedural guidelines have been developed and checklists have been made available for applicants to reduce time in the preliminary plan preparation phases. Revised application forms have also been created which contain an outline of procedures and application submittal requirements.

Multi-Family Residential Permit Processing and Procedures

Multi-family residential development (3 or more units) proposed for the R-2, and R-3 zone districts require a Site Plan Review application that requires administrative approval, which typically takes approximately two weeks, provided that all infrastructure and site development issues have been adequately addressed and shown on the proposal acceptable to the City Engineer. Multi-family development proposed in the Commercial and Planned Development zones requires Planning Commission approval, which can take approximately one to two months, provided that all infrastructure and site development issues have been adequately addressed and shown on the proposal acceptable to the City Engineer.

Conditional use permits are also required for residential development in Planned Unit District zones and all Commercial zones with the exception of the Service Commercial (C-3) zone district. Following initial plan approval from either administrative staff or the Planning Commission, application for required building permits may commence. A site utility and grading permit and electrical, mechanical, and plumbing permit are the permits required for multi-family residential developments.

Environmental Constraints

Future areas for housing have been accounted for a program level environmental analysis of the General Plan. There are no known environmental constraints that would prevent any of the sites from being developed for housing purposes. Chowchilla is not located in a flood plain, sites for housing are clear of noise issues associated with the airport, railroad, and freeway. There are no known wetlands, oak tree preserves, or cultural resources that would prevent housing from being constructed. Some project areas may require additional environmental review to address specific site related issues or changes in State Law or local agency rule changes such as air quality regulations. Issues that may raise environmental issues include traffic, air quality, energy conservation, and noise. Typically, a Negative Declaration or Mitigated Negative Declaration will be sufficient. Processing

delays caused by mandated comment periods could delay discretionary approvals by 45 days.

Potential Non-Governmental/Market Constraints

All resources needed to develop housing in Chowchilla are subject to the laws of supply and demand, meaning that these resources may not always be available at prices which make housing development attractive. Thus, cost factors are the primary non-governmental constraints upon development of housing in Chowchilla. This is particularly true in the case of housing for low and moderate-income households, where basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.

Availability of Financing

The ability for individual persons or households to obtain financing for homeownership is also a potential constraint to lower-income household obtaining affordable housing. The Home Mortgage Disclosure Act (HMDA) is a federal law enacted in 1975 that requires mortgage lenders to collect, report, and disclose information about their mortgage applications, originations, and purchases. HMDA was designed to provide the public with loan data that can be used to assess how financial institutions are serving the housing needs of their communities. HMDA record provides some measure of the availability of financing for homes in Chowchilla.

Table HE - 56 displays the aggregate loan applications processed in the Madera Metropolitan Statistical Area (MSA) as reported by individual lending institutions within the MSA for the years 2005, 2006, and 2007. In 2005, 6,534 loan applications were processed and 67 percent of those were approved (4,408). In 2006, there were 175 less applications (6,359) completed and 287 less applications approved (4,121). During 2007, there was a significant decline in the total applications completed from the prior two years. In 2007, there were 2,937 applications completed, a decline of 54 percent from the previous year. Of the total applications completed in 2007, 59 percent were approved, which was a decline in the percentage of approved loans from 2005 and 2006.

The decline in total applications processed between 2005 and 2007 is not unique to the City of Chowchilla. Fresno, a neighboring city, had a decline of 41 percent in total applications received between 2006 and 2007. The 6 percent decline in the percentage of approved loans between 2006 (65 percent) and 2007 (59 percent) in Chowchilla was twice as high as the percentage decline in Fresno, which experienced a 3 percent decline from 2006 (67 percent) to 2007 (64 percent).

The overall availability of financing in the City of Chowchilla as compared to Fresno is not a constraint for residents to become homeowners.

Table HE - 56, Madera MSA Home Mortgage Disclosure Act Data

Home Purchase Loans				
Year	Approved	Denied	Withdrawn/ Incomplete	Total Loan Applications

	Madera MSA	% Total Loan Applications	Madera MSA	% Total Loan Applications	Madera MSA	% Total Loan Applications	Madera MSA/MD
2005	4,408	67.46%	1,225	18.75%	901	13.79%	6,534
2006	4,121	64.81%	1,380	21.70%	858	13.49%	6,359
2007	1,738	59.18%	844	28.74%	355	12.09%	2,937
Total	10,267	64.86%	3,449	21.79%	2,114	13.35%	15,830

Source: Federal Financial Institutions Examination Council: Home Mortgage Disclosure Act, 2005, 2006, 2007.

Note: Loans approved include loans originated and loans approved, not accepted.

Federal and State Actions

While financing availability is a non-governmental constraint, various state and federal government policies can have significant impacts on the affordability of housing. Most important of these policies are those federal monetary policies that influence interest rates. Interest rates affect both construction costs (construction loans) and long-term mortgage costs, thereby having a significant direct impact on the affordability of housing (California Statewide Plan Update, 1990). The volatility of interest rates is demonstrated by the fact that within the last 20 years, mortgage rates have been as high as 13 percent and as low as 4 percent. Construction financing has been even more volatile. The federal government has increased the per-capita limits on tax exempt bonds and the Low Income Housing Tax Credit Program. That change provides more allocation authority for states, which simply means more supply of funds. The federal government has significantly reduced its involvement in direct construction programs to meet the housing needs of low- and very low-income households. However, it has worked with local housing authorities to make the Section 8 program more efficient and effective. Additionally, HUD has worked aggressively with private sector owners of older assisted housing projects in an effort to keep them affordable. It is now much easier for owners to sell to nonprofits and for-profits who are willing to enter into new regulatory agreements.

Land Costs

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangements made between the buyer and seller.

According to a local developer, a finished lot of 6,000 square feet in size (60 ft. by 100 ft.) containing water, sewer, electric, gas and cable connections costs approximately \$35,000 to \$50,000. In addition to the cost of the raw land, new housing prices are influenced by the cost of holding land while development permits are processed. The shorter the period of time that it takes a local government to process applications for building, the lesser the effect inflation will have on the cost of construction and labor. Permit processing times are discussed earlier in this section in the context of governmental constraints on the development of affordable housing.

Development Costs

Construction Costs

According to a local developer, construction cost which includes labor and material is approximately \$89.43 per square foot. Therefore, a 3 bedroom, 2 bathrooms, 2 car

garage, 1,200 square foot house built on a concrete slab would cost an estimated \$107,317 to construct.

Total Housing Development Costs

As shown in Table HE - 57, the total of all housing development costs discussed above for a typical entry-level single-family home in 2009 (1,200 square feet) is estimated at \$197,328, including land, site improvements, construction costs, developer profit, fees and permits. Permit and plan check fees are based on a 1,200 square foot house with two baths and an attached garage built on a concrete slab. This figure does not include marketing, or financing costs. A comparison between 2004 estimated housing costs and 2009 shows about 50.5% (\$66,240) increase in housing costs. The cost estimate for same house in 2004 was \$131,088. These specifications for the hypothetical house used were chosen to define an entry-level family home in Chowchilla.

Land for housing that is properly zoned for residential use in the City has shown a decline in appraised value since 2007. This may allow a reduction in cost of housing as new developers acquire this land at discounts. However, when the surplus land supply is near an end and for new land to be added, one can reasonably forecast that land prices may resume the approximate level of the past. An additional element to note is that other factors are expected to drastically affect the pricing of local homes in the short term. Increased oil prices have caused the cost of materials to skyrocket. While area contractors have been able to absorb the increase for the past year, they will no longer be able to do so. It has become difficult to have prices fixed on any commodity for a period longer than 30 days. For copper wire and piping, a price guarantee can only be made for 24 hours. Another issue that has also come into play is the fact that there is now a surplus of subcontractors for the small amount of work available. The initial result is that developers can garner very competitive pricing for their work. However, this surplus will soon be gone as many of the subcontractors can no longer afford to be in business with the severe decline in work. Therefore eventually it is anticipated that local developers will be faced with fewer contractors' available and hence higher prices.

Table HE - 57, City of Chowchilla Single Family Housing Development Costs

Cost Center	2004	2009
Finished Lot Price	\$30,000	\$43,000
Total Construction Cost	\$78,000	\$107,317
Development Impact Fees	\$6,514	\$24,461
Permit Preparation Fee	\$31	Included above
Developer Profit (15 %)	\$16,200	\$22,550
Plan Check Fee	\$343	Included above
Total Housing Development Cost	\$131,088	\$197,328

GOALS, OBJECTIVES, POLICIES, ACTION/IMPLEMENTATION MEASURES

This section describes housing goals, policies, objectives and action programs for the City of Chowchilla for this planning period. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. An action program is a specific action, which implements the policy and moves the community toward the achievement of its goals.

Programs are a part of the City's five-year action plan and constitute the City's local housing strategy.

State Housing Goals

According to the California Statewide Housing Plan Update, it is the goal of the state to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment." Additionally, the State Department of Housing and Community Development have established the following four primary goals:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

Housing Element Update

The City of Chowchilla General Plan Housing Element is consistent with, and addresses, the above-stated State goals. The goals of the City of Chowchilla Housing Element serve at the local level to enhance and build upon State of California goals for providing safe, decent, and affordable housing available for all City residents.

The Goals, as stated in the 1992 Chowchilla Housing Element, have been amended to eliminate specific goals, objectives and programs relative to establishing a Redevelopment Agency, which has been accomplished, and establishing a Joint Housing Authority, which was never truly consummated. A City Housing Authority has been established and is administered by the City of Madera for various housing programs. Reference to the City Housing Authority has been incorporated into an action program. The remaining goals encompass provisions for new construction, conservation of existing stock, affordability, and availability of adequate housing for all persons.

GOALS, OBJECTIVES, POLICIES, ACTION/IMPLEMENTATION MEASURES:

Goal 1: Provision of Adequate Sites for Housing Development

Objective A: Provide adequate sites at suitable locations throughout the community to accommodate a range of housing responsive to the needs of all income groups.

Goal 2: Ensure adequate provision of housing for all household income groups.

Objective A: Provide adequate housing supply to meet the needs of very low, low and moderate-income groups and the special housing needs of City residents.

Goal 3: Address and, where appropriate and possible, remove governmental constraints to the development, improvement and maintenance of City's housing stock.

Objective A: Ensure that the review and approval process for residential projects does not create unreasonable obstacles to adequate housing development.

Goal 4: Conserve and enhance existing housing stock.

Objective A: Conserve and enhance existing housing stock and neighborhoods, particularly affordable housing in older areas of the City.

Objective B: Maintain community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments.

Goal 5: Create housing opportunities for households with special needs

Objective A: Provide accommodation of housing suitable for all special needs groups.

Goal 6: Ensure that all residents have access to housing void of discrimination or discriminating activities pursuant to civil rights laws.

Objective A: Support the strict observance and enforcement of anti-discrimination laws and practices.

Goal 7: Promote energy conservation/efficiency.

Objective A: To promote energy conservation activities in all residential housing developments and rehabilitation activity.

Policies and action programs from the existing Housing Element have been incorporated herein or updated, otherwise modified, or deleted as deemed appropriate.

Note: Completion of action/Implementation measures shall be on a continuous basis and the responsibility of the Planning Department unless otherwise noted in the program description. Monitoring will be accomplished annually through the General Plan status report required by Government Code 65400.

GOAL 1 PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT

Policy 1.1 The General Plan shall designate sufficient vacant land for residential development to accommodate anticipated population growth projections.

Policy 1.2 Encourage housing development on vacant lots within existing developed areas of the City where public infrastructure is in place.

Policy 1.3 Promote balanced, orderly growth to minimize unnecessary development costs of housing.

Policy 1.4 Take in account the location of affordable housing relative to employment, transportation, and other facilities.

Policy 1.5 Review and update Chowchilla's General Plan on a regular basis to ensure that growth trends are accommodated.

Action/Implementation Measure 1.a The City will complete the five-year land use update as part of its General Plan update. Adequate sites will be identified and annexed as needed to provide a minimum of 150 percent of the necessary land inventory to meet the needs of the very low and low-income groups.

Timeline: 2010
Funding Source: General Fund
Quantifier: Adequate zoned land inventory, at least 150% of need

Action/Implementation Measure 1.b The City will establish an incentive program of reduced development fees, permitting certain mixed uses, and expedited site plan permitting to encourage urban infill.

Timeline: 2012
Funding Source: General Fund/RDA
Quantifier: Established infill incentive program

Action/Implementation Measure 1.c The City will prepare an inventory of government owned land within the City and its "Sphere of Influence", and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will actively recruit developers and apply to funding agencies to facilitate development of the sites with assisted housing.

Timeline: 2011
Funding Source: CDBG or Proposition 46 funds, as available and appropriate
Quantifier: Funded application expended on project of 15 units

Action/Implementation Measure 1.d The City will apply for additional CDBG or Proposition 46 funds to either acquire or extend necessary services to in-fill parcels for housing development.

Timeline: 2010 and annually thereafter
Funding Source: CDBG or Proposition 46 funds, as available and appropriate
Quantifier: Funded application expended on project in support of 3 units annually

GOAL 2 ENSURE ADEQUATE PROVISION OF HOUSING FOR ALL HOUSEHOLD INCOME GROUPS

Policy 2.1. Designate adequate medium and medium-high density areas on the General Plan to provide for the development of apartments and other forms of high-density housing.

Policy 2.2. Pursue funding under federal and state programs for affordable housing construction and rehabilitation.

Policy 2.3. Provide density bonuses to homebuilders proposing to include a minimum specified percentage of very low- and/or low-income housing within residential zoning districts to increase supply of affordable housing.

Policy 2.4 Enact Zoning Ordinance revisions in a timely manner to maintain City compliance with state law.

Action/Implementation Measure 2.a The City will actively recruit involvement of for-profit and non-profit housing corporations (such as Self Help Enterprises) to develop at least 10 affordable, low-income and special needs housing annually, assisting development as possible with awarded grant funds.

Timeline: 2010 and annually thereafter
 Funding Source: HOME, Proposition 46, Tax Increment, Tax Credits
 Quantifier: Development Agreement

Action/Implementation Measure 2.b The City will review, update, clarify, and amend as necessary, the Zoning Ordinance at least annually for written consistency with state law including density bonuses, second units, group homes and facilities, homeless, low-income, disabled, seniors and other special needs populations, Single Occupancy Rooms, allowing group homes of six or less by right as a family dwelling in the same zone, in accordance with state law; and develop standards that encourage provision of low-income and special needs housing in appropriate residential zoning districts, while protecting the integrity of residential neighborhoods.

Timeline: 2011 and annually thereafter
 Funding Source: General Fund
 Quantifier: Findings report to Council

Action/Implementation Measure 2.c The City of Chowchilla will develop an informational flyer, a list of regional area housing developers, and accomplish a mailing to encourage developers to make application for FmHA 502 Interest Subsidy programs. The City will take Action/Implementation Measures necessary to expedite processing and

approvals for such projects and establish a procedure to provide pre-application review of projects to expedite their timely approval.

Timeline: 2011 and annually thereafter

Funding Source: General Fund or CDBG Technical Assistance

Quantifier: Developed flyer, developer list, report of mailing results.

Action/Implementation Measure 2.d The City of Chowchilla will encourage innovation within the general guidelines of the City's community design standards, by the developers to all project applications for greater assurance for the development of safe, attractive, and functional residential neighborhoods.

Timeline: 2010 and ongoing

Funding Source: Not applicable

Quantifier: Not applicable

Action/Implementation Measure 2.e The City will manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment by consistent (annual) review of development standards.

Timeline: 2010 and ongoing

Funding Source: Not applicable

Quantifier: Not applicable

GOAL 3 ADDRESS AND, WHERE APPROPRIATE AND POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE DEVELOPMENT; IMPROVEMENT AND MAINTENANCE OF CITY'S HOUSING STOCK

Policy 3.1 Explore possible modifications to the Zoning Code which could increase the development of affordable housing, including, but not limited to streamlining of the local permit approval and review processes and evaluation of the City's application, processing and development fees to determine their effect on the cost of providing housing, considering fee modifications to reduce the cost of housing where appropriate.

Policy 3.2 Continue to plan for the timely and adequate expansion and/or improvement of public infrastructure to coincide with housing development and improvements.

Action/Implementation Measure 3.a The City will review its zoning ordinance annually to identify potential obstacles to the timely development of housing. Among the issues to be considered is the reduction of the number of parking spaces for 0-1 bedroom apartments from 1.5 spaces to one (1) space; amend the definition of family to 1) provide zoning code occupancy standards specific to unrelated adults and, 2) complies with Fair Housing Law; clarify Section 18.12.090 of the

zoning ordinance (which effects all residential classifications) that retrofitted access ramps are permitted in setback areas.

Timeline: 2010, and annually thereafter.
 Funding Source: General Fund
 Quantifier: Annual report to Council

Action/Implementation Measure 3.b The City staff will conduct an annual meeting, inviting local and regional housing developers to discuss potential impediments to the development of new housing opportunities. Developer recommended revisions to the Zoning Ordinance and/or development standards, as appropriate and feasible within the law will be presented to Council for consideration.

Timeline: 2010 and annually thereafter
 Funding Source: General Fund
 Quantifier: Report to Council

Action/Implementation Measure 3.c The City will apply for funds to conduct a housing affordability study. The study will include review of housing project application (i.e., tentative subdivision map, General Plan amendment), processing and development fees to determine their effect on the cost of providing housing. The results of the study will be presented to Council.

Timeline: 2012
 Funding Source: CDBG Technical Assistance Grant
 Quantifier: Completed study

Action/Implementation Measure 3.d The City of Chowchilla will continue to participate with Madera County, and in conjunction with the current Sphere of Influence (SOI) Update, in identifying adequate reserves of developable land to address potential escalation of land costs.

Responsible Agency: City of Chowchilla Planning Department and LAFCO
 Timeline: 2010
 Funding Source: General Fund
 Quantifier: Completed SOI update

Action/Implementation Measure 3.e The City will complete the revision of the City Zoning Ordinance, Section 18.33.010 and/or 18.33.050, as necessary, to remove existing guideline inconsistencies for the establishment and development of Residential Mobilehome Park Districts.

Timeline: 2011
 Funding Source: General Funds

Quantifier: Revised Zoning Ordinance

GOAL 4 CONSERVE AND ENHANCE EXISTING HOUSING STOCK

Policy 4.1 The maintenance and repair of existing owner-occupied and rental housing shall be encouraged to prevent deterioration of housing stock in the City.

Policy 4.2 Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.

Policy 4.3 Manage public housing projects and conduct regularly scheduled visits to ensure proper maintenance of the area's public housing inventory.

Policy 4.4 Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.

Action/Implementation Measure 4.a The City will maintain current information on the condition of housing stock in the City by conducting surveys at least every 5 years and updating its housing conditions database based on the survey results.

Timeline: 2012
Funding Source: CDBG Technical Assistance Grant
Quantifier: Completion of Housing Condition Study and database entry

Action/Implementation Measure 4.b The City will support public and private efforts to rehabilitate and improve existing housing stock by applying annually to state and federal housing rehabilitation sources to provide available funds for the removal of unsafe, substandard dwellings which cannot be economically repaired, and the rehabilitation of substandard and deteriorating housing units.

Timeline: 2010 and annually thereafter
Funding Source: CDBG, HOME. Proposition 46 programs and others as may be applicable and available
Quantifier: At least 5 rehabs annually

Action/Implementation Measure 4.c The City will promote awareness of the need for housing and neighborhood conservation by developing a brochure outlining available assistance programs for distribution by Code Enforcement and display in public offices.

Timeline: 2010 and annually thereafter
Funding Source: CDBG Program Income funds
Quantifier: Published brochure distributed

Action/Implementation Measure 4.d The Community and Economic Development Department is given sole responsibility to at least annually contact the ownership of identified ‘at-risk’ subsidized multi-family housing facilities. The ownership status and future plans will be determined and noted by staff. Owners will be reminded of the need for timely notice and asked to inform the Department immediately of potential change of ownership or loss of low-income units. Upon notification the City will immediately contact the qualified agencies and others that may have since registered with HCD. Along with the (funding) resources listed in that section, the City will provide staff assistance and fast-track permitting for needed improvements.

Timeline: 2010 and at least annually thereafter
 Funding Source: General Fund/RDA
 Quantifier: To be determined

GOAL 5 CREATE HOUSING OPPORTUNITIES FOR HOUSEHOLDS WITH SPECIAL NEEDS

Policy 5.1 Ensure that new and redevelopment residential developments include housing accessibility to all special needs populations including, but not limited to, disabled, large families, overcrowded households, low- and lower-income households, single parents, homeless, and farmworkers.

Action/Implementation Measure 5.a. The City will continue to implement, through the building permit process, all federal and state requirements for accessibility and adaptability of new residential buildings and residential buildings undergoing rehabilitation to meet the needs of mobility-impaired individuals.

Timeline: 2010 and ongoing
 Funding Source: General Fund
 Quantifier: Not applicable

Action/Implementation Measure 5.b. The City will require that all multi-family housing projects include at least 2 percent of the units meet the needs of persons with physical conditions which require special design considerations. The City will additionally invoke all SB 520 requirements and provide reasonable accommodation regarding residential development for disabled persons by expediting permits for any immediate needs of the disabled population. All applicants will be so notified.

Reasonable accommodation procedures will be developed by the City staff to inform disabled individuals regarding the types of reasonable accommodations that are afforded, the general process of application to request accommodation and receive administrative approval. Pamphlets will be developed by the City and distributed through service agencies

within the City and County. To streamline the process, requests will be managed by the City's Director of Community & Economic Development.

Timeline: 2010 and ongoing
 Funding Source: Not applicable
 Quantifier: Two percent of assisted development units accessible

Action/Implementation Measure 5.c. In conjunction with Action/Implementation Measures 1.a, b, and c and Action/Implementation Measures 2.a, b, and c, the City will additionally identify sites for varying special needs populations (homeless, farmworkers, disabled, seniors) and additional group home facilities. Developers will be contacted and advised of the identified site for these uses.

The City will provide assistance as funds are available to organizations seeking to develop or convert residential buildings for use as group homes for persons with special needs which prevent them from using conventional housing. Potential assistance to be provided includes participation in applying for federal or state funding, and/or waiving of certain fees or development standards.

Timeline: 2010 and ongoing
 Funding Source: CDBG, HOME, Proposition 46 programs
 Quantifier: Assistance as requested and funds available

Action/Implementation Measure 5.d. During current and future review of its zoning ordinances (see Action/Implementation Measure 2.b) the City will determine steps to ensure the reduction or removal of potential constraints that might negate the development of sufficient numbers and types of residential care facilities pursuant to community need. Compliance with state law for measures such as, but not limited to, eliminating the use permit requirement for group homes serving 6 or less and larger facilities for 7 or more individuals.

Timeline: 2011 and annually thereafter
 Funding Source: General Funds
 Quantifier: Report to Council

Action/Implementation Measure 5.e. The City will provide assistance to rental housing developments that contain at least 10 percent of affordable three and four bedroom dwelling units. Assistance is available in the form of City staff aid in applying for available federal and/or state programs, project density bonuses, and fee cost reduction, and/or fast track processing. Information on this program will be included in the brochure developed and distributed under program 4.c.

Timeline: 2010 and ongoing
 Funding Source: General Funds/RDA

Quantifier: Annual report to Council of assisted units.

Action/Implementation Measure 5.f. The City shall complete and adopt guidelines for integrating affordable residential projects that provide housing for lower-income single working parent households and child care services. The City shall pursue federal and state funds for child care services, and actively recruit community-based non-profit and/or private for-profit organizations for such services.

Timeline: 2011 for guideline completion; 2013 developer recruitment

Funding Source: CDBG, HOME, Proposition 46 programs

Quantifier: Adopted guidelines, developer agreement

Action/Implementation Measure 5.g. The City of Chowchilla will actively pursue non-profit partners to apply for AHDC funds to implement construction of rental housing for seniors and handicapped and will take all Action/Implementation Measures necessary to expedite processing and approval of such projects.

Timeline: 2010 on going.

Funding Source: Affordable Housing Development Corporation

Quantifier: Developer agreement, funding secured

Action/Implementation Measure 5.h. The City of Chowchilla will actively pursue non-profit sponsors to jointly develop a Migrant Farm Worker Rental Housing facility. The City will sponsor an application for funds to the Joe Serna and/or Proposition 46 farmworker housing program(s).

Timeline: 2011, 2012

Funding Source: State Joe Serna, Jr. and/or Proposition 46 program

Quantifier: Development agreement, funding secured

Action/Implementation Measure 5.i. Complete Zoning Ordinance revision currently underway (See Action/Implementation Measure 2.b.) to reflect specified zones where emergency and transitional shelter may be located. The City will consider ordinance constraints during its annual review if any are identified.

Timeline: 2011

Funding Source: General Fund/RDA

Quantifier: Completed revised Zoning Ordinance

GOAL 6 ENSURE THAT ALL RESIDENTS HAVE ACCESS TO HOUSING VOID OF DISCRIMINATION OR DISCRIMINATING ACTIVITIES PURSUANT TO CIVIL RIGHTS LAWS.

Policy 6.1. Encourage enforcement of fair housing laws throughout the City.

Policy 6.2. Implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower-income groups.

Action/Implementation Measure 6.a. The City's Planning Department shall provide information and referral services, on an as needed basis, regarding fair housing laws, and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing. The city will participate and distribute fair housing materials at a variety of community activities including the Madera County Fair (Chowchilla) and the annual City Block Party. As a semi-annual community service, the City Planning Department shall work with the Chowchilla Newspaper to publish information on fair housing laws and identify agencies to contact regarding discrimination complaints. The City will directly contact interest groups (including American Legion Post 0148, Chowchilla District Historical Society, Chowchilla Lioness-Lions Club, Chowchilla Chamber of Commerce, Chowchilla Tribal Organization, Rotary Club, Order of Odd fellows, Veterans of Foreign Wars, Ladies Auxiliary of the VFW, Order of Eastern Star, Soroptimist Club, Tenaya Guild of Children's Hospital, Toastmasters, and others) for distributing fair housing materials, mail fair housing materials through utility billings and post fair housing information in a variety of community locations such as the City Hall information kiosk, library, public counters and post office. The information shall be printed in English and Spanish. Other specific actions include:

1. A pamphlet on equal housing opportunity to be prepared by September 2011 and distributed to the public through a variety of groups and locations as described above within two months.
2. Identify local nonprofits, service organizations and community groups by December 2011 and distribute fair housing information every two years.

Timeline:	2011 and ongoing
Funding Source:	General Fund
Quantifier:	As needed assistance reported to Council annually

GOAL 7 PROMOTE ENERGY CONSERVATION/EFFICIENCY

Policy 1. Continue to implement state energy conservation standards.

Policy 2. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

- Policy 3.** Encourage maximum utilization of federal, state and local programs which assist homeowners in providing energy conservation measures.

Action/Implementation Measure 7.a. Through the City's site plan review process ensure housing construction that is environmentally sound, cost effective, and promotes energy efficiency. Encourage new developments to incorporate housing design and orientation techniques that reflect energy efficient site planning and use of passive solar access standards through the dissemination of PG&E published information brochures available at City Planning Department.

Timeline: 2010 and ongoing
 Funding Source: General Funds and PG&E
 Quantifier: Not applicable

Action/Implementation Measure 7.b. In conjunction with scheduled City Zoning Ordinance and Design Standards review, identify and make recommendations for amendments to requirements which potentially inhibit site planning for solar access.

Timeline: 2011 and annually thereafter
 Funding Source: General Fund
 Quantifier: Reviewed Zoning Ordinance and Design Standards

Action/Implementation Measure 7.c. The City shall help lower-income homeowners in applying for assistance from other agencies to make energy conservation improvements, including but not limited to CDBG, Cal-HFA, and PG&E, that can provide financial assistance to lower income homeowners and rental unit owners whose tenants are of lower-income status.

Timeline: 2010 and annually thereafter
 Funding Source: CDBG, HOME. Proposition 46 programs and others as may be applicable and available
 Quantifier: At least 10 rehabs annually

CONCLUSION

The foregoing programs are considered appropriate and desirable to ensure that the City's 2007-2014 Fair Share Housing Allocation are met in a timely and cost effective manner. The City has developed quantitative objectives as shown in

Table HE - 58, along with annual targets to ensure that the five-year objectives are met as shown in Table HE - 59. Additional objectives of rehabilitation and conservation are also shown.

Table HE - 58, City of Chowchilla Housing Program Objectives by Income Group

Activity Income Level Target	New Construction	Rehabilitation	Conservation/ Preservation	Total
Extremely Low Income	39		12	51
Very Low Income	61	6	33	100
Low Income	107	18	18	143
Moderate Income	199			199
Above Moderate Income	43			43
Program Total Units	449	24	63	536

Table HE - 59, City of Chowchilla Performance Program Objectives

City Performance Objectives 2009-2014							
Program Objectives	Performance Year						
	2009	2010	2011	2012	2013	2014	Total
New Construction							
Extremely Low Income ^{1,2,3}			15		12	12	39
Very Low Income ^{1,2,3}			20		20	15	55
Low Income ^{1,2,3}			30		30	20	80
Moderate Income	2	4	60	15	56	60	197
Above Moderate Income			20	5	6	12	43
Infill Development							
Very Low Income ^{1,3}				1			1
Low Income ^{1,3}	3	3	3	2	1	3	15
Moderate Income					2		2
Conservation/Preservation							
Rehabilitation³							
Very Low Income ¹	1	1	1	1	1	1	6
Low Income ¹	3	2	3	4	3	3	18
First Time Home Buyers							
Very Low Income ¹		1			2	2	5
Low Income ¹	1	1	1	2	2	2	9
Demolition/abatement	1		1		1		3
Replacement Housing							
Low Income ¹		1		1		1	3
Residential Infrastructure Improvements⁴							
	10	10	10	10	10	10	60
Program Total	21	23	164	41	146	141	536

1 Includes Farmworker Housing and Special Needs Units.

2. Projection based on development since the beginning of the City's RHNA period (January 1, 2007), on a pipeline affordable project, Shasta Village, which is planned to provide 81 affordable units and on the current development activity (or lack of) in the City. These numbers were used as a basis to project over the remaining five-year period taking the current development climate into account.

3. Includes special needs units.

4. Planned street, water, sewer, and drainage improvements in older neighborhoods within the RDA Project Area.

Performance in implementing the Housing Element Goals, Objectives, Policies, and action/implementation measures rest for the most part on the ability of the City to fund

projects. In the past, as well as in the foreseeable future, assistance from other agencies will be necessary to support the City's activities. If funding is not available, then the City's performance especially in the lower income classifications will suffer. *Table HE - 60* provides the strategy to meet the performance objectives of the City. There are intertwined issues of national character that the City cannot control that have a significant impact on the City's ability to perform. Among those issues are: local revenue sources that are being diverted to the State to meet their budgetary needs; decreasing resources at the federal level to fund on-going programs that are directly associated with housing production; a faltering private sector financial system that has dried up private resources for housing financing and production. Most experts suggest that a financial recovery is two to four years away. For many reasons that recovery will not bring the housing market back to the period of 2004 to 2007 where housing production was averaging more than 300 permits in Chowchilla. The production level is more likely in the 100 or less permits per year range.

Table HE - 60, Financial Strategy to Meet Housing Performance 2009-2014

Costs and Financing							
Fiscal Year Ending							
Program Costs	2009	2010	2011	2012	2013	2014	Total
Residential Infrastructure Improvements	\$40,000	\$40,000	\$40,400	\$40,800	\$41,800	\$42,800	\$246,000
Housing Rehabilitation							
Moderate	\$75,000	\$75,000	\$151,500	\$153,000	\$157,000	\$161,000	\$772,500
Substantial	\$90,000	\$90,000	\$90,900	\$91,800	\$94,100	\$96,500	\$553,300
Housing Replacement	\$50,000	\$50,000	\$50,500	\$51,000	\$52,300	\$53,600	\$307,300
In fill Development	\$75,000	\$75,000	\$75,800	\$76,600	\$78,500	\$80,500	\$461,300
Demolition/Abatement	\$20,000	\$20,000	\$20,200	\$20,400	\$20,900	\$21,400	\$122,900
First Time Homebuyers	\$300,000	\$15,000	\$15,200	\$339,000	\$355,600	\$369,000	\$1,393,800
New Construction – Low Income ¹	\$850,000	\$2,330,200	\$1,700,800	\$0	\$1,650,000	\$0	\$6,531,000
Special Needs Housing Rehabilitation	\$12,000	\$12,000	\$12,100	\$12,200	\$12,500	\$12,800	\$73,600
Contingency and Admin	\$120,000	\$120,000	\$121,000	\$122,000	\$125,000	\$128,000	\$736,000
Total	\$1,632,000	\$2,827,200	\$2,278,400	\$906,800	\$2,587,700	\$965,600	\$11,197,700
Program Funding							
CDBG	\$400,000	\$410,000	\$414,100	\$418,000	\$428,000	\$439,000	\$2,509,100
HOME	\$0	\$2,100,000	\$0	\$218,000	\$223,000	\$229,000	\$2,770,000
Low Income Housing Tax Credits	\$0	\$0	\$1,600,000	\$0	\$1,650,000	\$0	\$3,250,000
Redevelopment Set aside	\$850,000	\$282,200	\$228,900	\$235,000	\$250,000	\$260,000	\$2,106,100
Program Income	\$382,000	\$35,000	\$35,400	\$35,800	\$36,700	\$37,600	\$562,500
Total	\$1,632,000	\$2,827,200	\$2,278,400	\$906,800	\$2,587,700	\$965,600	\$11,197,700

Notes:

1. Includes farmworker housing and units for special needs persons and families.

Elements of change in the lower expectations of the housing market can be driven by diversification of the job base in the Central Valley, locating certain key industries or activities in the area that will generate additional jobs at higher wages than the Valley has experienced and comparable to the balance of California.

The City's Redevelopment Agency anticipates that approximately \$2,100,000 will be available for low and moderate income housing programs through the year 2014.

PUBLIC PARTICIPATION

Housing Element law requires the City to make a diligent effort to facilitate the participation of all segments of the community during the preparation of its Housing Element update.

Section 65583 (c)(7) of the Government Code states that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” The City of Chowchilla provided several avenues for participation in the update of the Housing Element:

The City is committed to involve as many interested agencies, individuals and housing advocates as possible in an effort to achieve the ultimate potential of public input in the period of time available.

During the preparation of the Draft Housing Element that was submitted to HCD, the City conducted a public workshop on March 2009 for homebuyers and existing home owners to determine interest in local programs for first time homebuyers and those persons interested in conserving existing housing through housing rehabilitation projects. Self-Help Enterprises assisted the City in the preparation and conduct of the workshop. A number of issues surfaced at the meeting including foreclosure assistance, continued City support of the housing rehabilitation program, and expanding the rehabilitation program to assist rental units. The City and Self-Help Enterprises published a City Newsletter that identified Foreclosure Prevention Counseling Services, Homebuyer Assistance Program for first time homebuyers, and Mortgage Assistance counseling contacts.

On August 7, 2009 City staff attended the Community Block Party and set up a booth to distribute flyers about City Housing Assistance Programs and to request information on housing needs. Four persons provided input on housing needs in the City. Housing rehabilitation was the foremost discussion point. Also of concern was neighborhood maintenance and upkeep with so many foreclosures taking place. The need for additional Code Enforcement was foremost in controlling the problem. Limited City budgets may limit the Code Enforcement activity outside of the City’s RDA Project Area.

Once comments from HCD are received and edited into the Draft Housing Element, the City intends to proceed with formal public hearing at the Planning Commission and City Council for adoption of the Element coincidental with the City General Plan Update. Prior to those hearings, the list below will be requested to provide any additional input as to housing needs and planned programs. Many of those on the list below have participated in providing input in the preparation of the Element that was submitted to HCD for comment.

Personal Contact by City Staff and Consultant. During preparation of the various assessments detailed in the Housing Element, stakeholders were identified and contacted personally by members of the planning team. Staff and/or consultant interviewed stakeholders individually, or left contact information. The planning team continued to receive information from stakeholders throughout the process. In addition for the need to continue the Housing Rehabilitation program, a concern was expressed about the concentration of multi-family housing on the west side of the City. Development of multi-family housing has not taken place on the east side of the City because of the timing of

new building slowdown. The east side of the City saw new construction of single family units to complete the Greenhills Golf Course Specific Plan, however the multi-family was to trail the development of a new shopping center on the east side. The City is showing a substantial increase in higher density land uses on the General Plan on the east side of the community.

Bilingual Housing Assistance Brochures. The City prepared bilingual program brochures for Housing Rehabilitation which were available at the Housing Workshop and at the Block Party, listed above. .

List of Participating Public and Private Agencies and Individuals Participating in the Preparation of the Housing Element

City Council	Jim Kopshever	Mayor
	David Alexander	Mayor Pro-Tem
	Janan Herbert	Council Member
	Isaac Jackson	Council Member
	Dennis Hayworth	Council Member
Planning Commission	Wayne Chapman	Chairman
	Jose Munera	Vice Chairman
	Ray Barragan	Commissioner
	Scott Donegan	Commissioner
	Nina Zarucchi-Mize	Commissioner
	Kathy Horn	Commissioner
	Eric Yancy	Commissioner
Other Representatives	Susan Atkins Lupe Cortez Patrick Isherwood	Self-Help Enterprises
	Jake Lingo	Corporation for Better Housing
	Eric Kjeldgaard	Opportunity Builders
	Christina Richards	Madera City Housing Authority
	Elizabeth Catanesi	First Five, Chowchilla
	Jackie Flanagan	Chowchilla Chamber of Commerce
	Verlene Wood	Chowchilla Real Estate
	Niki Upton	London Properties
	Rosli Chavez	Cornaggia's Realty
	Shirlie Jones	ERA Land Company
	Dan Flanagan	Flanagan Real Estate
	Ron Seals	Chowchilla High School
	Charles Martin	Chowchilla School District
	Bobby Kahn	Economic Development Commission
	Glen Pace	Pembrook Development
	Elizabeth Wiederhold	Community Development Manager

At those public hearings/meetings, the public will be invited to each meeting and the press releases provide notice of which elements will be discussed at each session. Members of

the public are encouraged to sign in and submit written comments at each meeting even if the topic of their comments is not specific to the elements on the agenda for that meeting.

REVIEW AND EVALUATION OF PREVIOUS HOUSING ELEMENT

Government Code, Section 65588(a)(2) "Review and Revision" requires that each local government review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community's housing goals and objectives. This section reflects the actual housing activities that were accomplished since the 2004 Housing Element was adopted.

Section 65588 (a)(1): "Appropriateness of goals, objectives and policies in contributing to the attainment of the state housing goal" – Based on the above analysis, some policies have been coalesced to enfold relevant issues in a collective unit and determinations have been made as to whether or not each program should be kept as is, modified, or eliminated. A description is given regarding the changes or modifications to the program that are being made in this 2003 Housing Element.

Section 65588 (a)(2): "Effectiveness of the housing element in attainment of the community's housing goals and objectives" - The City of Chowchilla has reviewed the results of the previous element's goals, objectives, policies and programs. The results are quantified and/or qualified when possible.

Section 65588 (a)(3): "Progress of the City in implementation of the housing element" - The City of Chowchilla has compared what was projected or planned in the previous element and made a determination on whether the program has been successful, unsuccessful or neutral in achieving the previous element's stated goals, objectives and policies.

Effectiveness of the Previous Housing Element

Similar to other Central Valley Communities, Chowchilla's building activity peaked in 2005/6 and declined substantially thereafter. During the period of 2005/6 Chowchilla issued permits for 810 dwelling units. While in the period of 2007 to 2009 only a total of 138 units were permitted.

Table HE - 61 shows the progress toward meeting the 2001-2007 RHNA Goals. While the City exceeds the number of units in the overall goal, it fell short in the Very Low and Low category. Among those permits was an 81 unit assisted apartment project.

Table HE - 61, New Housing Produced 2001-2007 to Meet RHNA Goals

New Housing Produced 2001-2007				
Income Category	2001 to 2007 HCD Need Determination	Units Constructed	Percentage of Need Met	Balance of Existing Need
Very Low	179	81	45.3%	98
Low	147	48	32.7%	99
Moderate	266	408	153.2%	0
Above Moderate	495	840	169.8%	0
Total	1,087	1,377	126.7%	197

In addition to the new construction RHNA goals, the City identified additional Performance Objectives that it would endeavor to achieve. This performance was based on the ability to obtain additional sources of funds (i.e. grants) and a sufficient amount of RDA low-moderate income housing funds.

Table HE - 62 presents the results of the City's efforts between 2004 and 2008.

Table HE - 62, Analysis of Chowchilla Performance Objectives 2004-2007

City Performance Objectives 2004-2007						
Program Objectives	Performance Year					2004-07 Performance
	2004	2005	2006	2007	Total	
New Housing					1087	1,377
Residential Infrastructure Improvements	40	40	40	40	200	68
Housing Rehabilitation						
Moderate	5	5	5	5	25	11
Substantial	1	1	1	1	5	17
Housing Replacement	2	2	2	2	10	0
In fill Development	3	3	3	3	15	28
Demolition/Abatement	2	2	2	2	10	0
First Time Homebuyers	20	20	20	20	100	8
New Construction – Low Income		80		10	90	81
New Construction – Special Needs	15	15	15	15	75	0
Farm Worker Housing	10	10	10	10	50	0
Special Needs Housing Rehabilitation	8	8	8	8	40	3
Total Assisted Units	106	186	106	116	1,707	1,593

2004 Housing Goal, Objective, Policy, Action Analysis

The 2004 Housing Element program strategy focused on the accomplishment of objectives and implementation of policies in the following seven categories:

Goal 1: Provision of Adequate Sites for Housing Development

Objective A: Provide adequate sites at suitable locations throughout the community to accommodate a range of housing responsive to the needs of all income groups.

Goal 2: Ensure adequate provision of housing for all household income groups.

Objective A: Provide adequate housing supply to meet the needs of very low, low and moderate-income groups and the special housing needs of City residents.

Goal 3: Address and, where appropriate and possible, remove governmental constraints to the development, improvement and maintenance of City's housing stock.

- Goal 4:** Conserve and enhance existing housing stock.
- Objective A:** Ensure that the review and approval process for residential projects does not create unreasonable obstacles to adequate housing development.
- Objective A:** Conserve and enhance existing housing stock and neighborhoods, particularly affordable housing in older areas of the City.
- Objective B:** Maintain community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments.
- Goal 5:** Create housing opportunities for households with special needs
- Objective A:** Provide accommodation of housing suitable for all special needs groups.
- Goal 6:** Ensure that all residents have access to housing void of discrimination or discriminating activities pursuant to civil rights laws.
- Objective A:** Support the strict observance and enforcement of anti-discrimination laws and practices.
- Goal 7:** Promote energy conservation/efficiency.
- Objective A:** To promote energy conservation activities in all residential housing developments and rehabilitation activity.

To implement these overall purposes, the City of Chowchilla Housing Element carried over its seven general goals from 2004. These seven goals and their underlying objectives are listed in *Table HE - 63* summary of the 2004 Housing Element goals, objectives, policies, actions/implementation measures. The table identifies the Agency responsible for implementing the program, and lists specific accomplishments since 2004. During review, it was determined whether or not the policy or program had been successful, and made recommendations on keeping the policy as-is, eliminating the policy, or modifying the policy for the 2009 Housing Element.

Proposed Amendments to the 2009 Housing Element

As evaluated the Objectives and Actions/Implementation Measures are sound and implement able by the City. The Goals, Objectives, Policies and Actions/Implementation Measures are carried forward in the 2009 Housing Element. Financial resources were not available in all circumstances to make a higher level of implementation feasible. Staff time constraints and the limited staffing of the City also played a part during most of the time period. In the latter period of evaluation economic issues caused staff lay-offs and furloughs that prevented greater efforts in implementation of the Action/Implementation Measures. Housing production fell off substantially beginning in 2007 and a number of projects approved by the City that would have provided a greater range of housing for all income groups never materialized.

Table HE - 63
Chowchilla's Progress Toward Meeting the 2001-2007 Housing Goals

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
1 PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT						
Policy 1.1	Review and update Chowchilla's General Plan on a regular basis to ensure that growth trends are accommodated and designates sufficient vacant land for residential development to accommodate anticipated population growth projections.	1.a. The City will complete the five-year land use update as part of its General Plan update. Adequate sites will be identified and annexed as needed to provide a minimum of 150 percent of the necessary land inventory to meet the needs of the very low- and low-income groups.	City Council, Community Development Department	2004	Progress: In 2006 the City annexed more than 300 acres of land, 60% of which was residential land. This annexation combined with infill development will meet the amount of land needed for the 2000-2007 Goals Effectiveness: Action completed	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
Policy 1.2	Encourage housing development on vacant lots within existing developed areas of the City where public infrastructure is in place.	1.b The City will establish an incentive program of reduced development fees, permitting certain mixed uses, and expedited site plan permitting to encourage urban infill.	City Council, Community Development Department	2004	Progress: The program was delayed by lack of staff time and staff changes. Development Impact Fees allow a fee discount for infill development on existing lots that existed prior to 1986 which is a substantial part of the older neighborhoods. Effectiveness: 28 infill projects during planning period.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
Policy 1.3	Promote balanced, orderly growth to minimize unnecessary development costs of housing.	1.c The City will prepare an inventory of government owned land within the City and its "Sphere of Influence", and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will actively recruit developers and apply to	City Council, Community Development Department	2005	Progress: The program was delayed by lack of staff time and staff changes. City continues to consider relocation of the Public Works Corporation Yard and reuse of site as Senior Housing Project. Effectiveness: City	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
		funding agencies to facilitate development of the sites with assisted housing.			discussed the project over a period of years with several interested developers. No site chosen for relocation of Public Works Yard.	
Policy 1.4	Take in account the location of affordable housing relative to employment, transportation, and other facilities.	1.d The City will apply for additional CDBG or Proposition 46 funds to either acquire or extend necessary services to in-fill parcels for housing development	City Council, Community Development Department	2005, annual review there-after	Progress: The program was delayed by lack of staff time and staff changes. Effectiveness: Project would not score well in CDBG competition. Market developers were more focused on new housing.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
2. ENSURE ADEQUATE PROVISION OF HOUSING FOR ALL HOUSEHOLD INCOME GROUPS						
Policy 2.1	Designate adequate medium and medium-high density areas on the General Plan to provide for the development of apartments and other forms of high-density housing.	2.a The City will actively recruit involvement of for-profit and non-profit housing corporations (such as Self Help Enterprises) to develop at least 10 affordable, low-income and special needs housing annually, assisting development as possible with awarded grant funds.	City Council, Community Development Department	2004 On-going	Progress: Opportunity Builders constructed 80 affordable housing units in 2006. Two assisted housing applications for Tax Credit were supported by the City in 2006. One of which was funded in 2009. Effectiveness: Produced 80 affordable units and potential for 72 additional units.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
		2.d The City of Chowchilla will encourage the application of the City's community design standards, as described in Chapter Five, Table 5-1 and following narrative, by the developers to all project applications for greater assurance for the development	City Council, Community Development Department	2004 On-going	Progress: The program was delayed by lack of staff time and staff changes. In the interim, the City has relied on an informal process to spur creativity and innovative ideas within existing City guidelines.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
		<p>of safe, attractive, and functional residential neighborhoods.</p> <p>2.e The City will manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment by consistent (annual) review of development standards.</p>	City Council, Community Development Department	2004 On- going	<p>Effectiveness Three new developments were approved with Zero lot line, small lot, and additional open space.</p> <p>Progress: City required additional open space on dense projects. City incorporated Air Board mitigation requirements for air quality and global warming as conditions of approval. Effectiveness: Projects are implementing conditions.</p>	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
Policy 2.2	Pursue funding under federal and state programs for affordable housing construction and rehabilitation.	2.c The City of Chowchilla will develop an informational flyer, a list of regional area housing developers, and accomplish a mailing to encourage developers to make application for FmHA 502 Interest Subsidy programs. The City will take actions necessary to expedite processing and approvals for such projects and establish a procedure to provide pre-application review of projects to expedite their timely approval.	City Council, Community Development Department	2005, annual review there- after	<p>Progress: The program was delayed by lack of staff time and staff changes. It is the expectation that when housing market resumes affordable units will be the first to be constructed. Effectiveness: None. Market Developers were focused on new housing.</p>	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
Policy 2.3	Provide density bonuses to homebuilders proposing to include a minimum specified percentage of very low- and/or low-income housing within residential	2.b Provide density bonuses to homebuilders proposing to include a minimum specified percentage of very low- and/or low-income housing within residential zoning districts to	City Council, Community Development Department	2004, annual review there- after	<p>Progress: Staff supported Planned Unit Development with small lots when developer accepted 15% affordable housing requirement.</p>	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
	zoning districts to increase supply of affordable housing.	increase supply of affordable housing			Effectiveness: Potentially provide 30 units over build-out of project.	
Policy 2.4	Enact Zoning Ordinance revisions in a timely manner to maintain City compliance with state law.	2.b The City will review, update, clarify, and amend as necessary, the Zoning Ordinance at least annually for written consistency with state law including density bonuses, second units, group homes and facilities, homeless, low-income, disabled, seniors and other special needs populations, allowing group homes of six or less by right as a family dwelling in the same zone, in accordance with state law; and develop standards that encourage provision of low-income and special needs housing in appropriate residential zoning districts, while protecting the integrity of residential neighborhoods	City Council, Community Development Department	2004, annual review there- after	Progress: The program was delayed by lack of staff time and staff changes. The General Plan is currently being updated and the modifications to the Zoning Ordinance are intended as a comprehensive revision which will include this Action/Implementation Measures. Effectiveness: Revisions to the Zoning Ordinance are intended meet the Action/Implementation Measures	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
		2.e The City will manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment by consistent (annual) review of development standards.	City Council, Community Development Department	2004 On- going	Progress: The City has processed environmental documents for housing projects as required by CEQA and NEPA. Effectiveness: Environmental mitigation measures have included avoidance and minimization of impacts on the natural and manmade environment and implemented air quality	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
					and energy conservation standards from local agencies	
3. ADDRESS AND, WHERE APPROPRIATE AND POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE DEVELOPMENT; IMPROVEMENT AND MAINTENANCE OF CITY'S HOUSING STOCK						
Policy 3.1	Explore possible modifications to the Zoning Code which could increase the development of affordable housing, including, but not limited to streamlining of the local permit approval and review processes and evaluation of the City's application, processing and development fees to determine their effect on the cost of providing housing, considering fee modifications to reduce the cost of housing where appropriate.	3.a The City will review its zoning ordinance annually to identify potential obstacles to the timely development of housing.	City Council, Community Development Department	2004, annual review there-after	Progress: The program was delayed by lack of staff time and staff changes. The General Plan is currently being updated and the modifications to the Zoning Ordinance are intended as a comprehensive revision which will include this Action/Implementation Measures. Effectiveness: Revisions to the Zoning Ordinance are intended meet the Action/Implementation Measures	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
		3.b The City staff will conduct an annual meeting, inviting local and regional housing developers to discuss potential impediments to the development of new housing opportunities. Developer recommended revisions to the Zoning Ordinance and/or development standards, as appropriate and feasible within the law will be presented to Council for consideration.	City Council, Community Development Department	2005, annual review there-after	Progress: The City has conducted annual meetings of Housing Developers and other interested persons to keep them advised of the General Plan Update and solicit suggestions on additional programs that could assist in providing housing. Effectiveness: Developers and City continue to work together to expedite approval of projects and	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
		3.e. The City will complete the revision of the City Zoning Ordinance, Section 18.33.010 and/or 18.33.050, as necessary, to remove existing guideline inconsistencies for the establishment and development of Residential Mobilehome Park Districts.	City Council, Community Development Department	2004	<p>modify standards to allow for innovative projects.</p> <p>Progress: The program was delayed by lack of staff time and staff changes. The General Plan is currently being updated and the modifications to the Zoning Ordinance are intended as a comprehensive revision which will include this Action/Implementation Measures.</p> <p>Effectiveness: Revisions to the Zoning Ordinance are intended meet the Action/Implementation Measures</p>	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
		3.c. The City will apply for funds to conduct a housing affordability study. The study will include review of housing project application (i.e., tentative subdivision map, General Plan amendment), processing and development fees to determine their effect on the cost of providing housing. The results of the study will be presented to Council.	City Council, Community Development Department	2005	<p>Progress: The program was delayed by lack of staff time and staff changes. The housing downturn made such a study mute.</p> <p>Effectiveness: The program should be retained as it will be necessary for the City to adopt a strategy for participating fully in providing housing when the market eventually returns.</p>	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
Policy 3.2	Continue to plan for the timely and adequate expansion and/or improvement of public infrastructure to coincide with housing development and improvements.	3.d. The City of Chowchilla will continue to participate with Madera County, and in conjunction with the current Sphere of Influence (SOI) Update, in identifying adequate reserves of developable land to address potential escalation of land costs.	City Council, Community Development Department	2004, annual review, there- after	Progress: The City has maintained communication with Madera County Resource Management Agency in the planning of the City's revised SOI and land use concept. Effectiveness: Good cooperative results have resulted and continued communication will be necessary to meet housing challenges in the next planning period.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
4. CONSERVE AND ENHANCE EXISTING HOUSING STOCK						
Policy 4.1.	The maintenance and repair of existing owner-occupied and rental housing shall be encouraged to prevent deterioration of housing stock in the City.	4.a The City will maintain current information on the condition of housing stock in the City by conducting surveys at least every 5 years and updating its housing conditions database based on the survey results.	City Council, Community Development Department	2004	Progress: City conducted a citywide Housing Condition Survey in 2007. The document was approved by the City Council in May 2007 Effectiveness: The Survey provides a basis for continued grant applications for rehabilitation assistance programs	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
Policy 4.2	Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.	4.b. The City will support public and private efforts to rehabilitate and improve existing housing stock by applying annually to state and federal housing rehabilitation sources to provide available funds for the removal of unsafe, substandard dwellings which cannot be economically repaired, and the rehabilitation	City Council, Community Development Department	2004, annual review, there- after	Progress: The City utilized grant and RDA funds to rehabilitate older housing as shown in Table HE – 59. Effectiveness: While funding has not fully materialized, the made reasonable progress toward meeting its goals	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
		<p>of substandard and deteriorating housing units.</p> <p>4.c. The City will promote awareness of the need for housing and neighborhood conservation by developing a brochure outlining available assistance programs for distribution by Code Enforcement and display in public offices.</p>	City Council, Community Development Department	2004, annual review, there- after	<p>Progress: The City has prepared and posted Code enforcement brochures. RDA provided code enforcement personnel that worked with City staff to involve families in Housing Rehabilitation Program.</p> <p>Effectiveness: While funding has not fully materialized, the made reasonable progress toward meeting its goals.</p>	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
olicy 4.3	Manage public housing projects and conduct regularly scheduled visits to ensure proper maintenance of the area's public housing inventory	<p>4.c. The City will promote awareness of the need for housing and neighborhood conservation by developing a brochure outlining available assistance programs for distribution by Code Enforcement and display in public offices.</p> <p>4.d. The City Planning Department is given sole responsibility to at least annually contact the ownership</p>	<p>City Council, Community Development Department</p> <p>City Council, Community Development Department</p>	<p>2004, annual review, there- after</p> <p>2004, annual review, there-</p>	<p>Progress: The City has prepared and posted brochures on the availability of housing assistance programs. RDA provided code enforcement personnel that worked with City staff to involve families in Housing Rehabilitation Program.</p> <p>Effectiveness: While funding has not fully materialized, the made reasonable progress toward meeting its goals.</p> <p>Progress: The program was delayed by lack of staff time and staff changes. Fortunately, no</p>	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy <input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
		of identified 'at-risk' subsidized multi-family housing facilities. The ownership status and future plans will be determined and noted by staff. Owners will be reminded of the need for timely notice and asked to inform the Department immediately of potential change of ownership or loss of low-income units. Upon notification the City will immediately contact the qualified agencies listed in Chapter Five, and others that may have since registered with HCD. Along with the (funding) resources listed in that Chapter, the City will provide staff assistance and fast-track permitting for needed improvements.		after	projects converted to market during the planning period. Effectiveness The City will continue to monitor as needed.	
Policy 4.4	Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.	4.c. The City will promote awareness of the need for housing and neighborhood conservation by developing a brochure outlining available assistance programs for distribution by Code Enforcement and display in public offices.	City Council, Community Development Department	2004, annual review, there- after	Progress: The City has prepared and posted brochures on the availability of housing assistance programs. RDA provided code enforcement personnel that worked with City staff to involve families in Housing Rehabilitation Program. Effectiveness: While funding has not fully materialized, the made reasonable progress toward meeting its goals.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
5 CREATE HOUSING OPPORTUNITIES FOR HOUSEHOLDS WITH SPECIAL NEEDS						
Policy 5.1	Ensure that new and redevelopment residential developments include housing accessibility to all special needs populations including, but not limited to, disabled, large families, overcrowded households, low- and lower-income households, single parents, homeless, and farmworkers.	5.a. The City will continue to implement, through the building permit process, all federal and state requirements for accessibility and adaptability of new residential buildings and residential buildings undergoing rehabilitation to meet the needs of mobility-impaired individuals	City Council, Community Development Department	2004, and ongoing	Progress: The City Building Official is part of the Site Plan Review Process. As such each plan is evaluated to ensure that the standards are met. Effectiveness: All projects approved meet the minimum requirements	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
		5.b .The City will require that all multi-family housing projects include at least 2 percent of the units meet the needs of persons with physical conditions which require special design considerations. The City will additionally invoke all SB 520 requirements and provide reasonable accommodation regarding residential development for disabled persons by expediting permits for any immediate needs of the disabled population. All applicants will be so notified.	City Council, Community Development Department	2004, and ongoing	Progress: The City Building Official is part of the Site Plan Review Process. As such each plan is evaluated to ensure that the standards are met. Effectiveness All projects approved meet the minimum requirements The program was delayed by lack of staff time and staff changes.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
		Reasonable accommodation procedures will be developed by the City staff to inform disabled individuals regarding the types of reasonable accommodations that are afforded, the general process				

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
		<p>of application to request accommodation and receive administrative approval. Pamphlets will be developed by the City and distributed through service agencies within the City and County. To streamline the process, requests will be managed by the City's Director of Community Development</p> <p>5.c. In conjunction with Actions 1.a, b, and c and Actions 2.a, b, and c, the City will additionally identify sites for varying special needs populations (homeless, farmworkers, disabled, seniors) and additional group home facilities. Developers will be contacted and advised of the identified site for these uses.</p> <p>The City will provide assistance as funds are available to organizations seeking to develop or convert residential buildings for use as group homes for persons with special needs which prevent them from using conventional housing. Potential assistance to be provided includes participation in applying for federal or state funding, and/or waiving of certain fees or</p>	City Council, Community Development Department	2004, and ongoing	<p>Progress: The program was delayed by lack of staff time and staff changes.</p> <p>Effectiveness: The City will carryout the program in the next planning period provided funding is available.</p>	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
		development standards. 5.d. During current and future review of its zoning ordinances (see Action 2.b), the City will determine steps to ensure the reduction or removal of potential constraints that might negate the development of sufficient numbers and types of residential care facilities pursuant to community need. Compliance with state law for measures such as, but not limited to, eliminating the use permit requirement for group homes serving 6 or less and larger facilities for 7 or more individuals, and density bonuses will be enacted.	City Council, Community Development Department	2004, and ongoing	Progress: The program was delayed by lack of staff time and staff changes. The General Plan is currently being updated and the modifications to the Zoning Ordinance are intended as a comprehensive revision which will include this Action/Implementation Measures. Effectiveness: Revisions to the Zoning Ordinance are intended meet the Action/Implementation Measures	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
		5.e. The City will provide assistance to rental housing developments that contain at least 10 percent of affordable three and four bedroom dwelling units. Assistance is available in the form of City staff aid in applying for available federal and/or state programs, project density bonuses, and fee cost reduction, and/or fast track processing. Information on this program will be included in the brochure developed and distributed under program 4.c.	City Council, Community Development Department	2004, and ongoing	Progress: The City worked with Opportunity Builders to approve an affordable housing multi-family project of 80 units that provided at least 10 percent 3 bedroom units Effectiveness: The project assisted the City in reasonably attempting to meet its RHNA goals	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
		5.f. The City shall complete and adopt guidelines for integrating affordable residential projects that provide housing for lower-income single working parent households and child care services. The City shall pursue federal and state funds for child care services, and actively recruit community-based non-profit and/or private for-profit organizations for such services.	City Council, Community Development Department	2004, and ongoing	Progress: The program was delayed by lack of staff time and staff changes. However, with Annexation One the City required that 15% of the future housing meet the affordable range. The housing market collapsed prior to the City completing an agreement with the developers on fees in lieu of providing units. Effectiveness: The City's expectation is that with a renewed housing market such agreements will be completed to carryout the condition of approval.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
		5.g The City of Chowchilla will actively pursue non-profit partners to apply for AHDC funds to implement construction of rental housing for seniors and handicapped and will take all actions necessary to expedite processing and approval of such projects.	City Council, Community Development Department	2004, and ongoing	Progress: The program was delayed by lack of staff time and staff changes. No developers or projects were proposed to specifically use AHDC funds. Effectiveness: The City will carryout the program in the next planning period provided funding is available.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
		5.h The City of Chowchilla will actively pursue non-profit sponsors to jointly develop a Migrant Farm Worker Rental	City Council, Community Development Department	2004, and ongoing	Progress: The program was delayed by lack of staff time and staff changes. No developers or projects were proposed	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
		<p>Housing facility The City will sponsor an application for funds to the Joe Serna, Jr. and/or Proposition 46 farmworker housing program(s).</p> <p>5.i Complete Zoning Ordinance revision currently underway (See Action 2.b.) to reflect specified zones where emergency and transitional shelter may be located. The City will consider ordinance constraints during its annual review if any are identified. Zones Industrial 1 and 2 will also be considered as a potential conditional use because of the easy egress and ingress to the community.</p>	City Council, Community Development Department	2004, and ongoing	<p>to specifically use Joe Serna, Jr. and/or Proposition 46 farmworker housing funds. Effectiveness: The City will carryout the program in the next planning period provided funding is available.</p> <p>Progress: The program was delayed by lack of staff time and staff changes. The General Plan is currently being updated and the modifications to the Zoning Ordinance are intended as a comprehensive revision which will include this Action/Implementation Measures. Effectiveness: Revisions to the Zoning Ordinance are intended meet the Action/Implementation Measures.</p>	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
6. ENSURE THAT ALL RESIDENTS HAVE ACCESS TO HOUSING VOID OF DISCRIMINATION OR DISCRIMINATING ACTIVITIES PURSUANT TO CIVIL RIGHTS LAWS.						

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
Policy 6.1	Encourage enforcement of fair housing laws throughout the City.	6.a The City's Planning Department shall provide information and referral services, on an as needed basis, regarding fair housing laws, and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing. As a semi-annual community service, the City Planning Department shall work with the Chowchilla Newspaper to publish information on fair housing laws and identify agencies to contact regarding discrimination complaints. The information shall be printed in English and Spanish.	City Council, Community Development Department	2004, and ongoing	Progress: The program was delayed by lack of staff time and staff changes. Effectiveness: The City will carryout the program in the next planning period provided funding is available.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
Policy 6.2	Implement adopted land development and resource management policies without imposing regulations which have the effect of excluding housing for lower-income groups.	6.a The City's Planning Department shall provide information and referral services, on an as needed basis, regarding fair housing laws, and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing. As a semi-annual community service, the City Planning Department shall work with the Chowchilla Newspaper to publish information on fair housing laws and identify agencies to contact regarding discrimination complaints. The information shall be printed in English and Spanish.	City Council, Community Development Department	2004, and ongoing	Progress: The program was delayed by lack of staff time and staff changes. Effectiveness: The City will carryout the program in the next planning period provided funding is available.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
7. PROMOTE ENERGY CONSERVATION/EFFICIENCY						
Policy 7.1	Continue to implement state energy conservation standards.	7.a Through the City's site plan review process ensure housing construction that is environmentally sound, cost effective, and promotes energy efficiency. Encourage new developments to incorporate housing design and orientation techniques that reflect energy efficient site planning and use of passive solar access standards through the dissemination of PG&E published information brochures available at City Planning Department.	City Council, Community Development Department	2004, and ongoing	Progress: The City has processed environmental documents for housing projects as required by CEQA and NEPA. Effectiveness: Environmental mitigation measures have included avoidance and minimization of impacts on the natural and manmade environment and implemented air quality and energy conservation standards from local agencies. The City continues to work with PG&E to provide educational material and brochures at City Hall.	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy
Policy 7.2	Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.	7.b In conjunction with scheduled City Zoning Ordinance and Design Standards review, identify and make recommendations for amendments to requirements which potentially inhibit site planning for solar access.	City Council, Community Development Department	2004, and ongoing	Progress: The program was delayed by lack of staff time and staff changes. The General Plan is currently being updated and the modifications to the Zoning Ordinance are intended as a comprehensive revision which will include this Action/Implementation Measures. Effectiveness: Revisions to the Zoning Ordinance are intended meet the Action/Implementation	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

	Housing Program	Objective/ Implementation Measure	Responsible Agency	Time frame	Accomplishments	Continue/Modif y/Delete
					Measures	
Policy 7.3	Encourage maximum utilization of federal, state and local programs which assist homeowners in providing energy conservation measures.	7.c The City shall help lower-income homeowners in applying for assistance from other agencies to make energy conservation improvements, including but not limited to CDBG, Cal-HFA, and PG&E, that can provide financial assistance to lower income homeowners and rental unit owners whose tenants are of lower-income status	City Council, Community Development Department	2004, and ongoing	<p>Progress: The City has prepared and posted brochures on the availability of housing assistance programs. RDA provided code enforcement personnel that worked with City staff to involve families in Housing Rehabilitation Program and make them aware of PG&E programs.</p> <p>Effectiveness: While funding has not fully materialized, the made reasonable progress toward meeting its goals.</p>	<input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy

HOUSING ELEMENT APPENDIX HE-A

Table HE Appn - 1 summarizes the location, size, and the estimated number of potential housing units that could be accommodated on each site. The table shows the probable density (i.e., the density that has actually been built over the last several years) and realistic unit capacity versus the maximum allowed density under a particular zoning district. Figure HE-4 (map) shows the location and boundaries of the areas referred to in *Table HE Appn - 1*. The table provides a list of sites by zoning and General Plan designation to illustrate each site's appropriateness for the "appropriate income category". These "appropriate income category" assignments are approximations and some sites will designated as appropriate for very low are also inherently appropriate for low income units and vice versa so there is flexibility within these sites that enables the City to satisfy its very low- and low-income allocations. The table also lists "notes" that describe assumptions regarding percentage of the site that could be developed for a particular income category (this is especially true of the larger parcels or in commercial zones). Additionally, the table describes "conditions" that affect density considerations.

A number of larger parcels in the available land analysis are planned developments that have not yet been subdivided and will be the most appropriate for including the assisted housing project elements. Among those sites are the following land parcels 014-010-012 (a 184 acre site), 002-300-002 (73 acre site), 002-300-003 (59 acre site), 001-400-006 (38 acre site). Those sites are in planned developments and the developer and the City have greater flexibility to increase density in specific locations so long as the overall density does not exceed the maximum density of the underlying zone.

Table HE Appn - 2 presents results of the calculations (from the "notes" on each parcel) of those larger parcels and various zones on which developers can place housing to meet the RHNA goals. This table appears as Table HE-47 Land Available for Housing to Meet RHNA Goals 2007-2014 in the text of the Housing Element.

Table HE Appn - 1
Vacant Sites to Meet RHNA

APN	Acres	Zone	GP Density	Constraints	Maximum Density	Realistic Capacity	Appropriate Income Level	Note #	Condition
002-310-024	29.5	R-2	HDR		18	230	VERY LOW	1	B
002-260-006	3	C-2	SC	CUP	16	4	VERY LOW	2	E
014-010-012	184	R-2	MHDR		16	102	VERY LOW	3	B
014-020-052	8.2	R-3	MHDR		16	20	VERY LOW	4	C
002-021-003	0.3	C-2	SC	CUP	16	1	VERY LOW	5	E
002-010-002-003	1.7	C-3	SC	CUP	18	5	VERY LOW	6	F
002-103-010	0.33	R-3	MHDR		16	3	VERY LOW	7	D
002-102-006	0.64	R-3	HDR		24	4	VERY LOW	8	D
002-164-014	0.6	R-2	MHDR		16	6	VERY LOW	9	D
001-331-001-43	3.45	R-3	HDR		24	17	VERY LOW	10	C
001-240-003	0.8	PF	HDR	CUP	24	3	VERY LOW	11	I
001-240-008	1.6	PF	HDR	CUP	24	13	VERY LOW	12	I
	234.1		Subtotal Very Low Income			407			

APN	Acres	Zone	GP Density	Constraints	Maximum Density	Realistic Capacity	Appropriate Income Level	Note #	Condition
002-310-024	29.5	R-2	MDR		6.5	94	LOW	13	B
002-300-002	73.5	R-1	MDR		5.8	64	LOW	14	A
002-300-003	59.0	R-1	MDR		5.8	51	LOW	15	A
014-010-012	184.0	R-2	MDR		16	204	LOW	16	B
014-026-005	0.9	PO	MDR	CUP	16	1	LOW	17	H
014-026-006	0.9	PO	MDR	CUP	16	1	LOW	18	H
014-026-007	0.9	PO	MDR	CUP	16	1	LOW	19	H
014-021-001-091	26.0	R-1	MDR		3.5	9	LOW	20	A
002-024-009	0.3	R-2	MDR		8	1	LOW	21	D
002-084-001-002	0.3	R-2	MDR		8	1	LOW	22	D
002-310-024	29.5	R-3	HDR		18	301	LOW	13	B
002-300-002	73.5	R-1	MDR		5.8	64	LOW	14	A
002-300-003	59	R-1	MDR		5.8	51	LOW	15	A
014-010-012	184	R-2	MHDR		16	204	LOW	16	B
014-026-005	0.9	PO	PO	CUP	16	1	LOW	17	H
014-026-006	0.9	PO	PO	CUP	16	1	LOW	18	H
014-026-007	0.9	PO	PO	CUP	16	1	LOW	19	H
014-021-001-091	26	R-1	MDR		3.5	9	LOW	20	A
002-024-009	0.3	R-2	MHDR		8	1	LOW	21	D
002-084-001-002	0.3	R-2	MHDR		8	1	LOW	22	D
002-146-011	0.16	R-2	MHDR		10	1	LOW	23	D
002-146-009	0.16	R-2	MHDR		10	1	LOW	24	D
002-010-002-003	1.7	C-3	SC	CUP	18	5	LOW	25	F
002-034-010	0.16	R-1	MDR		8	1	LOW	26	D
002-097-012	0.16	R-1	MDR		8	1	LOW	27	D
002-038-008	0.32	R-3	MHDR		8	1	LOW	28	D
002-038-004	0.16	R-3	MHDR		16	1	LOW	29	D
002-042-004	0.33	R-3	MHDR		16	3	LOW	30	D
002-101-010-011	0.33	R-1	MDR		8	1	LOW	31	D
002-163-011-012	0.33	R-3	MHDR		16	3	LOW	32	D
002-152-003	0.16	R-3	MHDR		10	1	LOW	33	D
002-152-007	0.33	R-3	MHDR		16	3	LOW	34	D
001-290-003-007	12	R-1	MDR		8	14	LOW	35	A
001-290-001	3.5	R-1	MDR		8	4	LOW	36	A
001-390-001-032	7.4	R-1	MDR		5.4	6	LOW	37	A
001-300-054-056	0.6	R-3	HDR		14	4	LOW	38	D
001-300-023	0.3	R-3	HDR		14	2	LOW	39	D
001-230-001	2.43	C-2	SC	CUP	18	11	LOW	40	E
001-400-006	38.5	R-1	MDR		5.4	31	LOW	41	A
001-230-043	11.09	R-1	MDR		5.4	9	LOW	42	A
001-230-040	3.24	C-2	SC	CUP	16	6	LOW	43	E
001-230-039	1.4	C-2	SC	CUP	16	11	LOW	44	E
001-230-022	2.5	C-2	SC	CUP	16	10	LOW	45	E
001-230-021	6.3	C-2	SC	CUP	16	35	LOW	46	E
001-133-004	0.33	C-2	DC	CUP	20	3	LOW	47	G
001-134-006	0.16	C-2	DC	CUP	20	1	LOW	48	G

APN	Acres	Zone	GP Density	Constraints	Maximum Density	Realistic Capacity	Appropriate Income Level	Note #	Condition
001-134-013-014	0.33	C-2	DC	CUP	20	2	LOW	49	G
001-128-001	0.25	C-2	DC	CUP	20	3	LOW	50	G
001-123-002	0.16	C-2	DC	CUP	16	1	LOW	51	G
002-104-005-006	0.33	R-3	MHDR		16	3	LOW	52	D
002-260-006	3	C-2	SC	CUP	16	4	LOW	53	E
014-020-052	8.2	R-3	MHDR		18	15	LOW	54	C
001-240-003	0.8	PF	HDR	CUP	24	6	LOW	55	I
001-240-008	1.6	PF	HDR	CUP	24	13	LOW	56	I
	484.0		Subtotal Low Income			850			

APN	Acres	Zone	GP Density	Constraints	Maximum Density	Realistic Capacity	Appropriate Income Level	Note #	Condition
001-250-005	2.6	R-1	MDR		5.8	11	MODERATE	56	A
001-330-001	2.7	C-3	HDR	CUP	18	34	MODERATE	57	F
001-330-002	3	R-3	HDR		18	38	MODERATE	58	C
002-260-006	3	C-2	SC	CUP	16	5	MODERATE	59	A
002-300-002	73.5	R-1	MDR		5.8	272	MODERATE	60	E
002-300-003	59	R-1	MDR		5.8	112	MODERATE	61	E
014-010-012	184	R-2	MHDR		5.4	1,041	MODERATE	62	Bb
014-026-005	0.9	PO	PO	CUP	8	6	MODERATE	63	H
014-026-006	0.9	PO	PO	CUP	8	5	MODERATE	64	H
014-026-007	0.9	PO	PO	CUP	8	6	MODERATE	65	H
014-021-001-091	26	R-1	MDR		6.5	41	MODERATE	66	A
002-024-009	0.3	R-2	MDR		8	1	MODERATE	67	D
002-084-001-002	0.3	R-2	MDR		8	1	MODERATE	68	D
002-146-011	0.16	R-2	MDR		10	1	MODERATE	69	D
002-146-009	0.16	R-2	MDR		10	1	MODERATE	70	D
002-010-002-003	1.7	C-3	SC	CUP	18	5	MODERATE	71	F
002-034-010	0.16	R-1	MDR		10	1	MODERATE	72	D
002-097-012	0.16	R-1	MDR		10	1	MODERATE	73	D
002-038-008	0.32	R-3	MHDR		10	1	MODERATE	74	D
002-038-004	0.16	R-3	MHDR		16	1	MODERATE	75	D
002-042-004	0.33	R-3	MHDR		16	3	MODERATE	76	D
002-101-010-011	0.33	R-1	MDR		6.5	1	MODERATE	77	D
002-163-011-012	0.33	R-3	HDR		16	3	MODERATE	78	D
002-152-003	0.16	R-3	HDR		10	1	MODERATE	79	D
002-152-007	0.33	R-3	HDR		16	3	MODERATE	80	D
014-020-052	8.2	R-3	HDR		16	57	MODERATE	81	C
001-290-003-007	12	R-1	MDR		5.4	65	MODERATE	82	A
001-290-001	3.5	R-1	MDR		5.4	19	MODERATE	83	A
001-390-001-032	7.4	R-1	MDR		5.4	27	MODERATE	84	A
001-300-021	1.3	R-3	HDR		18	23	MODERATE	85	E
001-300-054-056	0.6	R-3	HDR		8	4	MODERATE	86	D
001-300-023	0.3	R-3	HDR		14	2	MODERATE	87	D
001-230-001	2.43	C-2	SC	CUP	14	11	MODERATE	88	E
001-400-006	38.5	R-1	MDR		5.8	124	MODERATE	89	A
001-230-043	11.09	R-1	MDR		5.8	36	MODERATE	90	A

APN	Acres	Zone	GP Density	Constraints	Maximum Density	Realistic Capacity	Appropriate Income Level	Note #	Condition
001-230-040	3.24	C-2	SC	CUP	16	11	MODERATE	91	E
001-230-039	1.4	C-2	SC	CUP	16	10	MODERATE	92	E
001-230-022	2.5	C-2	SC	CUP	16	35	MODERATE	93	E
001-230-021	6.3	C-2	SC	CUP	16	35	MODERATE	94	E
001-133-004	0.33	C-2	DC	CUP	20	3	MODERATE	95	G
001-134-006	0.16	C-2	DC	CUP	20	1	MODERATE	96	G
001-134-013-014	0.33	C-2	DC	CUP	20	2	MODERATE	97	G
001-128-001	0.25	C-2	DC	CUP	20	3	MODERATE	98	G
001-123-002	0.16	C-2	DC	CUP	16	1	MODERATE	99	G
002-104-005-006	0.33	R-3	MHDR		16	3	MODERATE	100	G
	461.7 2		Subtotal Moderate Income			2,065			

APN	Acres	Zone	GP Density	Constraints	Maximum Density	Realistic Capacity	Appropriate Income Level	Note #	Condition
002-300-002	73.5	R-1	MDR		5.8	91	ABOVE MODERATE	101	E
002-300-003	59	R-1	MDR		8	37	ABOVE MODERATE	102	E
002-260-006	3	C-2	HDR	CUP	16	5	ABOVE MODERATE	103	A
014-010-012	184	R-2	MDR		5.4	694	ABOVE MODERATE	104	Bb
014-021-001-091	26	R-1	MDR		8	41	ABOVE MODERATE	105	A
014-020-052	8.2	R-3	MHDR		16	57	ABOVE MODERATE	106	C
001-250-005	2.6	R-1	MDR		5.8	5	ABOVE MODERATE	107	A
001-290-003-007	12	R-1	MDR		5.4	16	ABOVE MODERATE	108	A
001-330-001	2.7	C-3	HDR	CUP	18	15	ABOVE MODERATE	109	F
001-330-002	3	R-3	HDR		18	16	ABOVE MODERATE	110	C
001-390-001-032	7	R-3	HDR		5.4	7	ABOVE MODERATE	111	D
001-400-006	38.5	R-1	MDR		5.8	53	ABOVE MODERATE	112	A
001-290-001	3.5	R-1	MDR		5.4	5	ABOVE MODERATE	113	A
001-230-043	10	R-1	MDR		5.8	15	ABOVE MODERATE	114	A
	433		Subtotal Above Moderate Income			1,056			

Definition of Conditions	
A	A "R-1" Zone where mixed income units can be built and duplexes on larger lots.
B	A "R-2" Zone in a planned development where density with mixed income development in apartment nodes
Bb	A "R-2" Zone in a planned development where higher density of small lot single family can be built for mixed income.
C	A "R-3" Zone where a mixed income apartments can be constructed at a higher density (3 story possible).

D	An infill small "R-2" or "R-3" parcel where duplexes or triplexes may be developed.
E	A "C-2" Zone where a portion of parcel can be developed in Mixed Use but may have parking limitations
F	A "C-3" Zone where a portion of the site can be developed with Mixed Use but it may have parking limitation for any higher density.
G	A "C-2" or "C-3 small lot with existing commercial that can be developed as mixed use and limited parking.
H	A "PO" Zone where mixed use and mixed income apartments can be developed.
I	A "PF" site owned by the City that could be developed at higher density through RDA funding and other subsidies (possibly 3 story)

Notes

- 1 Estimated 30% of site could be developed as VLI MFD
- 2 Estimated 25% of site could be developed as VLI 4 plexs
- 3 Estimated 10% of site could be developed as VLI MFD
- 4 Estimated 15% of site could be developed as VLI MFD
- 5 Estimated 50% site developed as MFD with 25% VLI 4 plexs
- 6 Estimated 60% site developed as MFD with 25% VLI MFD
- 7 Site can be developed VLI 4 plex
- 8 Site can be developed VLI 4 plex with 50% VLI
- 9 Site can be developed VLI Tri- plex with 50% VLI
- 10 Site can be developed with dense SFD-small lots with 30% VLI
- 11 Site can be redeveloped as MFD with 25% VLI
- 12 Site can be redeveloped as MFD with 50% VLI
- 13 Estimated that site could be developed with 50% LI MDR
- 14 Estimated 15% of site could be developed as LI duplexes
- 15 Estimated 15% of site could be developed as LI duplexes
- 16 Estimated 10% of site could be developed as LI MFD
- 17 Estimated 10% of site could be developed as LI MFD
- 18 Estimated 10% of site could be developed as LI MFD
- 19 Estimated 10% of site could be developed as LI MFD
- 20 Estimated 10% of site could be developed as LI SFD
- 21 Site can be redeveloped as duplex with 50% LI
- 22 Site can be redeveloped as duplex with 50% LI
- 23 Site can be redeveloped as duplex with 50% LI
- 24 Site can be redeveloped as duplex with 50% LI
- 25 Estimated 60% site developed as MFD with 25% LI
- 26 Site can be redeveloped as duplex with 50% LI
- 27 Site can be redeveloped as duplex with 50% LI
- 28 Site can be redeveloped as duplex with 50% LI
- 29 Site can be redeveloped as duplex with 50% LI
- 30 Site can be redeveloped as duplex with 50% LI
- 31 Site can be redeveloped as duplex with 50% LI
- 32 Site can be developed as Tri- plex with 50% LI
- 33 Site can be redeveloped as duplex with 50% LI
- 34 Site can be developed as Tri- plex with 50% LI
- 35 Estimated 15% of site could be developed as LI SFD
- 36 Estimated 15% of site could be developed as LI SFD
- 37 Estimated 15% of site could be developed as LI SFD
- 38 Site can be developed as Tri- plex with 50% LI
- 39 Site can be developed as Tri- plex with 50% LI
- 40 Estimated that site could be developed with 50% LI HDR

- 41 Estimated 15% of site could be developed as LI SFD
- 42 Estimated that 50% of site could be developed as 15% LI SFD
- 43 Estimated 50% site developed as MFD with 25% LI
- 44 Estimated that 50% of site could be developed as 15% LI SFD
- 45 Estimated 50% site could be developed as as 50% LI MFD
- 46 Estimated 70% site developed could be developed as with 50% LI MFD
- 47 Site can be redeveloped LI 4 plexs
- 48 Estimated 50% site redeveloped as MFD with 50% LI
- 49 Estimated 50% site redeveloped as MFD with 50% LI
- 50 Site can be redeveloped 50% LI Tri-plexs
- 51 Site can be redeveloped as duplex with 50% LI
- 52 Site can be redeveloped as duplex with 50% LI
- 53 Estimated 25% of site could be developed as LI 4 plexs
- 54 Estimated that site could be developed with 10% LI MDR
- 55 Site can be redeveloped as MFD with 50% LI
- 56 Site can be developed as 70% Mod SFD and 30% Abv Mod SFD
- 57 Site can be developed as 70% Mod SFD and 30% Abv Mod SFD
- 58 Site can be developed as 70% Mod SFD and 30% Abv Mod SFD
- 59 Estimated balance of site could be developed as 50% Mod 4 plexs and 50% Abv Mod 4 Plexs
- 60 Estimated balance of site could be developed as 60% Mod SFD and 40% Abv Mod SFD
- 61 Estimated balance of site could be developed as 80% Mod SFD and 20% Abv Mod SFD
- 62 Estimated balance of site could be developed as 75% Mod SFD and 25% Abv Mod SFD
- 63 Balance of Site can be developed 50% Mod MFD and 50% Abv Mod MFD
- 64 Balance of Site can be developed 50% Mod MFD and 50% Abv Mod MFD
- 65 Balance of Site can be developed 50% Mod MFD and 50% Abv Mod MFD
- 66 Estimated balance of site could be developed as 50% Mod SFD and 50% Abv Mod SFD
- 67 Balance of Site can be redeveloped as duplex with 50% Mod
- 68 Balance of Site can be redeveloped as duplex with 50% Mod
- 69 Balance of Site can be redeveloped as duplex with 50% Mod
- 70 Balance of Site can be redeveloped as duplex with 50% Mod
- 71 Estimated 60% site developed as MFD with 75% Mod
- 72 Balance of Site can be redeveloped as duplex with 50% Mod
- 73 Balance of Site can be redeveloped as duplex with 50% Mod
- 74 Balance of Site can be redeveloped as duplex with 50% Mod
- 75 Balance of Site can be redeveloped as duplex with 50% Mod
- 76 Balance of Site can be redeveloped as duplex with 50% Mod
- 77 Balance of Site can be redeveloped as duplex with 50% Mod
- 78 Balance of Site can be redeveloped as Tri-plex with 50% Mod
- 79 Balance of Site can be redeveloped as duplex with 50% Mod
- 80 Balance of Site can be redeveloped as Tri-plex with 50% Mod
- 81 Balance of Site can be developed 50% Mod MFD and 50% Abv Mod MFD
- 82 Estimated balance of site could be developed as 80% Mod SFD and 20% Abv Mod SFD
- 83 Estimated balance of site could be developed as 80% Mod SFD and 20% Abv Mod SFD
- 84 Estimated balance of site could be developed as 80% Mod SFD and 20% Abv Mod SFD
- 85 Site can be developed as 100% Mod MFD
- 86 Site can be developed as Tri-plex with 50% Mod
- 87 Site can be developed as Tri-plex with 50% Mod
- 88 Estimated that 50% of site could be redeveloped with 50% Mod HDR
- 89 Estimated 70% of site could be developed as Mod SFD and 30% Abv Mod
- 90 Estimated 70% of site could be developed as Mod SFD and 30% Abv Mod
- 91 Estimated that 50% of the balance of site could be developed as 50% Mod SFD and 30% Abv Mod SFD
- 92 Estimated that site could be developed with 50% Mod HDR

- 93 Estimated 50% site could be developed as as 50% Mod MFD
 94 Estimated 70% site developed could be developed as with 50% Mod MFD
 95 Site can be redeveloped Mod 4 plexs
 96 Estimated 50% site redeveloped as MFD with 50% Mod
 97 Estimated 50% site redeveloped as MFD with 50% Mod
 98 Site can be redeveloped 50% Mod Tri-plexs
 99 Site can be redeveloped as duplex with 50% Mod
 100 Site can be redeveloped as duplex with 50% Mod
 101 Estimated balance of site could be developed as 60% Mod SFD and 40% Abv Mod SFD
 102 Estimated balance of site could be developed as 80% Mod SFD and 20% Abv Mod SFD
 103 Estimated balance of site could be developed as 50% Mod 4 plexs and 50% Abv Mod 4 Plexs
 104 Estimated balance of site could be developed as 70% Mod SFD and 30% Abv Mod SFD
 105 Estimated balance of site could be developed as 50% Mod SFD and 50% Abv Mod SFD
 106 Balance of Site can be developed 50% Mod MFD and 50% Abv Mod MFD
 107 Site can be developed as 70% Mod SFD and 30% Abv Mod SFD
 108 Estimated balance of site could be developed as 80% Mod SFD and 20% Abv Mod SFD
 109 Site can be developed as 70% Mod SFD and 30% Abv Mod SFD
 110 Site can be developed as 70% Mod SFD and 30% Abv Mod SFD
 111 Estimated balance of site could be developed as 80% Mod SFD and 20% Abv Mod SFD
 112 Estimated 70% of site could be developed as Mod SFD and 30% Abv Mod
 113 Estimated balance of site could be developed as 80% Mod SFD and 20% Abv Mod SFD
 114 Estimated 70% of site could be developed as Mod SFD and 30% Abv Mod

Table HE Appn - 2
Vacant Sites to Meet RHNA

Very Low Income			Low Income			Moderate Income			Above Moderate Income		
Units	Acs	Density	Units	Acs	Density	Units	Acs	Density	Units	Acs	Density
			192	24.0	8	709	159.8	4	263	63.9	4
338	17.6	19	509	26.1	20	1,045	148.1	7	694	81.5	9
42	2.1	21	35	2.9	12	138	10.8	13	80	5.4	15
4	0.5	9	87	8.3	11	117	6.8	17	5	2.0	2
5	0.3	18	5	0.1	5	39	2.4	16	15	0.8	18
			4	0.3	14	17	1.2	14			
16	1.2	13.0	19	1.2	16						
407	21.6	18.8	850	62.6	13.6	2,065	329.2	6.3	1,056	153.6	6.9