



Madera County

2016-2024 Housing Element Update



ADOPTED
November 3, 2015

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County of Madera 2016-2024 Housing Element Update

Adopted November 3, 2015

**County of Madera
Resource Management Agency
Planning Department
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I. Introduction

State Housing Element Law

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 elements for compliance with State law and by reporting its written findings to the local governing body.

Although State law allows local governments the ability to decide when to update their General Plan, State Housing Element law mandates that Housing Elements be updated every eight years. Jurisdictions are required to submit a draft Housing Element to HCD for a 60-day review of the draft, and once adopted by the government body, submit the adopted Housing Element for a 90-day review. If, after the 90-day review, the Housing Element document is found to be in substantial compliance with State Housing Element law, the document will be certified by HCD. If the Housing Element document is lacking the necessary requirements, HCD will provide a letter outlining the changes needed to comply with State law.

Lack of a State-certified Housing Element will prohibit the County, County agencies, and local developers from qualifying for certain State-funded programs, and open the County to lawsuits beyond that related to housing and land use planning.

Housing Element Intent

The Housing Element's content is intended to provide public officials, residents, and the general public with an understanding of the county's housing needs and the goals, policies, and programs to be implemented to help meet those needs.

The Housing Element is one of seven State-mandated elements of the General Plan. Housing elements are updated every eight years and must include: 1) an identification and analysis of existing and projected local housing needs, 2) an identification of resources and constraints, 3) goals, policies, and scheduled programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the county's population.

Madera County's Housing Element specifically intends to:

1. Provide comprehensive housing-related information through the compilation of data from numerous sources;
2. Plan for estimated present and future housing needs by analyzing population data, housing characteristics, and growth trends;

3. Act as a planning tool for housing agencies, governmental bodies, and the local development community;
4. Establish goals, policies, and programs for the next eight-year planning period; and
5. Act as a guide for the development of housing within the county.

The Housing Element and the General Plan

Once the County's Housing Element is adopted, it will become part of the County's General Plan. The General Plan also includes the following elements: Land Use Element, Transportation and Circulation Element, Public Facilities and Service Element, Dairy Element, Recreational and Cultural Resources Element, Agricultural and Natural Resources Element, Health and Safety Element, Air Quality Element, and Noise Element. Adoption of the Housing Element may necessitate revisions to the General Plan elements to maintain consistency with those elements as mandated by State law.

Organization of the Housing Element

The Housing Element is organized into the following chapters:

- Chapter I. Introduction. Explains the purpose, process, and content of the Housing Element.
- Chapter II. Housing Needs Assessment. Describes the demographic, economic, and housing characteristics of Madera County, including the county's population and housing stock as well as the current and projected housing needs.
- Chapter III. Resources. Provides a discussion on land, financial, and administrative resources available to the County for housing development.
- Chapter IV. Constraints to Housing. Notes governmental and non-governmental constraints that may limit the maintenance, preservation, conservation, and development of housing.
- Chapter V. Housing Accomplishments. Contains a review of the accomplishments during the previous (2009-2014) Housing Element planning period.
- Chapter VI. Goals, Policies, and Programs. Identifies goals, policies, and programs for the maintenance, improvement, and development of housing for all economic segments of the population.

Public Participation

As part of the Housing Element update process, the County implemented the State's public participation requirements in Housing Element Law, set forth in Government Code Section 65583(c)(7), that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element." Public input was solicited during a Task Force Meeting on July 25, 2014, a public workshop on September 25, 2014, and a Planning Commission workshop on October 7, 2014.

Task Force Meeting #1

In order to assist in the development of the Housing Element, the County appointed a Housing Element Task Force. The Task Force consists of representatives from various housing organizations, businesses, civic, and community groups. A full listing of the members is in Appendix B.

The first Task Force meeting was held on July 25, 2014 and five Force members attended. The consultants and County staff gave an informational presentation on the Housing Element update process and solicited responses to the following questions:

1. What members of the community are most in need of housing and services?
2. What housing issues would you like to see addressed in Madera County?
3. What are the barriers to providing adequate housing in Madera County?
4. What can be done to address these issues and barriers?

A summary of the meeting is provided in Appendix B. This input used to inform the Housing Element Update, particularly the update to the policies and programs.

Task Force Meeting #2

The County held the second Task Force Meeting on December 11, 2014 to present the Draft Housing Element and solicit comments. The County also mailed hard copies of the Draft Housing Element to each member of the Task Force (listed in Appendix B). Two members of the Task Force attended the meetings. There were no comments.

Community Workshop

The consultants and County staff conducted a community workshop on September 25, 2014, to discuss housing trends and key issues facing Madera County. An email announcement was sent out on September 17, 2014 to members of the community and interested stakeholders, listed in Appendix B. In addition, the consultants called stakeholders to encourage them to attend the meeting. At the workshop the Consultants presented a brief overview of the Housing Element Update process, and then held an interactive discussion to solicit information on the most

critical housing issues in the county and new ways the County and community might address these issues. The input was used to develop new policies and programs for the 2016-2024 Housing Element. Appendix B provides a summary of comments from the workshop.

Planning Commission Workshop

The County held a workshop with the Planning Commission on October 7, 2014 to present information on the Housing Element, solicit feedback from the Planning Commission, and provide the public an opportunity to comment. As previously stated, an email announcement was sent out on September 17, 2014 to advertise the community workshop and the Planning Commission workshop.

II. Housing Needs Assessment

The purpose of this chapter is to provide an analysis of the population growth, employment trends, and housing characteristics for unincorporated Madera County.

Population Characteristics

In accordance with HCD guidelines, much of the data used for analyzing population growth, employment trends, and housing characteristics was extracted from the 2010 U.S. Census Bureau data, 2007-2011 American Community Survey, California Department of Finance (DOF), U.S. Bureau of Labor Statistics, and the California Economic Development Department.

Population Growth Trends

Table 2-1 shows population growth for unincorporated Madera County from 2000 to 2013. Over the 13-year span, the population grew by an estimated 23.9 percent. Over the past 13 years, the population in the cities in the county has increased from 54,334 to 80,406, a 48.0 percent increase. The city of Chowchilla experienced the greatest increase in population with 56.8 percent; the city of Madera's population increased by 45.7 percent. While there was a 50 percent increase in households in Chowchilla (from 7,540 in 2000 to 11,311 in 2010), there was also a large increase in the institutionalized population (from 3,587 in 2000 to 7,409 in 2010, a 106 percent increase). Unincorporated Madera County is experiencing a slower growth rate (0.4 percent annually) than the county overall (1.8 percent annually).

TABLE 2-1 POPULATION GROWTH Unincorporated Madera County 2010-2013							
	2000		2013		Change 2000-2013		Average Annual Growth Rate
	Population	Percent of Total	Population	Percent of Total	Population	Percent	
Incorporated Madera County	54,334	44.1%	80,406	52.7%	26,072	48.0%	3.7%
<i>Madera</i>	43,207	35.1%	62,960	41.3%	19,753	45.7%	3.5%
<i>Chowchilla</i>	11,127	9.0%	17,446	11.4%	6,319	56.8%	4.4%
Unincorporated Madera County Population	68,775	55.9%	72,119	47.3%	3,344	4.9%	0.4%
Total Madera County	123,109	100%	152,525	100%	29,416	23.9%	1.8%

Note: Population statistics for the entire County include the two prisons in Chowchilla.

Source: 2000 Census and 2013 California Department of Finance.

Compared to nearby counties, Madera County exhibited the highest population increase of 22.5 percent between 2000 and 2010, an average annual growth rate of 2.25 percent (Table 2-2). Fresno, Mariposa, Mono, and Merced County are used as comparisons since they are similar counties and are in proximity to Madera County. Merced County experienced a similar increase to Madera County of 21.5 percent, while Fresno County increased by 16.4 percent. Mono County experienced the lowest population increase of 10.5 percent between 2000 and 2010.

**TABLE 2-2
POPULATION TRENDS**

**Madera County and Neighboring Counties
1900-2010**

Jurisdiction	1990 Population	2000 Population	Percent Change 1990-2000	2010 Population	Percent Change 2000-2010
Madera County	88,090	123,109	39.8%	150,865	22.5%
<i>Unincorporated Madera County</i>	52,879	68,775	30.1%	70,729	2.8%
Fresno County	667,490	799,407	19.8%	930,450	16.4%
Mariposa County	14,302	17,130	19.8%	18,251	6.5%
Mono County	9,956	12,853	29.1%	14,202	10.5%
Merced County	178,403	210,554	18.0%	255,793	21.5%

Source: 1990, 2000, and 2010 U.S Census data.

Population Projections

DOF provides population projections for Madera County. The population is expected to more than double by 2060, reaching 373,929. The average annual growth rate is between 1.4 and 2.9 percent.

**TABLE 2-3
POPULATION PROJECTIONS**

**Madera County
2010-2060**

	Year	Estimates	Average Annual Growth Rate
Estimate	2010	151,328	--
Projections	2015	161,556	1.4%
	2020	185,056	2.9%
	2025	208,914	2.6%
	2030	229,277	1.9%
	2035	254,408	2.2%
	2040	278,011	1.9%
	2045	299,681	1.6%
	2050	323,469	1.6%
	2055	348,491	1.5%
	2060	373,929	1.5%

Source: 2010-2060 DOF Population Projections.

Table 2-3 shows the population of the communities in Madera County in 2010 according to the U.S. Census. There are many different unincorporated communities in Madera County ranging in size from 279 people to 9,163 people.

TABLE 2-3 COMMUNITY POPULATION Madera County Communities 2010		
Communities	2010 Population	Percent of Total
Ahwahnee CDP	2,246	1.5%
Bass Lake CDP	527	0.3%
Bonadelle Ranchos/Madera Ranchos CDP	8,569	5.7%
Coarsegold CDP	1,840	1.2%
Fairmead CDP	1,447	1.0%
La Vina CDP	279	0.2%
Madera Acres CDP	9,163	6.1%
Nipinnawasee CDP	475	0.3%
Oakhurst CDP	2,829	1.9%
Parksdale CDP	2,621	1.7%
Parkwood CDP	2,268	1.5%
Rolling Hills CDP	742	0.5%
Yosemite Lakes CDP	4,952	3.3%
Other unincorporated	32,771	21.7%
Madera City	61,416	40.7%
Chowchilla City	18,720	12.4%
Total	150,865	100.0%

Source: 2010 U.S. Census.

The Madera County Transportation Commission has always used Department of Finance (DOF) population projections for regional planning purposes. The DOF estimated the Madera countywide 2010 population at 150,865 and projects a 2020 population of 185,056 (22.6 percent change from 2010) and a 2040 population of 278,011 (50.2 percent change from 2020).

Population by Age

Table 2-4 compares 2000 and 2010 U.S. Census general demographic characteristics for unincorporated Madera County.

The population in Madera County is changing. The county's working age groups, between 25 and 55, all decreased as a percentage of the total population. The population over 55 is steadily increasing in the county, indicating a need for more senior housing in the future.

TABLE 2-4 POPULATION BY AGE Unincorporated Madera County 2000-2010				
Age Group	2000		2010	
	Number	Percent	Number	Percent
Under 5 years	4,117	6%	4,382	6%
5-9 years	5,246	8%	4,783	7%
10-14 years	5,695	8%	5,350	8%
15-19 years	5,693	8%	5,472	8%
20-24 years	3,613	5%	4,062	6%
25-34 years	7,780	11%	7,078	10%
35-44 years	11,041	16%	8,021	11%
45-54 years	10,100	15%	10,174	14%
55-59 years	3,677	5%	5,190	7%
60-64 years	3,069	4%	4,924	7%
65-74 years	5,168	8%	6,673	9%
75-84 years	2,821	4%	4,150	6%
Over 84 years	755	1%	1,143	2%

Source: 2000 and 2010 U.S. Census.

While the county's population is aging, the population is still younger than the statewide average. The countywide median age increased slightly from 32.7 in 2000 to 33 in 2010, according to the U.S. Census. This is slightly lower than the statewide median age of 35.

Population by Race and Ethnicity

Table 2-5 shows the change in population between 2000 and 2010 by race and ethnicity. Although there was only a slight increase (7.3 percent) in the White non-Hispanic race category, this category continued to represent a majority of the population (70.9 percent of the population in 2000 to 73.9 percent of the population in 2010). According the 2010 U.S. Census, about 38 percent of the population in unincorporated Madera County was of Hispanic Origin. This is a 22.8 percent increase from 2000. The Black population decreased from 3.3 percent of the population in 2000 to 1.7 percent of the population in 2010. The proportion of Native Hawaiian/Pacific Islanders did not significantly change (from 0.2 percent to 0.1 percent of the population).

**TABLE 2-5
POPULATION BY RACE AND ETHNICITY**
Unincorporated Madera County
2000-2010

Category	2000		2010		Changes (2000-2010)	
Not Hispanic	Population	Percent	Population	Percent	Population	Percent
White	48,747	70.9%	52,283	73.9%	3,536	7.3%
Black or African American	2,265	3.3%	1,202	1.7%	-1,063	-46.9%
American Indian, Eskimo, or Aleut	1,716	2.5%	1,827	2.6%	111	6.5%
Asian	801	1.2%	1,038	1.5%	237	29.6%
Native Hawaiian/Pacific Islander	137	0.2%	53	0.1%	-84	-61.3%
Other Race	11,756	17.1%	11,464	16.2%	-292	-2.5%
Two or more races	3,353	4.9%	2,862	4.0%	-491	-14.6%
Total	68,775	100.0%	70,729	100.0%	1,954	2.8%
Hispanic Origin	Population	Percent	Population	Percent	Population	Percent
Any Race	22,103	32.1%	27,147	38.4%	5,044	22.8%

Source: 2000 and 2010 U.S. Census data.

Employment Characteristics

Employment by Industry

The California Economic Development Department, Labor Market Information reports in August 2013 that the highest wage occupations in Madera County were in various levels of the medical field. The median earning amount for workers in Madera County was \$45,217 in 2013 according to the California Department of Transportation. According to city-data.com, 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. According to the U.S. Department of Labor, the average weekly wage for Madera County in the first quarter of 2013 was \$689, which, when calculated for an annual salary of 52 weeks, amounts to \$35,828. This is low compared to a \$1,116 average weekly wage for California, which amounts to an estimated average annual salary of \$58,032. According to the 2007-2011 ACS Survey, an estimated 10,253 people or 14.8 percent of unincorporated Madera county residents lived in poverty, compared to California at 14.4 percent.

According to the 2007-2011 ACS, 52,804 residents living in Madera County were employed and 26,771 residents living in unincorporated Madera County were employed. Table 2.6 summarizes employment by industry in unincorporated Madera County according to the 2010 U.S. Census. In 2010 the educational, health, and social services industries represented about 17.9 percent of employment. This is the largest employment category. Agriculture, forest,

fishing and hunting, and mining is the second largest employment category with 13.8 percent. Retail ranks as third in the employment markets with 10.5 percent of jobs. The lowest job market industry types include Wholesale and Retail Trade and Information (2.5 percent each), Other Services (3.7 percent), and Public Administration (6.0 percent).

**TABLE 2-6
EMPLOYMENT BY INDUSTRY
Unincorporated Madera County
2010**

Industry Type	2010	
	Number	Percent
Agriculture	3,683	13.8%
Construction	2,350	8.8%
Manufacturing	1,966	7.3%
Trade Wholesale and Retail	3,494	13.1%
Transportation, Warehousing, and Utilities	1,312	4.9%
Information	656	2.5%
Finance	1,812	6.8%
Professional	1,867	7.0%
Educational, Health and Social Services	4,801	17.9%
Arts, Entertainment, Recreation, and Food Services	2,245	8.4%
Public Administration	1,602	6.0%
Other Services	983	3.7%
Total	26,771	100%

Source: 2010 U.S. Census.

According to the California Economic Development Department, in 2013 government was the largest industry countywide, accounting for 24 percent of the workforce. This is the result of jobs at two state prisons: Central California Women's Facility and Valley State Prison located in Chowchilla. Together the prisons employ a total of 2,300 people. Also of major significance is Madera County's \$13 million dollar expansion of the Chukchansi Gold Casino, which included additional hotel rooms, a spa and salon, and a 24-hour coffee shop. The expansion made Chukchansi one of the largest employers in Madera County with an estimated total of 1,200 employees. According to the California Economic Development Department, the employment of Chukchansi Gold Resort and Casino is also included in government statistics due to its sovereign nation status.

Manufacturing is also a large industry in the county. According to the Madera County Industry Survey in 2010, there are 105 manufacturing establishments in Madera County with an average weekly pay of \$878 per employee. Food and Beverage Manufacturing represents 25 of those establishments. According to the Madera County Economic Development Commission (EDC), the largest product types produced include wine, dairy products, glass bottles, food machinery, air cooling units, corrugated box manufacturing, and plastics. Table 2-7 shows the top manufacturing and non-manufacturing employment statistics in Madera County as reported by the EDC.

**TABLE 2-7
TOP EMPLOYERS**

**Madera County
2013**

Company Name	Product or Service	Persons Employed
Children's Hospital Central Ca	Hospitals	2,700
Chukchansi Hotel	Casinos	1,200-1,450
Valley State Prison For Women	State Government-Correctional Institutions	1,021
Madera Community Hospital	Hospitals	500-999
Mission Bell Winery	Wineries	500-999
Baltimore Aircoil Co	Refrigeration Equipment – Truck (Mfrs)	250-499
Certain Teed Corp	Insulation Materials – Cold & Heat	250-499
Lamanuzzi & Pantaleo	Fruits & Vegetables-Growers & Shippers	250-499
San Joaquin Wine Co Inc.	Wineries (Mfrs)	250-499
Verallia North America	Bottles (Mfrs)	250-499
Wal-Mart	Department Stores	250-499

Source: Madera County EDC, America's Labor Market Information System Employer Database, 2014 1st edition.

Seasonal Employment

Although statistics for agricultural workers vary significantly, like most agricultural areas, Madera County experiences high unemployment during low agricultural seasons.

Seasonal industries in Madera County are listed in Table 2-8 and reflect the number of persons employed as reported by the EDC.

**TABLE 2-8
SEASONAL INDUSTRIES**

**Madera County
2011**

Company	Product or Service	Persons Employed
Royal Madera Vineyards	Fruit Packers	10-600
Rain Creek Baking Co.	European Pastries	50-350
Lamanuzzi & Pantaleo	Raisin Manufacturing	75-325
Sunsweet Dryers	Dried Products & Services	8-89

Source: Madera County EDC, 2011.

Unemployment

The labor force is the population 16 years or older that are available to work, employed and unemployed. The unemployment rate is calculated by dividing the number of unemployed persons by the size of the workforce. An unemployed person is not currently employed but is actively seeking work. In the 2007-2011 ACS Survey, countywide unemployment was estimated to be 11.3 percent, with an estimated 59,540 residents in the labor force and 6,734 unemployed.

Unemployment for unincorporated Madera County was calculated at 11.9 percent, with an estimated 30,414 residents in the labor force and 3,635 unemployed.

Employment Projections

According to the California Economic Development Department, the fastest industry employment growth between 2010 and 2020 is expected to be in professional and business services (38.5 percent), manufacturing (28.6 percent), and educational services, health care, and social assistance (22.0 percent).

In addition to the current largest employers, the North Fork Rancheria of Mono Indians resort and casino is expected to become a major employer. The casino, which is a \$350 million dollar proposed project, is expected to provide an estimated 2,441 construction jobs, 1,461 full-time casino jobs, and 2,319 area jobs. The environmental impact report for the casino project estimates that 836 new residents will move to the area as a result of the development. If the casino project is built, it will be the most recent and largest development in Madera County. In December 2013, a referendum to reverse the State's approval of the casino qualified for the November 2014 ballot.

The employment trends for Madera County are closely linked to most other local county trends. For the eight-year plan period, Madera County employment 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 EDC, 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.

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. Although Madera County is dependent on larger market areas for non-agricultural employment, agriculture has historically been its largest industry.

Household Characteristics

This chapter details the various household characteristics affecting housing needs. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents.

The Census defines a "household" as any group of people occupying a housing unit, which may include single persons living alone, families (people related through marriage or blood), or unrelated persons who share living quarters. Persons living in retirement or convalescent homes, dormitories, prisons, or other group living situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a community.

Household Type

Table 2-9 shows household types in unincorporated Madera County. Unincorporated Madera County included 22,531 households in 2011. The number of households increased by 916 households from 2000 to 2011. The percentage of families with or without related children as well as other family types, such as female-headed households with children, decreased from 79.9 percent of total households in 2000 to 76.9 percent of total households in 2011. Average family size and average household size have both increased from 2000 to 2011 (3.14 to 3.77 and 2.59 to 3.34, respectively). In 2011 there were 5,199 non-families (23.1 percent), which was an increase from 2000 (17.1 percent).

TABLE 2-9 HOUSEHOLD TYPE Unincorporated Madera County 2000-2011				
	2000		2011	
	Population	Percent	Population	Percent
Total Households	21,615	100.0%	22,531	100.0%
Family Households	17,266	79.9%	17,332	76.9%
With Own Children under 18 years	7,704	35.6%	7,117	31.6%
Non-Family Households	4,439	20.5%	5,199	23.1%
Householder Living Alone	3,400	15.7%	4,339	19.3%
65 years and over	1,516	7.0%	6,771	30.1%
Average Household Size ¹	2.59	--	3.34	--
Average Family Size ¹	3.14	--	3.77	--

¹Countywide

Source: 2000 U.S. Census and 2007-2011 ACS Survey 5-Year Estimates.

Household Income

Household income is a key factor when determining a household's ability to balance housing costs with other basic necessities. Income levels can vary considerably among households based upon tenure, household type, location of residence, race/ethnicity, and other factors.

The State and Federal government classify household income into several groupings based upon the relationship to the county-area median income (AMI) adjusted for household size. The State of California uses the income groups presented in Table 2-10. However, Federal housing programs use slightly different income groupings and definitions, with the highest income category generally defined as 95 percent of AMI or greater. For purposes of the Housing Element, the State income definitions are used throughout, except for the data that have been compiled by the Federal Department of Housing and Urban Development (HUD) as noted.

Table 2-10 State Income Categories State of California	
Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

The U.S. Census estimated the median household income for Madera County at \$47,724 and the median family income at \$51,658 in 2011. The U.S. Department of Housing and Urban Development (HUD) and the National Low Income Housing Coalition (NLIHC) estimated that the annual area median income for a household of four in Madera County was \$54,500 in 2013. The California Department of Housing and Community Development estimated the area median income for a four-person household at \$57,900 in 2014.

Table 2-11 shows the breakdown of households by income categories as a percent of median income, according to the 2006-2010 Comprehensive Housing Affordability Strategy (CHAS). As shown in the table, the majority of households in Madera County are categorized as moderate-income and above. However, approximately 40 percent of households are categorized as lower-income.

Table 2-11 Household Income Distribution MADERA COUNTY 2010				
Income Level	2010			
	Owner	Renter	Total	Households as Percent of Total
Extremely Low-Income (<30% HAMFI)	1,400	2,745	4,145	9.9%
Very Low-Income (31-50% HAMFI)	2,180	3,415	5,595	13.3%
Low-Income (51-80% HAMFI)	4,080	3,685	7,765	18.4%
Moderate-Income and above (>80% HAMFI)	18,875	5,710	24,585	58.4%
Total	26,535	15,555	42,090	100%

Note: HAMFI = HUD Area Median Family Income = \$54,500.

Source: Comprehensive Housing Affordability Strategy, 2006-2010.

Extremely Low Income

Extremely low-income households are those with income less than 30 percent of area median income. The area median income is \$57,900, according to HCD. For extremely low-income households, this results in an income of \$17,350 or less for a four-person household or \$12,150 or less for a one-person household. Minimum wage in California is \$8.00 an hour. A full-time minimum wage worker could be considered an extremely low-income household with an annual income of approximately \$14,000 or less. Occupations that make about minimum wage include: education, training and library workers; agricultural graders and sorters; waiters and waitresses; and food preparation and serving related workers. The minimum wage will rise to \$9.00 an hour in July 2014 and \$10.00 by January 2016 in California, well above the current Federal minimum wage of \$7.25 an hour. With a minimum wage of \$10.00, workers will receive an annual salary of \$20,000, which by today's income limits would be a very low income.

In 2010 approximately 3,064 extremely low-income households resided in the county. Most (66 percent) extremely low-income households are renters and experience a high incidence of housing problems, defined as: a cost burden greater than 30 percent of income, overcrowding, and/or a home without complete kitchen or plumbing facilities. For example, 59 percent of extremely low-income renter households experienced housing problems; and 37 percent were in overpayment situations, compared to 27 percent of owners experiencing housing problems and 63 percent overpaying. In addition, 48 percent of extremely low-income renter households paid more than 50 percent of their income toward housing costs, compared to 20 percent for all households (CHAS Data 2010).

Households with extremely low incomes have a variety of housing needs. Most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households. Many of these extremely low-income households will be seeking rental housing and may end up facing an overpayment, overcrowding, or substandard housing condition. Some extremely low-income households could also have members with mental or other disabilities or other special needs.

Occupancy and Tenure

Table 2-12 shows occupancy by owners and renters in Madera County. Although the number of renters has increased by about 3,000 (30 percent) from 2000 to 2010, owner-occupied units continue to make up the majority of households with 26,132, or 62.2 percent of all households in 2010. The number of owner households increased by about 9 percent, but the proportion of owner-occupied households is decreasing as renter-occupancy continues to increase.

**TABLE 2-12
HOUSEHOLDS BY OCCUPANCY AND TENURE**

**Madera County
1990-2010**

Type	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Owner occupied	18,418	64.9%	23,934	66.2%	26,132	62.2%
Renter occupied	9,952	35.0%	12,221	33.8%	15,900	37.8%
Total	28,370	100%	36,155	100%	42,032	100%

Source: 1990, 2000, and 2010 U.S. Census data.

Housing Characteristics

Housing Units by Type

Table 2-13 summarizes housing unit types in unincorporated Madera County compared to the cities of Madera and Chowchilla, according to the 2007-2011 American Community Survey 5-Year Estimates. According to the estimates, there were 27,410 housing units in unincorporated Madera County. Single family detached housing was the largest category at 85.6 percent, followed by mobile homes at 10.1 percent. There was a much higher proportion of attached and multifamily housing units in the cities of Madera (2.5 percent attached and 23.2 percent multifamily) and Chowchilla (2.9 percent attached and 11.6 percent multifamily), than in unincorporated Madera County (0.7 percent attached and 1.8 percent multifamily).

**TABLE 2-13
HOUSING UNIT TYPES**

**Madera County
2011**

Unit Type	Unincorporated		Chowchilla		Madera		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Single Family Detached	23,462	85.6%	3,374	80.5%	12,535	72.0%	39,371	80.3%
Single Family Attached	205	0.7%	122	2.9%	427	2.5%	754	1.5%
2-4 Units	525	1.9%	269	6.4%	2,143	12.3%	3,109	6.3%
5+ Units	258	0.9%	218	5.2%	1,903	10.9%	2,379	4.9%
Mobile Homes	2,769	10.1%	35	0.8%	330	1.9%	3,134	6.4%
Total	27,410	100%	4,190	100%	17,412	100%	49,012	100%

Source: 2007-2011 ACS Data.

Table 2-14 shows the trends in residential development within unincorporated areas from 2000 to 2014. The unincorporated county's housing stock has remained predominately single family (about 85 percent in 2014). Although the total housing stock has seen an increase of about 11.3 percent, the largest change was seen in multifamily housing (17.2 percent). There was a reduction of 89 mobile home units (2.9 percent) from 2000 to 2014.

TABLE 2-14
CHANGE IN HOUSING UNIT TYPES
Unincorporated Madera County
2000-2014

Year	Single Family		Multifamily		Mobile Homes		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
2000	21,138	84.0%	978	3.9%	3,040	12.1%	25,156	100%
2001	21,257	84.0%	987	3.9%	3,056	12.1%	25,300	100%
2002	21,549	84.2%	1,038	4.1%	3,015	11.8%	25,602	100%
2003	21,905	84.5%	1,050	4.0%	2,975	11.5%	25,930	100%
2004	22,409	84.7%	1,061	4.0%	2,980	11.3%	26,450	100%
2005	22,970	84.9%	1,077	4.0%	3,005	11.1%	27,052	100%
2006	23,428	85.0%	1,087	3.9%	3,050	11.1%	27,565	100%
2007	23,723	85.0%	1,099	3.9%	3,084	11.1%	27,906	100%
2008	23,894	85.1%	1,110	4.0%	3,090	11.0%	28,094	100%
2009	23,916	85.0%	1,126	4.0%	3,084	11.0%	28,126	100%
2010	23,877	85.4%	1,139	4.1%	2,953	10.6%	27,969	100%
2011	23,873	85.4%	1,140	4.1%	2,943	10.5%	27,956	100%
2012	23,862	85.3%	1,144	4.1%	2,955	10.6%	27,961	100%
2013	23,868	85.3%	1,144	4.1%	2,954	10.6%	27,966	100%
2014	23,903	85.4%	1,146	4.1%	2,951	10.5%	28,000	100%
Change 2000-2014	2,765	13.1%	168	17.2%	-89	-2.9%	2,844	11.3%

Source: California Department of Finance Demographic Research Unit, 2000-2014.

Recent Housing Development

The number of building permits in unincorporated Madera County since 2010 for single family and multifamily homes are summarized in Table 2-15. The number of building permits has dropped over time. Single family housing units continue to make up a large proportion of the existing housing stock. The two recent affordable multifamily developments were Parksdale Village I and II, permitted in 2010 and 2011.

TABLE 2-15 BUILDING PERMITS Madera County 2003-2012		
Year	Single Family	Multifamily
2003	1,139	88
2004	1,463	213
2005	2,135	133
2006	1,269	107
2007	486	23
2008	192	0
2009	139	0
2010	16	49
2011	38	12
2012	61	0
2013	101	0
Total	7,039	625

Source: Madera County Planning Department, 2014.

Group Quarters

Group quarters, as defined by the Census, are places where people live or stay, in a group living arrangement that is owned or managed by an entity or organization providing housing and/or services for the residents. These services may include custodial or medical care as well as other types of assistance; residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

According to the 2010 U.S. Census, in unincorporated Madera County there were 624 individuals living in group quarters. There was a total of 559 institutionalized persons. This number includes 422 in correctional adult facilities, 51 in juvenile facilities, and 80 in nursing facilities. Sixty-five individuals were in non-institutionalized facilities, including emergency and transitional shelters (with sleeping facilities) for people experiencing homelessness, group homes intended for adults, residential treatment centers for adults, religious group quarters, workers' group living quarters, and job corps centers.

In the city of Chowchilla there are two prisons (Central California Women's Facility and Valley State Prison) with an estimated population of 7,316. This count is included in the group quarters count for Madera County, but does not factor into unincorporated Madera County.

Vacancy

Table 2-16 shows the vacancy rate in unincorporated Madera County and the countywide homeowner and rental vacancy rate. Vacancy rates can be a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of 6 or 7 percent for rental housing and 1 to 2 percent for ownership housing are generally considered optimum, where there is a balance between the demand and supply for housing.¹ A higher vacancy rate may indicate an excess supply of units and, therefore, price depreciation, while a low vacancy rate may indicate a shortage of units and escalation of housing prices. The vacancy rate in unincorporated Madera County was slightly lower than ideal for rental housing and slightly higher than ideal for ownership housing. It is important to note that these vacancy rates are based on data collected over a five-year period of 2007 to 2012 – the peak of the recession and foreclosure crisis. It is likely that current (2014) vacancy rates are much lower than these previously recorded rates.

TABLE 2-16 VACANCY BY TENURE Unincorporated Madera County 2011	
Year	Units/Vacancy Rates
Total Housing Units	27,410
Occupied Housing Units	22,531
Vacant Housing Units	2,135
Percent Vacant	17.8%
Homeowner Vacancy Rate	4.5% ¹
Rental Vacancy Rate	5% ¹
Total	6,492

¹Only available for Madera County.

Source: 2007-2011 ACS Survey.

1 Giang Hoang-Burdette, Nobody's Home: California Residential Vacancy Rates, May 9, 2012; Joan C. Fahrenthold, Associated Press, America's Sickest Housing Markets, 2012; Emmett Pierce, San Diego Union Tribune, Uptick in County Rental, Vacancy Rates, Tenants Together, June 6, 2008; William Poe, Area Landlords High on Healthy Rental Market, July 27, 2012; Housing New York City, 2008; Mary Ellen Podmolik, Chicago's a Renter's Market, but Vacancies, Delinquencies on Rise, Census Paints a Bleak Picture of Arizona Housing, 2011; Rolf Boone, The Olympian, Thurston Apartment Vacancy Rates Up a Bit, 2012; Bill Conerly, Housing Recovery Progressing Very Slowly, Businomics, 2011.

Table 2-17 shows the countywide vacancy rates compared to those of California. According to the 2010 Census data, Madera County vacancy rates for owner-occupied units were higher than the statewide rate, but the state had a similar rental vacancy rate.

TABLE 2-17 REGIONAL VACANCY RATES Madera County and California 2010	
Jurisdiction	Vacancy Rate
Madera County	
Owner-Occupied	4.5%
Renter-Occupied	5.0%
State of California	
Owner-Occupied	1.9%
Renter-Occupied	5.1%

Source: 2010 Census.

Housing Conditions

Housing Age

Housing age is an important indicator of housing condition within a community. Housing is subject to gradual deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood.

Table 2-18 shows the housing stock by age and occupancy for unincorporated Madera County. A majority of owner-occupied units and renter-occupied units were built after the 1990s. Generally, homes built more than 50 years ago tend to be in greater need of rehabilitation compared to newer units. The number of renter and owner-occupied units built prior to 1959 was about a quarter of the housing units. Some of these units could be in need of rehabilitation.

TABLE 2-18 AGE OF HOUSING BY TENURE Unincorporated Madera County 2011				
Year Built	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
2005 and later	1,230	8%	523	8%
2000-2004	1,938	12%	441	7%
1999-2000	3,875	24%	689	11%
1995-1998	3,602	22%	1,089	18%
1990-1994	2,961	18%	1,460	24%
1980-1989	1,121	7%	527	9%
1970-1979	721	4%	392	6%
1960-1969	489	3%	572	9%
1950-1959	395	2%	506	8%
1940-1949	1,230	8%	523	8%
1939 or earlier	1,938	12%	441	7%
Total	16,332	100%	6,199	100%

Source: 2007-2011 ACS Survey.

Housing Condition Survey

In late February of 2010 Madera County Planning Department staff conducted a visual survey of the communities of Fairmead, Parksdale, and Parkwood and identified approximately 1 to 2 percent of the total housing viewed as needing minor rehabilitation (fresh paint, structural improvements to front porches, and landscaping). During the same survey approximately 0.5 percent of those structures viewed could be considered unsalvageable and potentially uninhabitable structurally. Except in instances where it was obvious no one inhabited these units (e.g., boarded-up windows), there was no way to tell if anyone was in fact still living in these homes. During staff field visits to the community of North Fork, it was noted that the housing stock can be roughly characterized as similar to those as described in Fairmead, Parkwood, and Parksdale. Based on these visual surveys, the same considerations can be said for communities throughout the county. Madera County has historically addressed the issue of substandard housing by applying for CDBG and HOME grants that target substandard housing and rehabilitation projects.

Households Below Poverty

Table 2-19 shows both owner-occupied and renter-occupied households below poverty along with common housing issues, such as overcrowding, age, or lack of services. Collectively, these issues indicate substandard housing situations. Units with a lack of plumbing facilities or telephone service can serve as an indicator of the number of units lacking adequate infrastructure. Units with more than one person per room indicates overcrowding. The count of units built before 1939 may suggest units in need of some form of rehabilitation. Units with public assistance (e.g., Social Security) may indicate those on fixed and extremely low incomes.

A higher number of renter-occupied households are below the poverty line. In addition, many of the issues are more common in rental households, such as overcrowding, old units, or lack of service. Owner-occupied units are more likely to have a householder who receives social security. The total may overestimate the number of households below the poverty line with housing issues as a household may experience more than one of the problems.

TABLE 2-19 HOUSEHOLD POVERTY CHARACTERISTICS Unincorporated Madera County 1999		
Households Below Poverty	Owner-Occupied	Renter-Occupied
Lacking plumbing facilities	12	9
1.01 or more person per room	183	373
Built 1939 or earlier	27	83
Householder 65 year of age or older	47	67
With public assistance	105	375
With social security	419	188
No telephone service	25	104
Total with a housing problem	818	1,199

Source: 2000 Census data.

Housing Affordability

Housing Overpayment

The following section discusses current income levels and ability to pay for housing compared with housing costs. The generally-accepted definition of housing affordability is for a household to pay no more than 30 percent of its gross annual income on housing. However, moderate-income households and above can typically spend greater than 30 percent on household expenses; therefore, the threshold for overpayment is higher at approximately 35 percent of their income.

Table 2-20 shows the income limits used by HCD for the different income levels as well as the income limits used for the affordability calculations, which are established in Section 50052.5 and 50053 of the California Health and Safety Code.

TABLE 2-20 HOUSING COST LIMITS BY AREA MEDIAN INCOME LEVEL				
Income Level	HCD Income Limit	Income Limit Used for Affordability Calculation	Affordability for Sale	Affordability for Rental
Extremely Low	0-30% AMI	30% of AMI	30% of Income Limit (30%)	30% of Income Limit (30%)
Very Low	31-50% AMI	50% of AMI	30% of Income Limit (50%)	30% of Income Limit (50%)
Low	51-80% AMI	70% of AMI for Sale 60% of AMI for Rent	30% of Income Limit (70%)	30% of Income Limit (60%)
Moderate	81-120% AMI	110% of AMI	35% of Income Limit (110%)	35% of Income Limit (110%)

Note: Affordability levels should be adjusted for household size.

Source: HCD Income Limits.

There are different estimates of median income in Madera County. The two main ones are from the U.S. Department of Housing and Urban Development (HUD) and the State of California Department of Housing and Community Development (HCD).

During February 2013 HUD and the National Low Income Housing Coalition (NLIHC) reported the area median income for Madera County at \$54,500. Table 2-21 provides a breakdown of the income limits for the income groups shown in Table 2-20.

TABLE 2-21 HUD HOUSEHOLD INCOME LIMITS Madera County 2013								
Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely low (30% of AMI)	\$12,050	\$13,800	\$15,500	\$17,200	\$18,600	\$20,000	\$21,350	\$22,750
Very Low (50% of AMI)	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
Low (80% of AMI)	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200	\$56,900	\$60,550
Moderate (120% of AMI)	\$45,780	\$52,320	\$58,860	\$65,400	\$70,632	\$75,864	\$81,096	\$86,328

Source: U.S. Department of Housing and Urban Development, FY 2013 Income Limits Documentation System.

HCD reported the Madera County median income at \$57,900 in 2014. Table 2-22 provides a breakdown of the HCD income limits.

TABLE 2-22 HCD HOUSEHOLD INCOME LIMITS Madera County 2014								
Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely low (30% of AMI)	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very low (50% of AMI)	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Lower (80% of AMI)	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median (100% of AMI)	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate (120% of AMI)	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

Source: State of California Department of Housing and Community Development, Official State Income Levels for 2014.

Although families with higher incomes can be affected by overpayment, the impacts are generally greater for lower-income households. Table 2-23 shows overpayment by tenure and income level. As shown in the table, 42 percent of all households in the county are overpaying for housing. This is even higher for lower-income households; 64 percent of all lower-income households were overpaying for housing. Overpayment is also generally more of an issue for renters than for owners. An estimated 45 percent of renter households are overpaying compared to 40 percent of owner households. For lower-income households, about 64 percent of both owners and renters are overpaying for housing.

**TABLE 2-23
OVERPAYMENT BY TENURE**

**Madera County
2014**

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	42,030	100.0%
<i>Total Households Overpaying</i>	<i>17,635</i>	<i>42.0%</i>
Total Renter households	15,900	37.8%
<i>Total Renter Households Overpaying</i>	<i>7,095</i>	<i>44.6%</i>
Total Owner households	26,130	62.2%
<i>Total Owner Households Overpaying</i>	<i>10,540</i>	<i>40.3%</i>
Total lower-income (0-80% of HAMFI) households	16,460	39.2%
<i>Lower-income households paying more than 30%</i>	<i>10,490</i>	<i>63.7%</i>
Lower-income renters (0-80%)	9,555	58.0%
<i>Lower-income renter HH overpaying</i>	<i>6,065</i>	<i>63.5%</i>
Lower-income owners (0-80%)	6,905	42.0%
<i>Lower-income owner HH overpaying</i>	<i>4,425</i>	<i>64.1%</i>

Source: CHAS Data Sets Table S10708 : <http://www.huduser.org/portal/datasets/cp.html>, based on ACS 2007-2011.

Table 2-23 shows the 2014 state income limits for the Madera County, by the number of persons in the household for the income categories discussed in Table 2-20, using the median income from HCD. Table 2-23 also provides the maximum affordable monthly rents and maximum affordable purchase prices for a home, assuming that the households do not pay more than 30 percent of their household income (or 35 percent for moderate-income) for housing expenses. The amounts of the maximum rent were calculated by taking the annual income of each category, dividing that amount by 12, and then multiplying by 30 percent (or 35 percent for moderate-income). For example, a four-person household is classified as very low-income (50 percent of AMI) if the household had an income of \$28,950. A household with an income of \$28,950 could afford to pay a monthly gross rent (including utilities) of up to \$724 assuming such a unit was available. To calculate the maximum purchase price, a 5 percent down payment, 5 percent annual interest rate, 30-year mortgage, and 21 percent for taxes, mortgage insurance, and homeowners insurance is assumed. A household with an income of \$28,950 could afford to purchase a house that was priced at approximately \$116,936 or less, assuming such a house was available.

**TABLE 2-23
ABILITY TO PAY FOR HOUSING**

**Madera County
2014**

Number of Persons	1	2	3	4	5	6
Extremely Low-Income (30% of AMI) Household						
Income Level	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150
Max. Monthly Gross Rent	\$304	\$348	\$391	\$434	\$469	\$504
Max. Purchase Price	\$49,077	\$56,146	\$63,214	\$70,081	\$75,736	\$81,391
Very Low-Income (50% of AMI) Household						
Income Level	\$20,250	\$23,150	\$26,050	\$28,950	\$31,250	\$33,600
Max. Monthly Gross Rent	\$506	\$579	\$651	\$724	\$781	\$840
Max. Purchase Price	\$81,795	\$93,509	\$105,223	\$116,936	\$126,227	\$135,719
Lower-Income (70% of AMI) Household for Sale and (60% of AMI) for Rental						
Income Level for Sale (70% MFI)	\$28,350	\$32,400	\$36,500	\$40,550	\$43,750	\$47,000
Income Level for Rental (60 % MFI)	\$24,300	\$27,800	\$31,250	\$34,750	\$37,500	\$40,300
Max. Monthly Gross Rent	\$608	\$695	\$781	\$869	\$938	\$1,008
Max. Purchase Price	\$114,513	\$130,872	\$147,433	\$163,792	\$176,717	\$189,845
Median-Income (up to 100% of AMI) Household						
Income Level	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150
Max. Monthly Gross Rent	\$1,014	\$1,158	\$1,303	\$1,448	\$1,564	\$1,679
Max. Purchase Price	\$163,792	\$187,018	\$210,445	\$233,873	\$252,656	\$271,236
Moderate-Income (120% of AMI) Household						
Income Level	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600
Max. Monthly Gross Rent	\$1,419	\$1,622	\$1,824	\$2,027	\$2,189	\$2,351
Max. Purchase Price	\$229,261	\$262,013	\$294,765	\$327,516	\$353,671	\$379,825

Note: Max Monthly Gross Rent calculation assumes that 30 percent of income (or 35 percent for moderate-income households) is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

Max Purchase Price calculation assumes 95 percent loan at 5 percent annual interest rate and 30-year term with taxes and mortgage insurance at about 21 percent.

Source: State of California Department of Housing and Community Development, Official State Income Levels for 2014.

Fair Market Rents

Fair Market Rents (FMR) obtained from the U.S. Department of Housing and Urban Development estimate rents plus the cost of utilities, except telephones. FMRs are housing market-wide estimates of rents for standard quality housing throughout the geographic area in which rental housing units are in competition. The rents were drawn from the distribution of rents of all units that were occupied by recent movers.

Table 2-24 provides the fair market rents by bedroom unit type for 2014. The FMR for a three-bedroom unit is \$1,140 in Madera County, which is affordable to a median-income household, assuming such a unit is available. However, a four-person household classified as very low-income (50 percent of median) with an annual income of \$28,950 could afford to pay only \$724 monthly gross rent and could not afford \$1,140 for a three-bedroom unit. The same scenario holds true for the rest of the bedroom types; lower-income households often struggle to find affordable rental housing.

TABLE 2-24 FAIR MARKET RENTS Madera County 2014	
Bedroom	Fair Market Rent 2014
Studio	\$576
One-bedroom	\$580
Two-bedroom	\$785
Three-bedroom	\$1,140
Four-bedroom	\$1,251

Source: U.S. Department of Housing and Urban Development 2014.

NLIHC estimated in 2013 that an average renter earned \$11.23 per hour and could afford a rent of \$584 per month.

Table 2-25 reflects the hourly wage needed to support the cost of a fair market rent for studio to four-bedroom units at an affordable price in 2013. Fair market rent is not affordable to someone making minimum wage. A minimum wage earner making \$8 an hour is able to afford \$309 monthly rent. Minimum wage in California will increase to \$9 per hour on July 1, 2014, and to \$10 per hour on January 1, 2016. This is not enough to rent even a studio unit at fair market price.

TABLE 2-25 FAIR MARKET RENT INFORMATION Madera County 2013			
Apartment Size	Fair Market Rent	Income Needed to Rent at an Affordable Price	Housing Wage per Hour
Studio	\$632	\$25,280	\$12.15
One-bedroom	\$636	\$25,440	\$12.23
Two-bedroom	\$861	\$34,440	\$16.56
Three-bedroom	\$1,251	\$50,040	\$24.06
Four-bedroom	\$1,372	\$54,880	\$26.38

Source: National Low Income Housing Coalition, 2013.

Average Rent

According to the 2010 U.S. Census, the average monthly rent in Madera County was \$861. This rent would be affordable to a low-income household, assuming they could find a unit, but would not be affordable to very low-income or extremely low-income households.

More recent rent information was found by an online search for rentals (Zillow.com and Craigslist). The average rents as of December 2013 are summarized in Table 2-26 for countywide and unincorporated areas. These numbers may not be representative of actual rents paid because there were very few rentals available. In addition, lot size and other features can affect the prices. Comparing these rents, however, to Table 2-23, which describes the ability to pay by income level, lower-income households would have difficulty finding an affordable unit in Madera County.

TABLE 2-26 AVERAGE RENTS Madera County 2013				
	1-bedroom	2-bedroom	3-bedroom	4-bedroom
Zillow.com Rents: Madera County	\$546	\$725	\$899	\$1,394
Zillow.com Rents: Unincorporated Madera County only	No Data	\$725	\$1,423	\$2,650
Craigslist Rents: Madera County	\$673	\$877	\$1,049	\$1,252
Craigslist Rents: Unincorporated Madera County only	\$650	\$867	\$1,114	\$685

Source: Zillow.com and Craigslist as of December 2013.

Average Home Sales Prices

Table 2-27 shows the average sale prices by number of bedrooms for homes in Madera County that sold in 2013. The data was obtained from RealtyTrac.com. The average home sale prices are typically at the upper end of what a lower-income household can afford, and are affordable to moderate-income households.

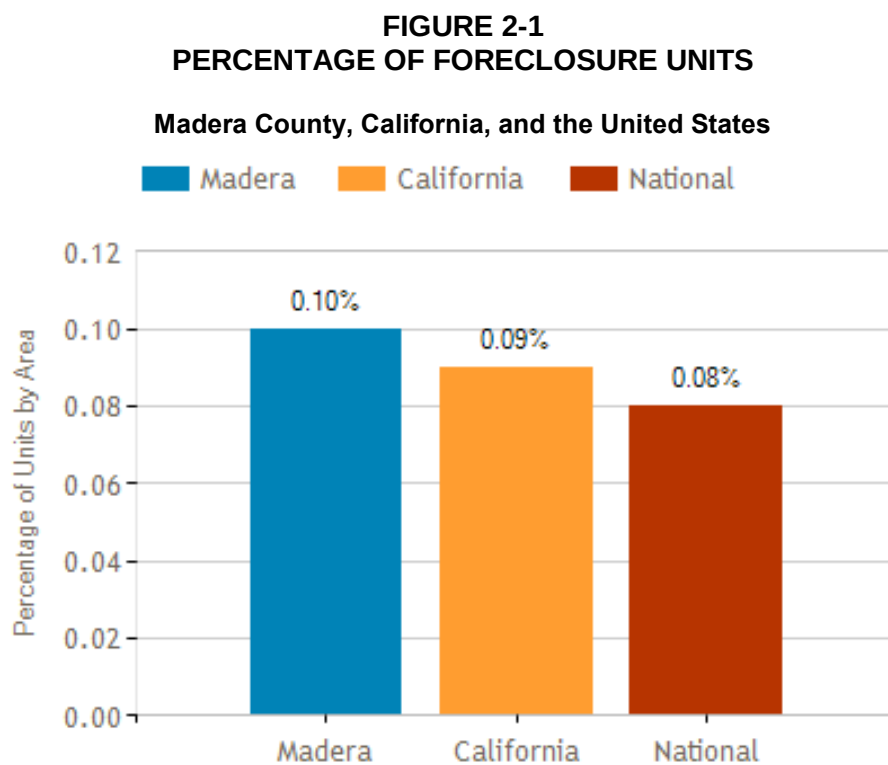
TABLE 2-27 AVERAGE HOME SALE PRICES Madera County 2013			
Number of Bedrooms	2-bedroom	3-bedroom	4-bedroom
Average	\$106,890	\$170,428	\$333,100

Source: RealtyTrac.com 2013.

Foreclosure

At the writing of the previous Housing Element, the country was in the midst of a foreclosure crisis. In February 2010, one in 109 housing units in Madera County was in foreclosure by RealtyTrac.com. By May 2014 the foreclosure rate has decreased to only one in 617 housing units.

Although foreclosure rates in Madera County have decreased between 2010 and 2014, they are generally higher than statewide and nationwide rates. Figure 2-1 describes the percentage of foreclosure units by area in Madera County, California, and the United States. In July 2014, Madera County had a slightly higher incidence of foreclosures (0.10 percent) than California (0.09 percent) and the United States (0.08 percent).



Source: Realtytrac.com, July 2014.

Overcrowding

Overcrowding is typically defined as housing units containing more than one person per room (including living and dining rooms, but excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.

As shown in Table 2-28, in 2010 an estimated 11 percent of occupied units in the county were classified as overcrowded and 3.7 percent were severely overcrowded. The proportion of overcrowded renter-occupied units was almost five times that of owner-occupied units. About 21 percent of renter households were overcrowded, and 7.9 percent were severely overcrowded.

TABLE 2-28 OVERCROWDING Madera County 2010						
	Owner-Occupied		Renter-Occupied		Total Occupied Units	
	Number	Percent	Number	Percent	Number	Percent
Total Occupied Units	25,375	100%	16,327	100%	41,702	100%
Overcrowded (>1.0 persons/room)	1,169	4.6%	3,424	21.0%	4,593	11.0%
Severely Overcrowded (>1.5 persons/room)	267	1.1%	1,287	7.9%	1,554	3.7%

Source: US Census Bureau, 2006-2010 American Community Survey.

Special Needs Housing

Special housing needs include seniors, persons with disabilities (including developmental disabilities), large households (5 or more), single-headed households, homeless individuals, and farmworkers.

Seniors

Seniors are defined as people 65 years and older. In unincorporated Madera County there were an estimated 11,293 residents over the age of 65, according to the 2010 Census. This is about 16 percent of the total population. There were 1,143 seniors that were 85 years of age or older (the frail elderly) which is 10.1 percent of the senior population.

Senior Households

Senior households are defined by the Census as households headed by individuals over the age of 65 years. Table 2-29 shows 2010 Census information on these households. As of 2010 households with a householder over the age of 65 represented 28.4 percent of all households in unincorporated Madera County, while seniors were 16.0 percent of the population. The Census data reported that 88.7 percent of the senior household population were homeowners and only 11.3 percent were renters.

TABLE 2-29 SENIOR HOUSEHOLDS Unincorporated Madera County 2010			
Number of Persons 65 years and Older	11,293	Seniors as a Percentage of Total Population	16.0%
Number of Households Headed by Individuals 65 Years and Over	6,772	Senior Households as a Percentage of all Households	28.4%
Percentage of Senior Males			48.9%
Percentage of Senior Females			51.1%
Number of Renter Households Headed by Seniors			759
Number of Owner Households Headed by a Senior			5,963

Source: 2010 U.S. Census.

Table 2-30 shows the number of senior households that paid more than 30 percent of their income for housing. A higher percentage of seniors were overpaying for housing than householders age 15-64 in unincorporated Madera County. The data also shows that most senior householders are homeowners, not renters.

TABLE 2-30 COMPARISON OF COST BURDEN BY AGE Unincorporated Madera County 2010		
Age Category	Madera County	Unincorporated Madera County
Total households	26,132	16,332
Total paying >30% on housing	11,011	6,105
Percent overpayment (all ages)	42.1%	37.3%
Householder 15-64 paying >30% on housing	8,367	4,278
Percent of total households	32.0%	26.2%
Householders 65 and older (owners)	8,344	5,963
Percent of total senior households	81.6%	88.7%
Householders 65 and older (renters)	1,882	759
Percent of total senior households	18.4%	11.3%
Householders 65 and older (total)	10,226	6,722
Householder 65 and older paying >30% on housing	2,644	1,827
Percent of total senior households	25.9%	27.2%
Householder 65 and older paying >35% on housing	2,085	1,142
Percent of total senior households	20.4%	16.9%

Source: 2010 U.S. Census.

According to the statistics reported by the U.S. Social Security Administration (SSA), as of December 2012, there were 1,703 Supplemental Security Income (SSI) recipients 65 years of age or older in Madera County. SSI is a needs-based program that pays monthly benefits to persons who are 65 years of age or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. SSI is often the only source of income for a number of low-income seniors. As of 2010 the average benefit over the previous 12 months was \$8,994, according to the Census. This income would put the recipient in the extremely low-income category. They would be able to afford less than \$250 a month for rent.

The City of Madera Parks and Community Services Department, Older Adult Services Division, provides services for senior citizens age 60 years or older. According to its mission, “the emphasis and purpose [of the Older Adult Services Division] is to create opportunities for social contacts, recreation, nutritious meals and special outings, health services, information and assistance, and resources information.” The Madera County Council on Aging acts as the Advisory Board for the Older Adult Services Division.

The local Fresno-Madera Area Agency on Aging (FMAAA) is another resource for seniors. It offers participants a hot meal, served Monday through Friday. The FMAAA serves over 300,000 congregate meals and approximately 600,000 home-delivered meals annually throughout the Fresno and Madera area.

In unincorporated Madera County there are two affordable senior multifamily housing developments: Oak Terrace II Senior Apartments and the Las Brisas Apartments. Oak Terrace is a 36-unit complex that offers special design features for disabled seniors. There is often a year-long waiting list, which indicates a need for more affordable senior housing. The Las Brisas Apartments located in northeast Madera is an 81-unit senior citizen project that was developed by the Madera Affordable Housing Corporation.

There are also senior housing developments in the City of Madera totaling 221 units. In addition, the City of Madera Housing Authority manages 70 units of conventional public housing that are designated for seniors. These units also have an extensive waiting list.

Persons with Disabilities

Disabled persons are identified as those with visual and hearing impairments and mental or other physical disabilities. Persons with limited mobility have special housing needs. These include ramps instead of stairs, elevators for units with two or more stories, modified bathrooms, wider doorways, and lower shelves. With the adoption of the Americans with Disabilities Act (ADA), all new multifamily residential projects containing four or more units must contain some units accessible to persons with disabilities, but existing housing units are unlikely to be accessible or designed for the disabled.

Table 2-31 summarizes ACS 2008-2012 data on persons with disabilities by age group. There were 8,845 people with disabilities living in unincorporated Madera County. Seniors have the highest percentage of people living with disabilities, with 37.6 percent.

TABLE 2-31 DISABLED POPULATION Unincorporated Madera County 2012			
Age	Total Persons	With a Disability	Percent with Disabilities
Under 18 years	18,166	606	3.3%
18 to 64 years	41,220	4,366	10.6%
65 and over	10,301	3,873	37.6%
Total	69,687	8,845	12.7%

Source: 2008-2012 ACS 5-Year Survey.

Table 2-32 provides information on the nature of the disabilities by age. The total number of disabilities (17,785) exceeded the number of individuals reported with disabilities (8,845), because people may have more than one disability. Among the 5 to 17-year age group, the most frequently reported disability was cognitive disability (76.6 percent). Individuals in the 18 to 64-year age group reported ambulatory and cognitive disabilities most frequently (49.6 and 37.0 percent, respectively). Those in the 65-year age and older category reported ambulatory and hearing disabilities most frequently (60.0 and 49.5 percent). Although the reported data can give a perspective of the special needs housing, a smaller portion of the disabled population may actually need housing with special design features to accommodate their disability.

TABLE 2-32 DISABILITY BY TYPE Unincorporated Madera County 2012			
	Total Population	With a Disability	Percent with a Disability
Total population	69,687	8,845	12.7%
Population under 5 years	4,901	0	0.0%
Population 5 to 17 years	13,265	606	4.6%
<i>With a hearing difficulty</i>	--	45	7.4%
<i>With a vision difficulty</i>	--	148	24.4%
<i>With a cognitive difficulty</i>	--	464	76.6%
<i>With an ambulatory difficulty</i>	--	99	16.3%
<i>With a self-care difficulty</i>	--	141	23.3%
Population 18 to 64 years	41,220	4,366	10.6%
<i>With a hearing difficulty</i>	--	1,208	27.7%
<i>With a vision difficulty</i>	--	1,123	25.7%
<i>With a cognitive difficulty</i>	--	1,615	37.0%
<i>With an ambulatory difficulty</i>	--	2,166	49.6%
<i>With a self-care difficulty</i>	--	621	14.2%
<i>With an independent living difficulty</i>	--	1,398	32.0%
Population 65 years and over	10,301	3,873	37.6%
<i>With a hearing difficulty</i>	--	1,918	49.5%
<i>With a vision difficulty</i>	--	901	23.3%
<i>With a cognitive difficulty</i>	--	929	24.0%
<i>With an ambulatory difficulty</i>	--	2,322	60.0%
<i>With a self-care difficulty</i>	--	1,007	26.0%
<i>With an independent living difficulty</i>	--	1,680	43.4%

Source: 2008-2012 ACS.

According to the Social Security Administration (SSA), in December 2012 there were 3,721 blind and disabled individuals receiving social security. The Social Security's Old-Age, Survivors, and Disability Insurance reported that 2,310 residents were also receiving benefits.

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. Many developmentally disabled persons are able to live and work. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

According to the Department of Developmental Services, there were 1,019 residents in Madera County receiving services in November 2013. The majority of these (799 or 78.4 percent) lived in their own home.

The Central Valley Regional Center, a State Development Services organization, coordinates services for persons with developmental disabilities such as mental disabilities, cerebral palsy, epilepsy, and autism. To be eligible for services, a person must have a disability that began before the person's 18th birthday, and the disability must have been determined to continue indefinitely.

The Madera County Behavioral Health Services Department also provides mental health services to residents of Madera County. As a result of Proposition 63, the Behavioral Health Services Department now provides services based on principles-of-recovery that help persons with serious mental illness to experience a higher quality of life.

The Community Action Partnership of Madera County (CAPMC) is a nonprofit corporation that provides a broad range of medical, dental, and mental health activities that promote sound physical, social, and emotional growth and development for infants, toddlers, and pre-school children. A recruitment policy reserves 10 percent of enrollment for children with disabilities. CAPMC also provides transportation and housing services and related community supportive services to the residents of Madera County. The Madera City Council acts as the Board for the Madera Housing Authority which provides a certificate and voucher program for seniors and persons with disabilities. The Housing Authority administers 741 vouchers in the City of Madera and Madera County.

Large Households

HUD defines a large household as a household with five or more members. According to the 2010 Census there were 3,322 large households (14.7 percent of total households) reported in unincorporated Madera County. Of the reported 3,322 large households, more were homeowners (56 percent) than renters (44 percent).

In 2010 unincorporated Madera County had owner-occupied units that averaged 3.1 bedrooms, whereas renter-occupied units averaged 2.6 bedrooms. Since most large households are renters and rental units are smaller, it can be surmised that most low-income large households have a much greater need for low-cost housing.

Single-Headed Households

Single-headed households often have more difficulties finding adequate and affordable housing than families headed by two adults. If the single-headed household requires childcare services, this may place an additional financial burden on the household. The need for dependent care, such as childcare services, makes it important that housing for single-headed households be located near childcare facilities, schools, youth services, medical facilities, and related services.

According to the U.S. Census Bureau, a single-headed household contains an adult and at least one dependent, which could include a child, an elderly parent, or non-related child. The 2010 Census indicates that there were 1,400 female single-headed households (5.9 percent of total households). Countywide 9.3 percent of households were female single-parent households with children.

Homeless Persons

In 2001 Madera County, along with Fresno County, formed the Fresno-Madera Continuum of Care (FMCoC). This community-based collaborative is the best available source for homelessness information and services for homeless individuals and families.

The Continuum of Care's services and resources include:

- Homeless Prevention
- Outreach, Intake, and Assessment
- Emergency Shelter
- Transitional Housing
- Supportive Services
- Permanent Housing
- Permanent Supportive Housing

According to the FMCoC, there are several emergency shelters for homeless individuals. However, a majority of those shelters are located in Fresno. There is one shelter, the Madera County Rescue Mission, located in the City of Madera at 322 Elm Avenue that provides housing, clothing, counseling, food, and other help for homeless individuals.

In January 2013 the FMCoC published its Homeless Census and Survey report, which estimated Madera County's homeless population at 332, of which 90 were considered sheltered and living in emergency shelters. The survey included information on the unsheltered homeless individuals by race, months homeless, employment, previous incarceration, veterans, and currently homeless. Madera County's homeless population decreased from an estimated 520 people to an estimated 332 people – a 36 percent decline – from 2009 to 2013.

Table 2-33 summarizes the 2013 FMCoC survey results regarding the unsheltered homeless population in Madera County. Unsheltered counts help increase knowledge of who is and who is not using services and help identify service gaps. The majority of the unsheltered homeless population is White (58.7 percent), followed by Hispanic or Latino (25.6 percent). All 90 of the sheltered homeless people in Madera County stated that they usually spend the night in an emergency shelter.

TABLE 2-33 HOMELESS DEMOGRAPHIC Madera County 2013		
Race	Frequency Among Unsheltered Population	Percent
White/Caucasian	142	58.7%
Hispanic/Latino	62	25.6%
Black/African American	5	2.1%
American Indian/Alaskan Native	10	4.1%
Pacific Islander	0	0.0%
Other/Multi-ethnic	23	9.5%
Total	242	100%
Age	Frequency Among Unsheltered Population	Percent
Under 18	5	2.1%
18-24 years	0	0.0%
Adult over age 24	89	36.8%
Unknown	148	61.2%
Total	242	100%
Usually Spend the Night	Frequency Among Sheltered Population	Percent
Emergency shelters	90	100%
Total	90	100%

Source: FMCoC 2013 Madera County Homeless Census and Survey.

The Housing Inventory Count summarized in Table 2-34 reflects the number of beds and units available on the night of the survey dedicated to serving homeless persons, although all 90 sheltered survey respondents reported spending the night in emergency shelters. The majority of beds available in Madera County were in emergency shelters, followed by permanent supportive housing.

TABLE 2-34 HOUSING INVENTORY BY PROGRAM TYPE Madera County 2013	
	Madera
Emergency Shelters	162
Transitional	28
Permanent Supportive Housing	86
Total	276

Source: FMCoC 2013 Madera County Homeless Census and Survey.

Of the surveyed homeless in Fresno and Madera Counties for the FMCoC report:

- In Madera the majority of those surveyed (242 individuals, or 73 percent of the total) were unsheltered, while 27 percent (90 persons) were sheltered.
- In Fresno and Madera Counties 7.6 percent of the sheltered homeless and 34.9 percent of the total homeless population self-identified as severely mentally ill.
- In Fresno and Madera Counties 15.7 percent of the sheltered homeless were military veterans.
- In Fresno and Madera Counties 23 percent of those surveyed indicated that they had experienced domestic/partner violence.
- In Madera County 13.6 percent of the unsheltered surveyed reported that they had been in foster care at least once before their 18th birthday.

There are varying reasons that contribute to one becoming homeless. There may be any combination of factors such as loss of employment, inability to find a job, no marketable work skills, or high housing costs that lead to individuals and families becoming homeless. For some the loss of housing due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, and an inability to access support services and long-term care may result in homelessness.

Madera County allows emergency shelters as a permitted use in the CUR and I-L zoning districts. Emergency shelters cannot exceed 60 beds and cannot be located within 300 feet of another emergency shelter. Vacant sites to accommodate future emergency shelter developments are available, as shown later in Table 4-5.

Farmworkers

In 2010 those employed in agriculture, forestry, fishing and hunting, and mining accounted for 14 percent (3,683 persons) of the employed persons living in the unincorporated areas of Madera County. However, it is unknown how many of these were farmworkers. The 2012 USDA Census of Agriculture also provides information on hired farm labor. In Madera County as a whole, 14,050 workers were hired on 813 farms. The majority of these workers (7,110) were hired for more than 150 days a year. The number of farmworkers in Madera County, as in other agricultural areas, is difficult to track due to deficiency and discrepancy in reported data, the seasonal nature of the agriculture industry, and the mobility of the population. These conditions also make it difficult to determine the housing needs and the types of services required by the farmworker population. The count is often an underestimate.

A growing number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform non-farm work such as construction and odd jobs. Housing needs of this migrant but non-farmworker population are partially addressed by year round housing units, but additional migrant units and/or an extended season for existing seasonal farmworkers units should be explored.

Migrant and other seasonal farmworkers usually do not have a fixed physical address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many workers and/or their families live in rural, often remote areas and are reluctant to voice their housing needs and concerns to local government or housing authorities.

The Migrant and Seasonal Farmworker Enumeration Profiles Final Study for California dated September 2000, indicated that in Madera County there were an estimated 23,132 migrant and seasonal farmworkers. Of this number 10,710 were migrant farmworkers and 12,422 were seasonal farmworkers. The Study further estimates there were 3,936 non-farmworkers in migrant households and 14,096 non-farmworkers in seasonal households, for a total migrant, seasonal, farmworker population of 41,164 in Madera County. There were no more recent studies found that estimated the county's farmworker population.

A special report prepared for the Madera Housing Authority and the Darin M. Camarena Health Centers, Inc. in 2007 provides information on the needs of farmworkers in Madera County. The study consisted of surveys of 200 agricultural workers, the immigrant Voice Survey, and the Agricultural Worker Health and Housing Program (AWHHP) survey, as well as three focus group sessions. Findings from this study include the following:

- **Large and Growing Families.** Average family size was 5.8 persons, much larger than the Madera County average family size (3.77 in 2011). Most of the households had at least one child under the age of 10. The majority of the AWHHP participants were living in houses (67) followed by apartments (24), single rooms (6), and mobile homes (1).

- **Household Income.** A reasonable estimate of the typical hourly pay (or piecework equivalent) for agricultural workers would be \$6.75 to \$8 per hour. This, combined with the high level of underemployment, results in very low household incomes. The average yearly household income for AWHHP participants was \$12,055.
- **Housing Quality.** Almost half of the AWHHP respondents reported problems with insect or vermin infestation. Other problems included issues with heating and cooling, plumbing, electrical wiring, and sewer.
- **Exploitation by Landlords.** With their low incomes, and in some cases undocumented status, many farmworkers are vulnerable to being exploited by landlords. Landlords may fail to make necessary repairs, leaving tenants to make repairs on their own. In addition, rental deposits are often excessive.

The study concludes that the very low wages paid to agricultural workers, the seasonal nature of farm labor, and the rising housing costs in the Central Valley pose serious constraints on the ability of Madera agricultural workers to secure decent and affordable housing. The ineligibility of undocumented workers for government-sponsored housing programs is a serious problem as well.

Farmworkers have the lowest family income and the highest poverty rate of any occupation surveyed by the Census Bureau and therefore cannot afford to pay for adequate housing. Many farmworkers are forced to pay market rate for their housing since most farm owners do not provide housing for their workers, and many publicly-owned or managed housing complexes are restricted to families. Because market rate housing may be more than they can afford, many workers are forced to share a housing unit with several other workers causing a severely overcrowded living situation. Migrant and seasonal farmworkers face a number of housing challenges, primarily substandard housing conditions.

Madera County can help meet the needs of its farmworker population by using many of the State's farmworker housing programs available to service providers, local governments, public agencies, and non/for-profit housing developers. These programs help support the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, childcare facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low-income workers.

Currently, the County's zoning ordinance allows for farm labor housing in ARE-40 (Agricultural Rural Exclusive 40-acre district) and ARE-80 to 640 (Agricultural Rural Exclusive 80-acre to 640-acre district) zones by right. As discussed later in the Element, "by-right" activities do not require special entitlements, but still require building permits be constructed to development standards. A Zoning Permit would be required for farm labor housing in TPZ (Timber Production Zone) districts.

The Housing Authority of the City of Madera is responsible for providing assisted rental housing through its public housing farmworker rental units. The Housing Authority owns 100

units of farmworker housing. Residency is restricted to farmworker families that are U.S. citizens or have legal residency. The Housing Authority also operates the 50-unit Pomona Ranch Housing Center, which is outside of the Madera city limits, for seasonal farmworkers. In addition, Self Help Housing operates the 40-unit Cottonwood Farm Labor complex.

Units at Risk of Conversion

State law requires that housing elements include an inventory of all publicly assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential 10 years from the start of the current planning period (December 2015 to December 2025). State law defines publicly assisted rental housing projects as multifamily rental housing developments, where at least 50 percent of the units receive some form of State or Federal financial assistance. Table 2-35 and Table 2-36 show the number of housing units that have been subsidized by public funds and their affordability contract expiration date. Once the affordability period has expired, the owner has the option of opting out of the contract and renting the units at market rate.

Table 2-35 shows the three properties in unincorporated Madera County that receive funding from the United States Department of Agriculture (USDA). The restrictions on these apartments have already expired. To actually remove themselves from all the USDA restrictions, however, they would have to begin a lengthy process of prepayment, which requires the owner to demonstrate, beyond all reasonable doubt, that affordable housing is not needed in the area or sell to a non-profit that will continue to provide affordable housing. These projects continue to serve low-income persons as before even though they now have the opportunity to begin proceedings to pay off USDA loans. Given the restrictions, it is unlikely these projects will ever be charging market rate rents, and are, therefore, not at risk of converting. However, since they could conceivably convert to market-rate, State law requires the County to calculate the cost of preserving or replacing these units.

TABLE 2-35
USDA FUNDED HOUSING PROPERTIES
 Unincorporated Madera County
 2013

Apartment Name	Address	Contact	Total Units	Units with Subsidy	Complex Type	Bedrooms	Restriction Expiration Date
Valley Oaks Apartments	40410 Redbud Drive Oakhurst, CA 93644	Housing Management, Inc.	24	18	Family	Studio: 0 1 BR: 6 2 BR: 18	Not available, already expired
Oak Terrace II Apartments	48176 Lindsay Lane Oakhurst, CA 93644	The CBM Group, Inc.	37	36	Elderly	Studio: 0 1 BR: 36 2 BR: 1	5/4/2009
Oakhurst Apartments	48444 Victoria Lane Oakhurst, CA 93644	DKD Property Management	50	17	Family	1 BR: 30 2 BR: 16 3 BR: 4	1/30/2006
Total			111	71			

Source: USDA Rural Development Multifamily Housing Rentals, 2013, and California Housing Partnership Corporation, 2013.

Table 2-36 shows the two properties that were funded using the Low Income Housing Tax Credit (LIHTC) program in unincorporated Madera County. Parksdale Village I will be at risk in 2065, which is not in the planning period. Parksdale Village II will be at risk in 2067, which is not in the planning period.

TABLE 2-36
LIHTC FUNDED HOUSING PROPERTIES
 Unincorporated Madera County
 2013

Apartment Name	Address	Contact	Total Units	Complex Type	Bedrooms	Affordability Expiration
Parksdale Village I	13549 Wood Street Madera, CA 93638	Self-Help Enterprises	48	Large Family	2,3, and 4 Bedroom	4/2065
Parksdale Village II	13600 Wood Street Madera, CA 93638	Self-Help Enterprises	48	Large Family	2 and 3 Bedroom	7/2067

Source: Self-Help Enterprises, 2014.

Cost of Preserving or Replacing At-risk Units

As shown in Table 2-35, 71 units in three developments are at risk of converting to market rate. The following is an analysis of the costs of preserving or replacing the at-risk units.

Replacement

The County could replace 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. Parksdale II, the newest multifamily development in Madera County, cost \$8,938,892 to build the 48-unit development, or \$186,227 per unit, not including the cost of land. To replace all 71 units at risk, this would total \$13.2 million not including the cost of land.

The median price per acre, according to zillow.com, was \$30,156. Parksdale Village II is 48 units on about 10 acres, or about 4.8 units per acre. Assuming this density, 71 units would require 14.8 acres. Land cost would total \$446,309. With \$13,222,111 for construction and \$446,309 for land, the total cost of replacement would be \$13.7 million.

Acquisition and Rehabilitation

In the event that the affordability terms expire on the three at-risk units and the property owners of the projects decide to convert the rental rates of the units to be equal to or more than the fair market rental rates, interested parties (nonprofit or for profit) 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.

Currently, loopnet.com advertises two multifamily complexes for sale, both in the city of Madera: a 12-unit complex of two-bedroom apartments for \$1,155,000 (\$96,250 per unit) and a 16-unit complex of three-bedroom apartments for \$1,795,000 (\$112,188 per unit). Since the majority of the at-risk units are two bedrooms or fewer, \$96,250 per unit is likely a more accurate estimate of the cost of acquiring the units. The average rehabilitation cost in Madera County for each unit is estimated at \$20,000, which means that the estimated total cost to acquire and rehabilitate each unit is \$116,250. Roughly, the total cost to acquire and rehabilitate the 71 at-risk units is \$8.3 million.

Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (government and market). However, because the at-risk units are in a larger development with market-rate units, the total number of units that would need to be acquired and rehabilitated is 111. The cost to acquire and rehabilitate all 111 units is estimated at \$12.9 million.

Preservation of Rent Subsidy

The ongoing cost to preserve affordability is determined by identifying the gap (subsidy) 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 2-23 summarized the affordability situation in the county. Following are some general examples of expected subsidies:

- An extremely low-income person can only afford up to \$304 per month and the fair-market rental rate in the county for a one-bedroom unit is \$580 per month. The subsidy needed to preserve a unit at an affordable rent for extremely low-income households

would be approximately \$276 per month, or \$3,312 per year. For 30 years, the subsidy would be about \$99,360 for one household. Subsidizing all 71 units at an extremely low-income rent for 30 years would cost an estimated \$7.05 million.

- A very low-income family of three can afford \$651 a month and the fair-market rent in the county for a two-bedroom unit is \$785. The subsidy needed to preserve a unit at an affordable rent for very low-income households would be approximately \$134 per month, or \$1,608 per year. For 30 years, the subsidy would be about \$48,240 for one household. Subsidizing all 71 units at a very low-income rent for 30 years would cost an estimated \$3.4 million.
- A low-income family of four could afford up to \$869 per month, and the fair market rent for a three-bedroom unit is \$1,140. The subsidy needed to preserve a unit at an affordable rent for low-income households would be approximately \$271 per month, or \$3,252 per year. For 30 years, the subsidy would be about \$97,560 for one household. Subsidizing all 71 units at a low-income rent for 30 years would cost an estimated \$6.9 million.

Entities Interested in Participating in California's First Right of Refusal Program

California Government Code Section 65863.10 requires that owners of Federally-assisted properties must provide notice of intent to convert their properties to market rate twelve months and six months prior to the expiration of their contract, opt-outs, or prepayment. The California First Right of Refusal Program allows these owners to accept a bona fide offer to purchase the property from one who does not intend to maintain required affordability and use restrictions (nonqualified entity), subject to the "First Right of Refusal" process. This process requires the owner to, a) notify each qualified entity (bidder who intends to maintain affordability and use restrictions) of the terms and conditions on the pending offer, b) provide each qualified bidder 30 days to respond to the owner's notice (e.g., counteroffer), and c) accept a bid from the qualified entity (that is the same as that offered by the nonqualified bidder), unless the nonqualified entity agrees to maintain affordability and use restrictions. In addition, if the owner (now getting out-of-State affordability restricted agreements) must notify the State one year in advance of intention to become market rate units or otherwise remove the affordability of the units. The State notifies the jurisdiction of location which in turn notifies and works with interested housing agencies to save the "at-risk" units.

Table 2-37 lists five qualified entities that may be interested in participating in California's First Right of Refusal Program for Madera County, as determined by the California Department of Housing and Community Development.

TABLE 2-37 QUALIFIED ENTITIES Madera County 2014		
Organization	City	Phone Number
ACLC, Inc.	Stockton	(209) 466-6811
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6714
Housing Assistance Corporation	Fresno	(559) 445-8940
ROEM Development Corporation	Santa Clara	(408) 984-5600
Self-Help Enterprises	Visalia	(559) 651-1000

Source: California Department of Housing and Community Development, 2014.

There are over 100 other organizations that serve California that may be interested in participating in California's First Right of Refusal Program.

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III. Resources

This chapter provides an account of the various land, financial, and administrative resources available to the County for meeting its housing challenges. The County's progress towards meeting its share of regional housing needs for the 2014-2024 RHNA projection period is also discussed.

Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development. This inventory must to identify sites that can be developed for housing within the planning period. The inventory should include vacant sites and other opportunity sites (underutilized or underdeveloped) with the potential for redevelopment. An analysis of the relationship between zoning designations and public facilities and services to these sites will help determine the feasibility of developing on these sites. This Chapter specifically identifies land available to meet the County's housing need through 2024, the end of the Housing Element planning period

Regional Housing Needs Allocation

Madera County's Share of 2014-2024 Housing Needs

State law requires each jurisdiction in California to demonstrate the availability of adequate sites with appropriate zoning and development standards and with available public services and facilities. Policy and regulatory guidance must be provided to accommodate a variety of housing types at a variety of income levels. This section demonstrates that Madera County has adequate sites to accommodate the projected housing need for the 2014-2024 Regional Housing Needs Assessment (RHNA), which covers a 10-year period of January 1, 2014, to January 31, 2024.

The RHNA 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 California Department of Finance (DOF) is responsible for projecting the total statewide RHNA. The California Department of Housing and Community Development (HCD)

apportions this demand to each of the state's regional governing bodies. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households.

The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing need. The allocation of projected housing demand is divided into four income categories:

- Very Low-Income – up to 50 percent of the median area income;
- Low-Income – 51 to 80 percent of the median area income;
- Moderate-Income – 81 to 120 percent of the median area income; and
- Above Moderate-Income – more than 120 percent of the median area income.

Adjusting the allocation by income category allows for a balanced distribution of lower-income households between jurisdictions.

Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income. The projected extremely low-income need can be assumed as 50 percent of the total need for the very low-income households. The County must demonstrate it has or will make available adequate sites with appropriate zoning and development standards, as well as services and facilities to accommodate the RHNA. The residential sites inventory shows how the County will meet this requirement through adopted specific plans, planned subdivisions, and other vacant land.

For the 2014-2024 RHNA projection period, HCD assigned 12,895 units (2,890 very low-income, 2,230 low-income, 2,310 moderate-income, and 5,465 above moderate-income) to all of Madera County. The Madera County Transportation Commission (MCTC) is the regional governing body responsible for dividing the countywide RHNA Determination from HCD to the three jurisdictions in Madera County.

Table 3-1 shows the RHNA by jurisdiction in Madera County. Unincorporated Madera County's share of the RHNA, as determined by MCTC is 5,682 units, including 1,285 very low-income units, 984 low-income units, 1,015 moderate-income units, and 2,398 above moderate-income units.

To calculate the projected housing needs for extremely low-income households, the County assumed 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, of the needed 1,285 very low-income units, the County has a projected need of 642 units for extremely low-income households.

TABLE 3-1 REGIONAL HOUSING NEEDS ALLOCATION BY JURISDICTION Madera County January 1, 2014 to January 31, 2024					
Jurisdiction	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Madera	1,352	1,056	1,091	2,600	6,099
Chowchilla	253	190	204	467	1,114
Unincorporated County	1,285	984	1,015	2,398	5,682
Total County	3,040	2,135	2,314	5,406	12,895

Source: MCTC RHNA Methodology, 2014.

Land Available for Housing

Inventory Assumptions

To identify sites that can accommodate a local government's share of the RHNA for lower-income households, housing elements must include an analysis that demonstrates the appropriate density to encourage and facilitate the development of housing for lower-income households. The statute (Government Code Section 65583.2(c)(3)) provides two options for demonstrating appropriate densities:

- Provide a detailed market-based analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the "default density standards" that are "deemed appropriate" in State law to accommodate housing for lower-income households given the type of the jurisdiction. Madera County is considered a "suburban jurisdiction" with a default density standard of 20 units per acre. HCD is required to accept sites that allow for zoning at this density as appropriate for accommodating Madera County's share of the regional housing need for lower-income households.

Madera County has opted to rely on the default density standard of 20 units per acre to demonstrate it has adequate sites to accommodate the lower-income share of the RHNA. All sites were inventoried based on allowed densities. For these sites/projects, if the maximum allowed density was equal to or exceeded the default density standard of 20 units per acre, the site was inventoried as feasible for lower-income. This includes sites designated High Density Residential, Mixed Use Core, and Professional Office. Sites designated Medium Density Residential with an allowed density of 5-12 units per acre were inventoried as feasible for moderate-income units. The Medium Density Residential designation provides for single family detached and attached homes, duplexes, triplexes, fourplexes, garden apartments, and group

quarters. All other designations, which allow low-density, single family development, were inventoried as feasible for above moderate-income units.

While the maximum allowed residential density was used to determine the inventoried income categories, realistic unit densities were used as the inventoried density. The inventoried density, which is used to calculate how many units each site can count towards the RHNA, reflects the typically built densities in each land use designation multiplied by the acreage available in that designation. Maximum allowable densities are not achievable in many areas of the county based on environmental constraints, lack of infrastructure, lack of access, and/or community desire to keep large parcels of agricultural land as open space. The inventoried densities reflect these constraints. Table 3-2 shows the relation of allowed density to inventoried densities and incomes.

TABLE 3-2 RELATION OF DENSITY TO INVENTORIED INCOME LEVELS County of Madera 2014				
General Plan Designation	Zoning	General Plan Density (units/acre)	Inventoried Density (units/acre)¹	Inventoried Income Level
Rural Residential	AR-5, ARE-20, ARE-40, ARV	0.5	0.5	Above Moderate
Rural Estate Residential	AR-5, ARE-20, ARE-40, ARV, RRS, RMS, CRG, CRM, RRM	2	2	Above Moderate
Very Low Density Residential	AR-5, ARE-20, ARE-40, ARV, RRS, RMS, CRG, CRM, RRM, TV-VLDR	2	2	Above Moderate
Low Density Residential	RRS, RMS, CRG, CRM, RRM, GV-R, TV-LDR, TV-SU-A	1-7.5	4	Above Moderate
Medium Density Residential	CUG, CUM, CUR, RUS, TV-MDR	5-12	8.5	Moderate
Mixed Use Neighborhood Commercial	RUS, TV-NC	8-12	9	Moderate
High Density Residential	RX, RT, RUM, MCN, MCM, TV-HDR	12-25	20	Lower
Professional Office	RX, RT, RUM, MCN, MCM	12-25	20	Lower
Mixed Use Core ²	RX, RT, RUM, MCN, MCM, GV-C, GV-MU, TV-MUC	12-30	20	Lower

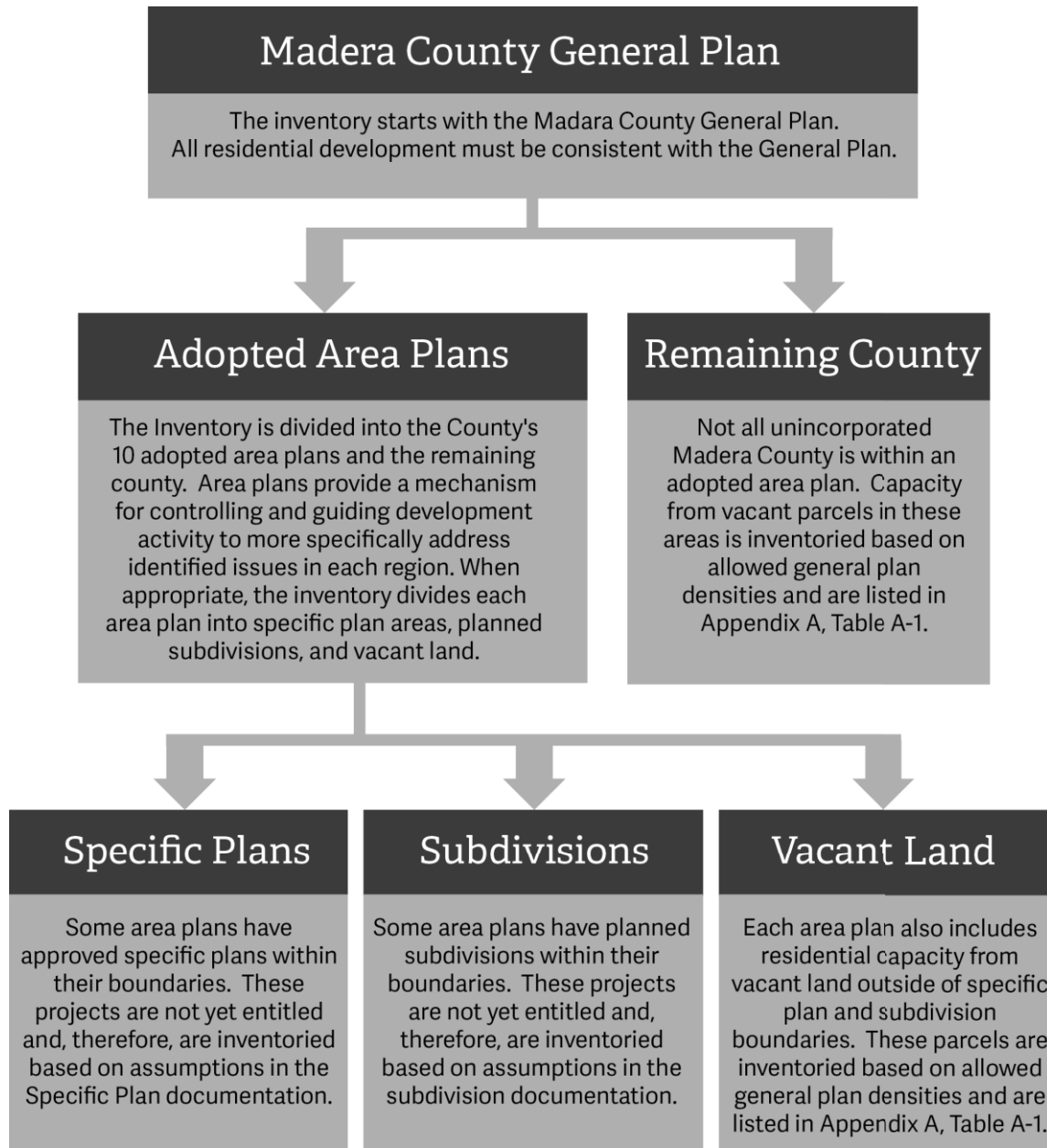
¹ Only applies to vacant land outside adopted specific plans. Adopted specific plan areas include their own assumed buildout assumptions that are tailored to the specific site conditions (as indicated within the discussion of each specific plan).

² Within the Rio Mesa Area Plan the mixed-use core designation is split into Mixed Use Community Core and Mixed Use Village Core. Both designations have the same density range of 12-30 units per acre and were inventoried the same as Mixed Use Core.

Source: Mintier Harnish, 2014.

Inventory Organization

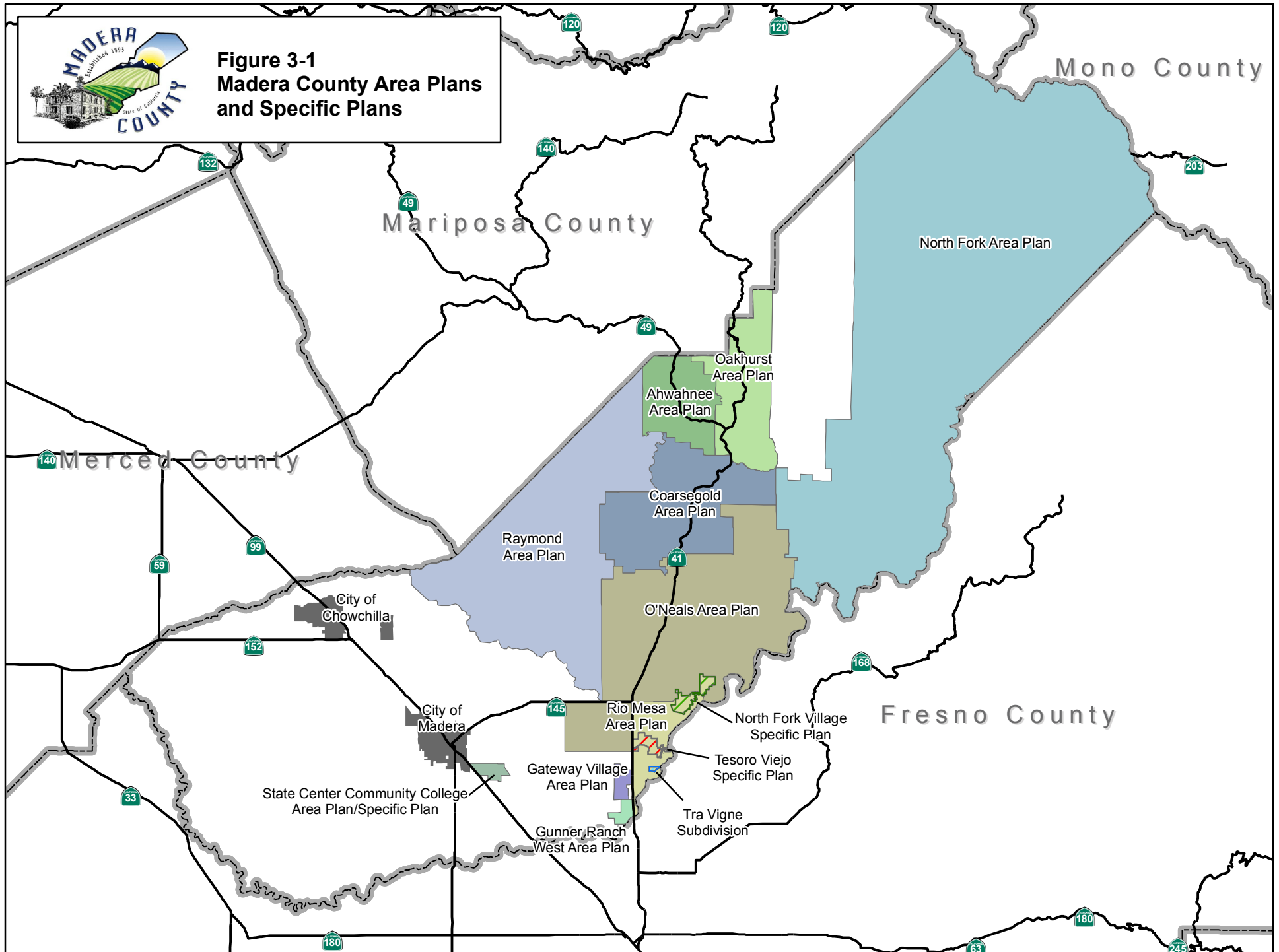
This analysis is broken down into the 10 adopted area plans and the remaining county. Each area plan is further broken down into approved specific plans, planned subdivisions, and other vacant sites. The diagram below provides a detailed explanation of the inventory organization. Figure 3-1 shows each of Madera County's adopted area plans and specific plans.



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**Figure 3-1
Madera County Area Plans
and Specific Plans**



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Ahwahnee Area Plan Residential Capacity

The Ahwahnee Area Plan, adopted in 1998, covers the eastern unincorporated area of Madera County at the border with Mariposa County. There are no specific plans or large subdivisions within the Ahwahnee Area Plan. There are 138 vacant parcels totaling 1,871 acres within the Ahwahnee Area Plan. These parcels, shown in Figure 3-2, can accommodate approximately 3,455 single family units, including 2,761 units from parcels designated Rural Estate Residential, 114 units from parcels designated Rural Residential, 464 units from parcels designated Very Low Density Residential, and 116 units from parcels designated Low Density Residential. Based on allowed densities, all units in the Ahwahnee Area Plan were inventoried as above moderate-income units (see Table 3-2). These parcels are listed in Appendix A, Table A-1.

Coarsegold Area Plan Residential Capacity

The Coarsegold Area Plan, adopted in 2006, covers the eastern unincorporated area of Madera County at the border between Oakhurst and the Sierra National Forest to the north and northeast. It is located primarily on rolling foothills of the Sierra Nevada Mountains. State Highway 41 provides the main access to the area with Raymond Road 425 providing secondary access. The Coarsegold Area Plan does not contain any specific plans or approved projects. There are 387 vacant parcels totaling 3,609 acres within the Coarsegold Area Plan. These parcels, shown in Figure 3-3, can accommodate approximately 4,285 single family units, including 3,015 units from parcels designated Rural Estate Residential, 996 units from parcels designated Rural Residential, and 274 units from parcels designated Very Low Density Residential.

Based on allowed densities, all units in the Coarsegold Area Plan were inventoried as above moderate-income units (see Table 3-2). These parcels are listed in Appendix A, Table A-1.

Gateway Village Area Plan/Specific Plan Residential Capacity

Gateway Village is located in southeast Madera County. The area covers approximately 1,973 acres. The site is bordered on the east by the Rio Mesa Area Plan, State Route 41, and the community of Rolling Hills Estates; on the north by Avenues 12, 12 ½, and 13; on the south by Avenue 10; and on the west by Road 40. The Gateway Village Area Plan was approved in 2002 with General Plan Amendment 96-07, which designated the Gateway Village a “new growth area.” In 2006 the County adopted the Gateway Village Specific Plan, which includes all land within the Gateway Village Area Plan boundary.

Gateway Village Specific Plan

The Gateway Village Specific Plan, adopted in 2007, includes residential development in seven neighborhoods. These neighborhoods, summarized in Table 3-2 and shown in Figure 3-4, are designated either Low Density Residential or Mixed Use Core. Neighborhood A has an approved tentative map for 858 lots. Land designated Mixed Use Core (neighborhoods G and F) allows for a variety of housing types, including multifamily, townhomes, and detached single

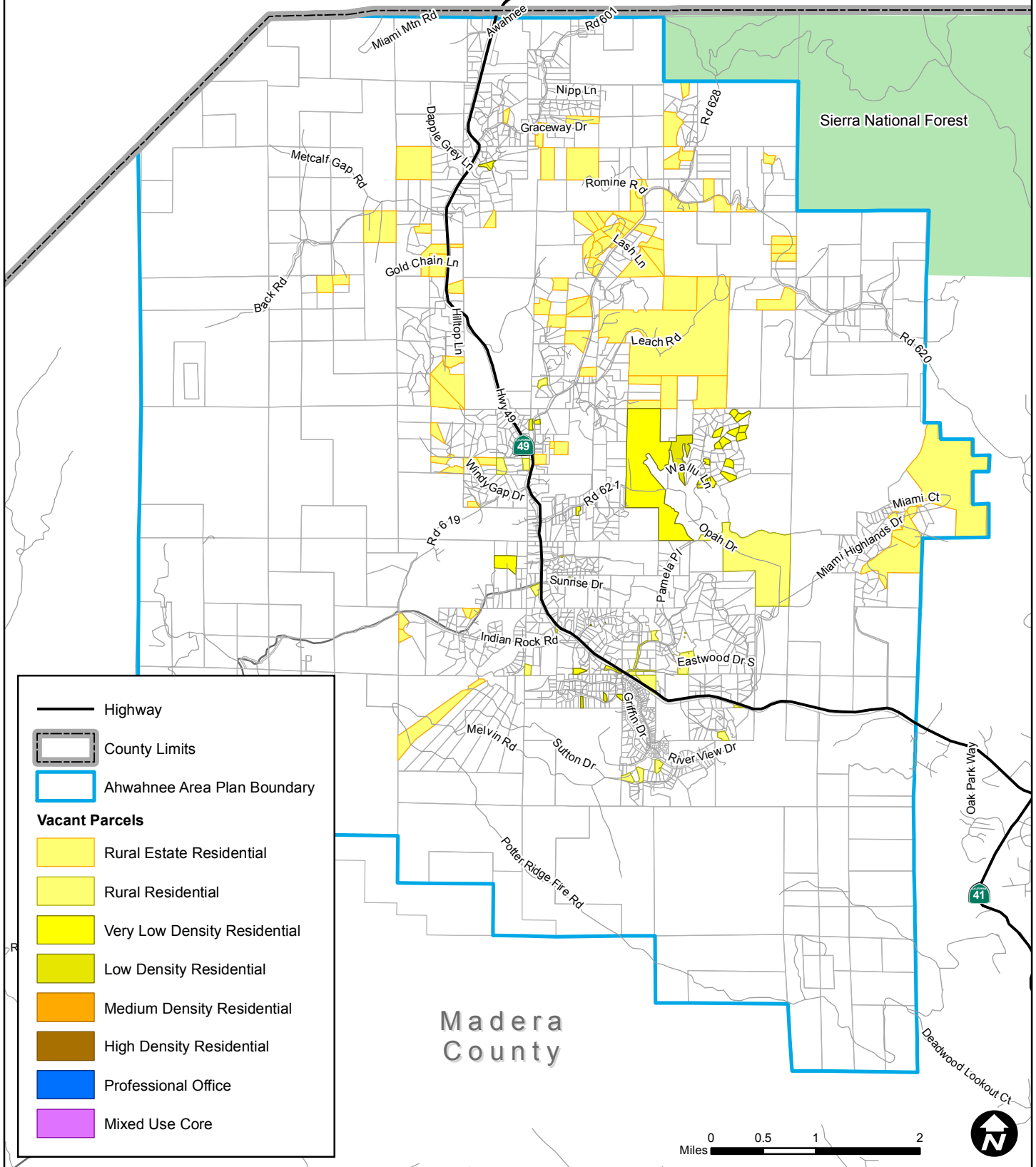
family. Neighborhood G is zoned GV-MU and accommodates mixed-use development and stand-alone multifamily development. Neighborhood F is zoned GV-C and accommodates limited residential opportunities in the form of live-work, residential-over-commercial, and multifamily dwellings.

The specific plan includes a limitation on the number of residential units. Each neighborhood is assigned a target and maximum number of units. The target number in each neighborhood may be exceeded by 30 percent as long as the target number in another neighborhood is decreased. The maximum number of units developed in the entire Specific Plan may not exceed 6,578. For the purposes of the RHNA, the neighborhoods were inventoried using the target number of residential units. As shown in Table 3-3, there are 1,457 acres of Low Density Residential that are anticipated to result in 5,826 single family units and 132 acres of Mixed Use Core that are anticipated to result in 742 higher-density units.

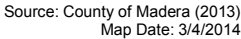


**Figure 3-2
Ahwahnee
Area Plan**

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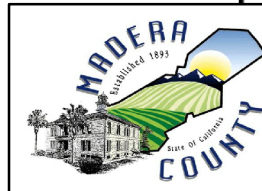
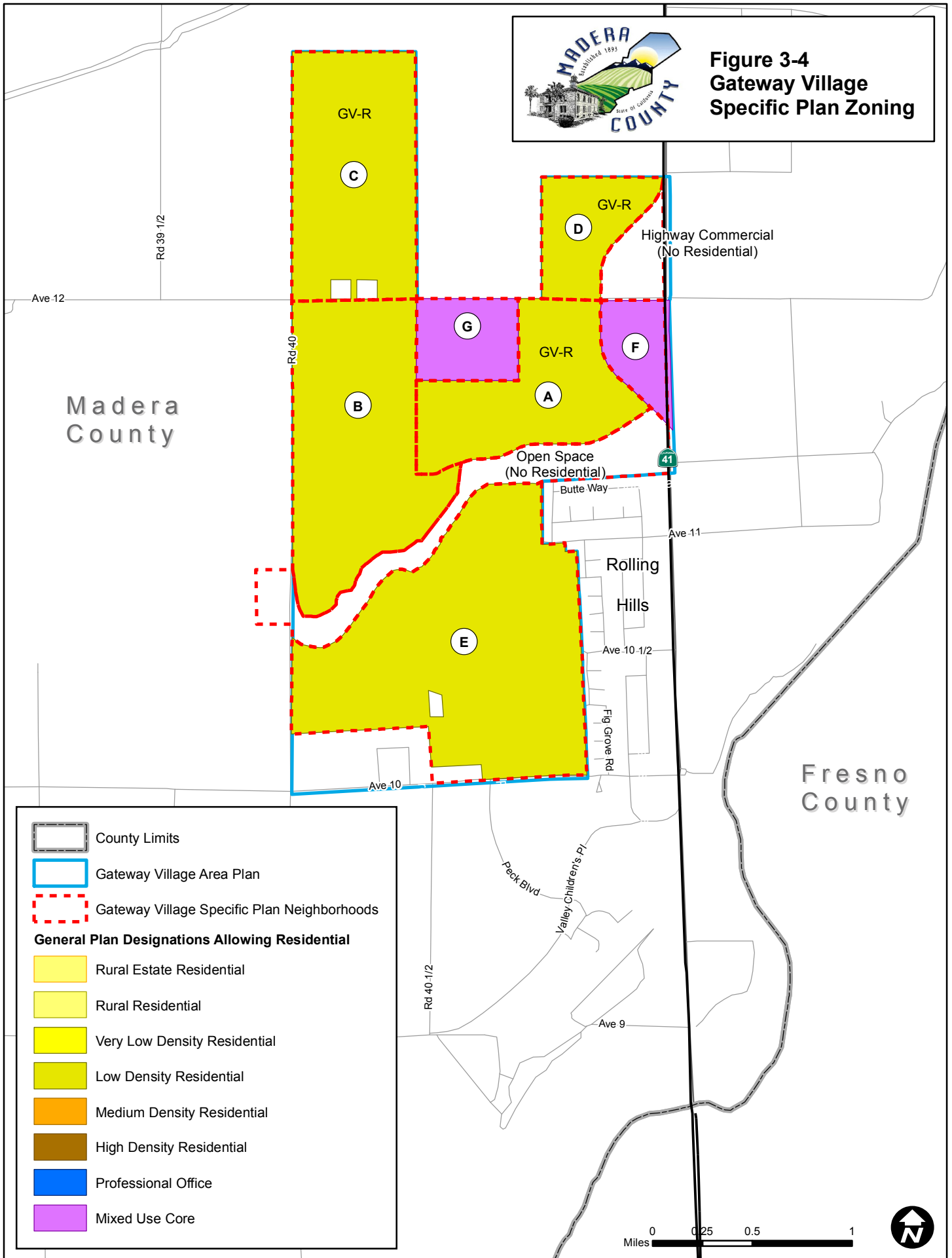


**Figure 3-4
Gateway Village
Specific Plan Zoning**



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**TABLE 3-3
GATEWAY VILLAGE SPECIFIC PLAN AREA
Madera County
2014**

Neighborhood	General Plan Designation	General Plan Density Range (units/acre)	Zoning	Acres	Expected Units	Assumed Income Category
A ¹	Low Density Residential	1 - 7.5	GV-R	230.67	858	Above Moderate
B	Low Density Residential	1 - 7.5	GV-R	379.80	1,609	Above Moderate
C	Low Density Residential	1 - 7.5	GV-R	317.26	1,722	Above Moderate
D	Low Density Residential	1 - 7.5	GV-R	105.54	696	Above Moderate
E	Low Density Residential	1 - 7.5	GV-R	590.43	941	Above Moderate
F	Mixed Use Core	12 - 30	GV-C	60.31	300	Lower
G	Mixed Use Core	12 - 30	GV-MU	85.92	442	Lower
Total				1,589	6,568	

¹ A tentative map for Village A was approved for 858 lots by the Board of Supervisors in 2012

Source: Gateway Village Specific Plan, 2006.

Gunner Ranch West Area Plan Residential Capacity

Gunner Ranch West Area Plan, adopted in 1994, covers an area in southern Madera County, approximately 15 miles south east of the City of Madera and one-half mile north of the Fresno city limits. It is generally bounded by Gateway Village Specific Plan to the north, State Highway 41 (and the Rio Mesa Area Plan) to the east, Avenue 8 to the south, and Road 39½ to the west. The Draft Gunner Ranch West Specific Plan covers a majority of the Gunner Ranch West Area Plan area. However, since the Gunner Ranch West Specific plan has not yet been approved by the County, the capacity within this area is not counted towards the RHNA. There is one vacant parcel totaling 105 acres within the Gunner Ranch West Area Plan and outside the Gunner Ranch West Specific Plan. This parcel, shown in Figure 3-5, is designated Low Density Residential and is anticipated to result in 210 single family units, all of which were inventoried as above moderate-income units. Based on allowed densities, all 110 units were inventoried as above moderate-income units (see Table 3-2). These parcels are listed in Appendix A, Table A-1.

Madera State Center Community College Specific Plan Residential Capacity

The Madera State Center Community College Specific Plan, adopted in 1995, covers an area in western Madera County and serves as the Area Plan for the Madera State Center New Growth Area. Part of the Specific Plan area is located within the City of Madera sphere of influence. State Route 99 bounds the Specific Plan area on the west; the Santa Fe Railroad bounds the area to the east; Avenue 13 borders the area to the north; and Avenue 12 borders the area to the south. The Madera County General Plan designates the Specific Plan as a “new growth area,” which allows the Specific Plan to designate the area for new uses.

Table 3-4 summarizes capacity within the Specific Plan by general plan designation. The Specific Plan provides capacity for 4,500 single family and multifamily units, including 3,398 single family units, 646 small-lot single family and townhome units, and 456 higher-density units. Parcels designated High Density Residential are located in two general locations of the Specific Plan area: along Road 12½ West near the business-center node and along Road 30½ near the community college. These parcels are anticipated to result in 193 higher-density units and were inventoried as lower-income units. Parcels designated professional office are located at the community focal points (i.e., the community college and along SR 99). The Specific Plan allows approximately 24 percent of land designated professional office to include residential uses at 12-25 units per acres. These parcels are anticipated to result in 263 higher-density units and were inventoried as lower-income units. Figure 3-6 shows the general plan designations within the Madera State Center Community College Specific Plan.

TABLE 3-4
STATE CENTER COMMUNITY COLLEGE SPECIFIC PLAN SUMMARY
Madera County
2014

General Plan Designation	General Plan Allowed Density (units/acre)	Acres	Expected Units ¹	Income Category
Very Low Density Residential	2	249.0	295	Above Moderate
Low Density Residential	1 - 7.5	680.8	3,103	Above Moderate
Medium Density Residential	5 - 12	113.0	646	Moderate
High Density Residential	12 - 25	13.5	193	Lower
Professional Office ²	12 - 25	18.5	263	Lower
Total		1,134	4,500	

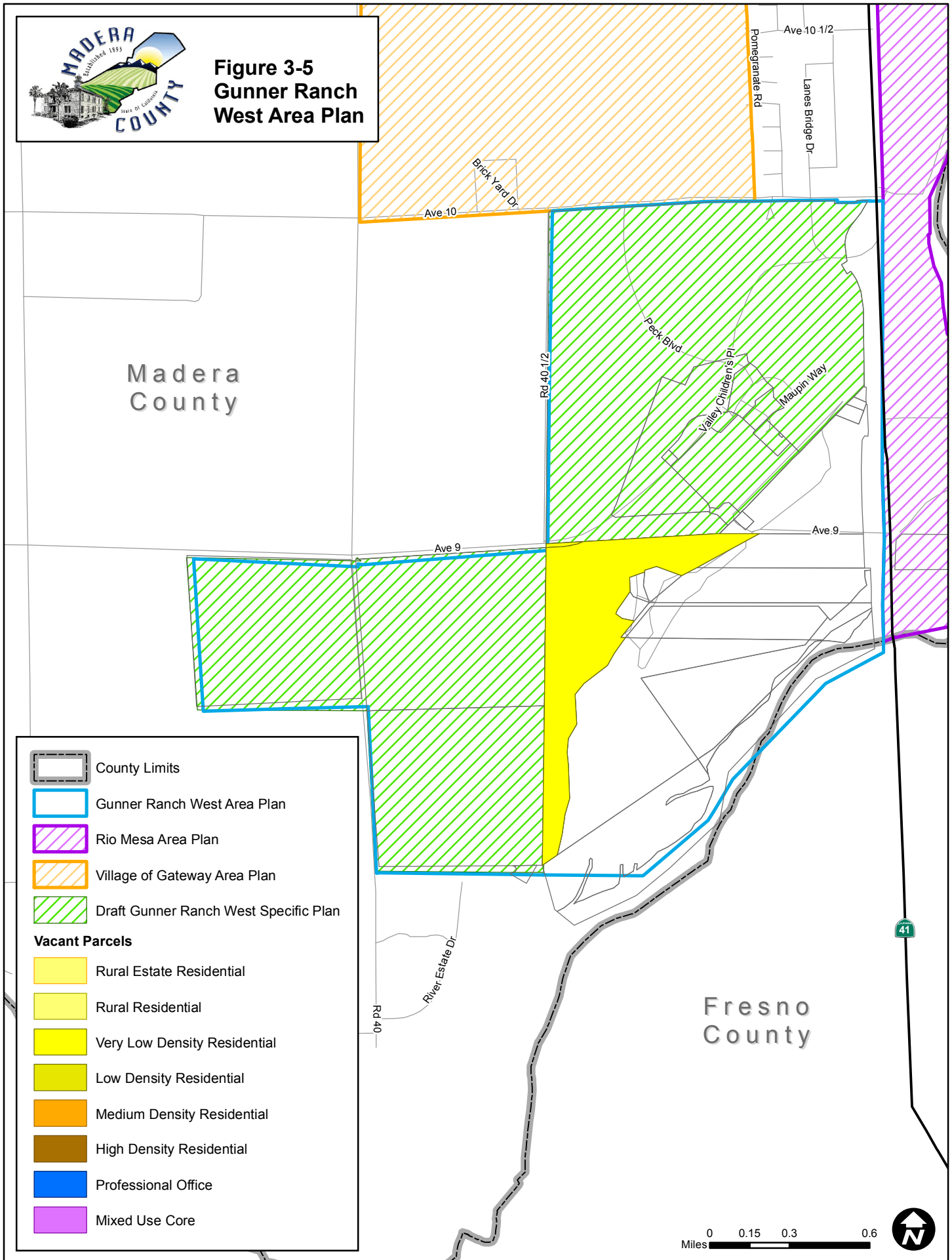
¹Expected Units are based on target density dwelling unit projections in State Center Community College Specific Plan.

²The Specific Plan allows 18.5 of the 77.5 acres of Professional Office designation to be developed as high density residential.

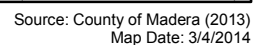
Source: Madera State Center Community College Specific Plan, 1995.



**Figure 3-5
Gunner Ranch
West Area Plan**



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North Fork Area Plan Residential Capacity

The North Fork Area Plan, adopted in 2003, covers an area on the far east side of unincorporated Madera County. There is no specific plan or planned subdivisions in this area. There are 236 vacant parcels totaling 3,507 acres within the Area Plan. These parcels, shown in Figure 3-7, can accommodate approximately 2,114 units. Six vacant parcels that are designated High Density Residential are anticipated to result in 263 multifamily units and were inventoried as lower-income units. Parcels designated Low Density Residential are anticipated to result in five single family units and were inventoried as above moderate-income units. Parcels designated Rural Residential are anticipated to result in 1,755 single family units and were inventoried as above moderate-income units. Parcels designated Very Low Density Residential are anticipated to result in 91 single family units and were inventoried as above moderate-income units. These parcels are listed in Appendix A, Table A-1.

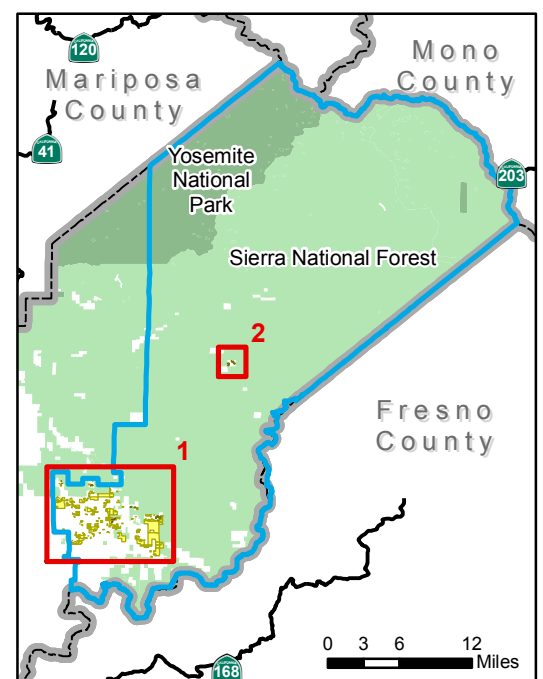
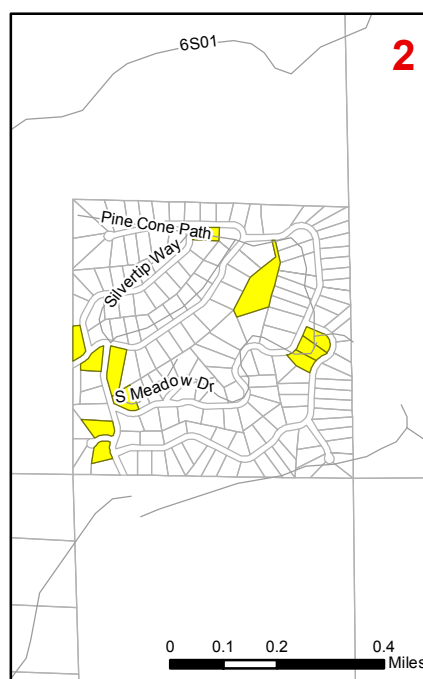
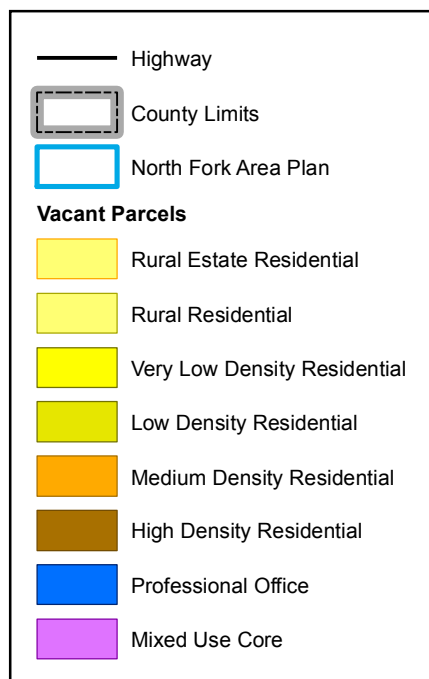
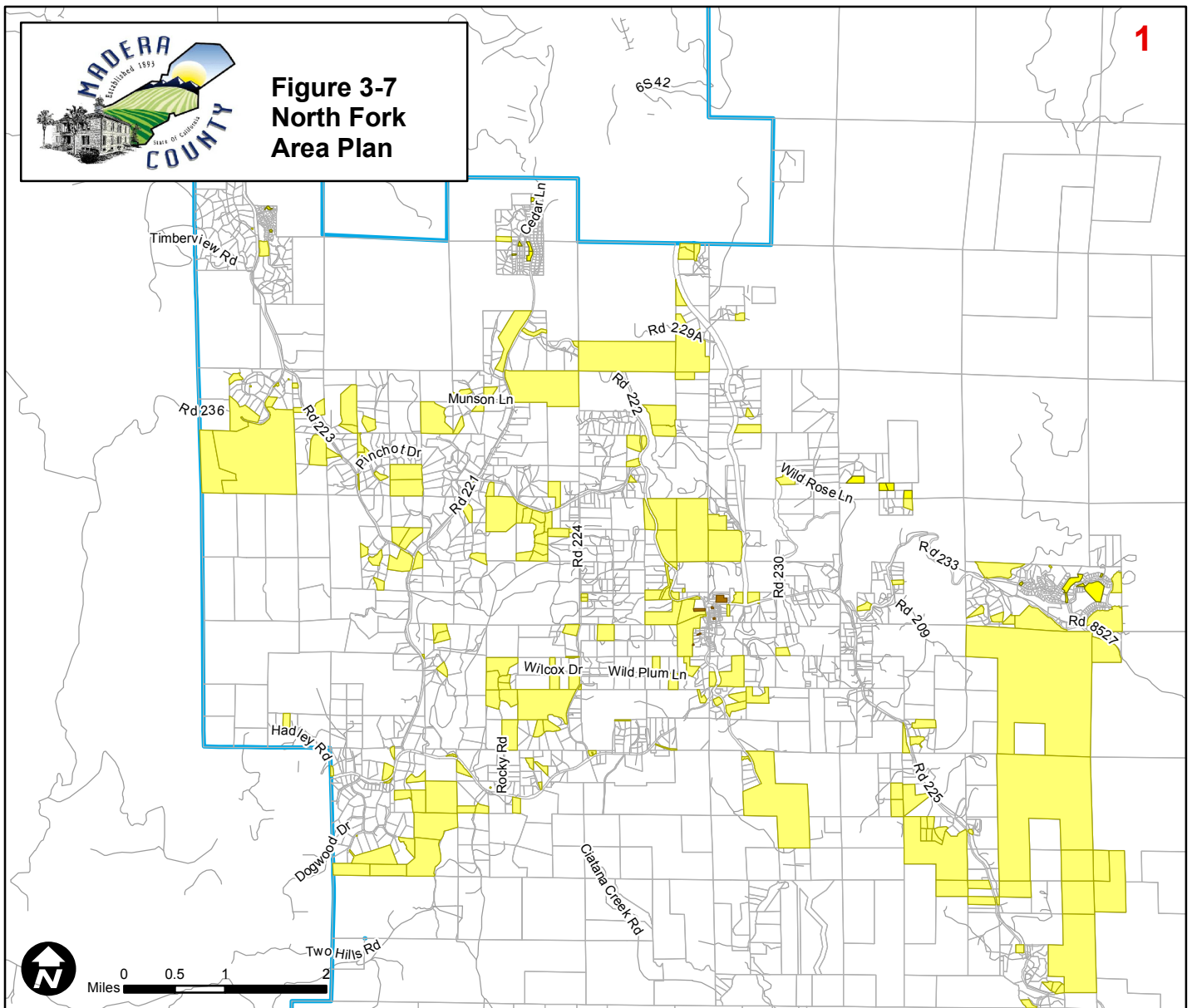
Oakhurst Area Plan Residential Capacity

The Oakhurst Area Plan, adopted in 2005, contains approximately 58 square miles, generally centered at the intersection of Highways 41 and 49. About half of the Area Plan is located within the sparsely populated Sierra National Forest. There are no specific plans or planned subdivisions in this area. There are 511 vacant parcels totaling 2,592 acres within the Area Plan. These parcels, shown in Figure 3-8, can accommodate a total of 4,865 units. Parcels designated High Density Residential are anticipated to result in 1,190 multifamily units and were inventoried as lower-income. Parcels designated Medium Density Residential are anticipated to result in 254 medium density single family or townhome units and were inventoried as moderate-income units. Parcels designated Low Density Residential are anticipated to result in 689 single family units and were inventoried as above moderate-income units. Parcels designated Very Low Density Residential are anticipated to result in 294 single family units and were inventoried as above moderate-income units. Parcels designated Rural Estate Residential are anticipated to result in 1,761 single family units and were inventoried as above moderate-income units. Parcels designated Rural Residential are anticipated to result in 677 single family units and were inventoried as above moderate-income units. These parcels are listed in Appendix A, Table A-1.

O'Neals Study Area Plan Residential Capacity

The O'Neals Study Area Plan, adopted in 1979, covers an area in southeastern Madera County bordered to the southwest by the Rio Mesa Area Plan and to the northeast by the North Fork Area Plan. There are no specific plans or planned subdivisions in the area. There are 137 vacant parcels totaling 351 acres within the Area Plan. These parcels, shown in Figure 3-9, can accommodate approximately 265 units, including 147 single family units from parcels designated Rural Residential and 118 single family units from parcels designated Very Low Density Residential. Based on allowed densities, all units in the O'Neil's Study Area Plan were inventoried as above moderate-income units. These parcels are listed in Appendix A, Table A-1.

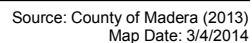
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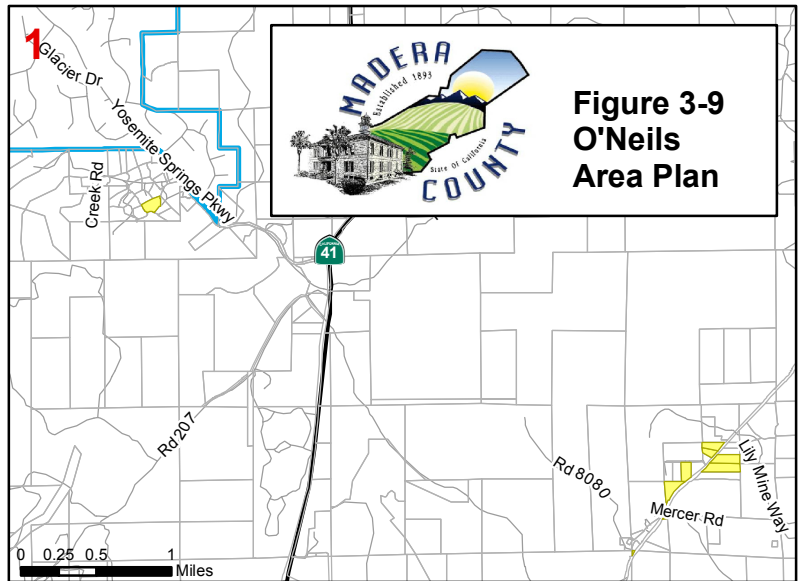
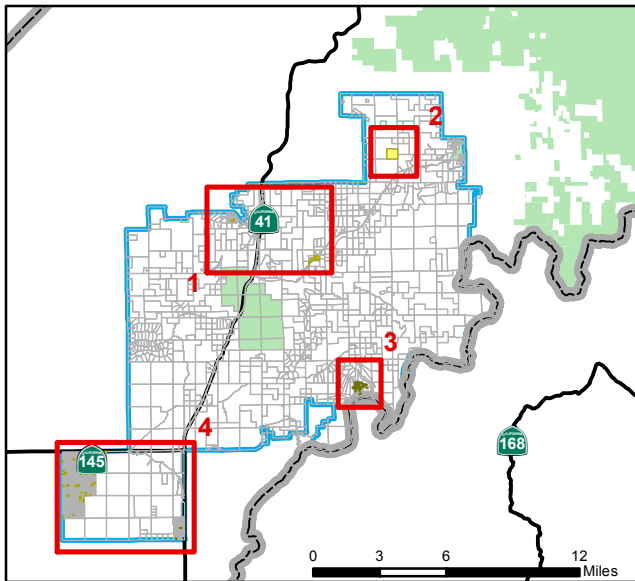
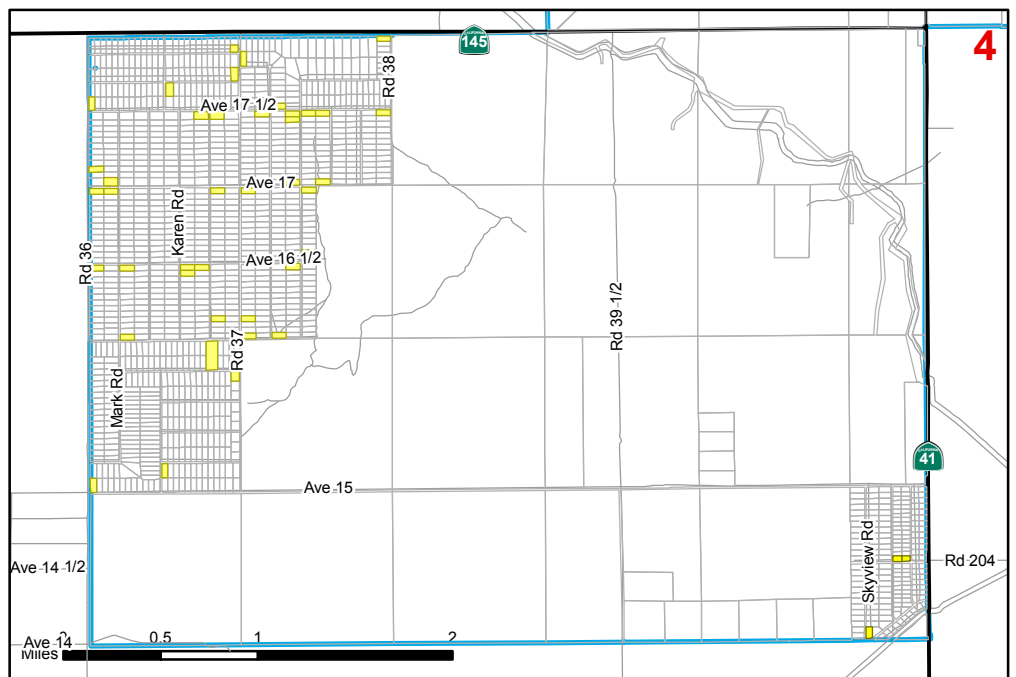
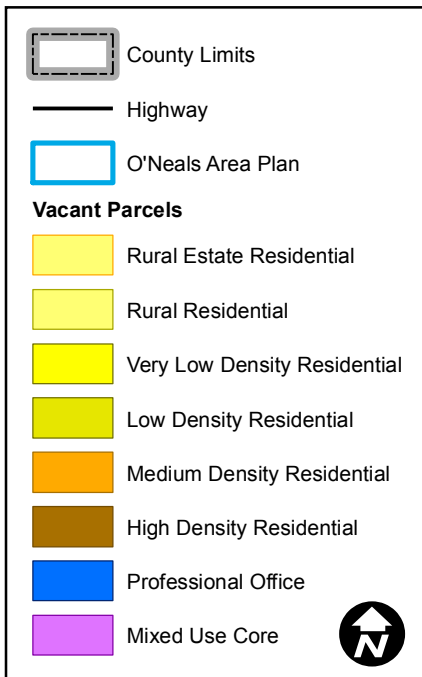
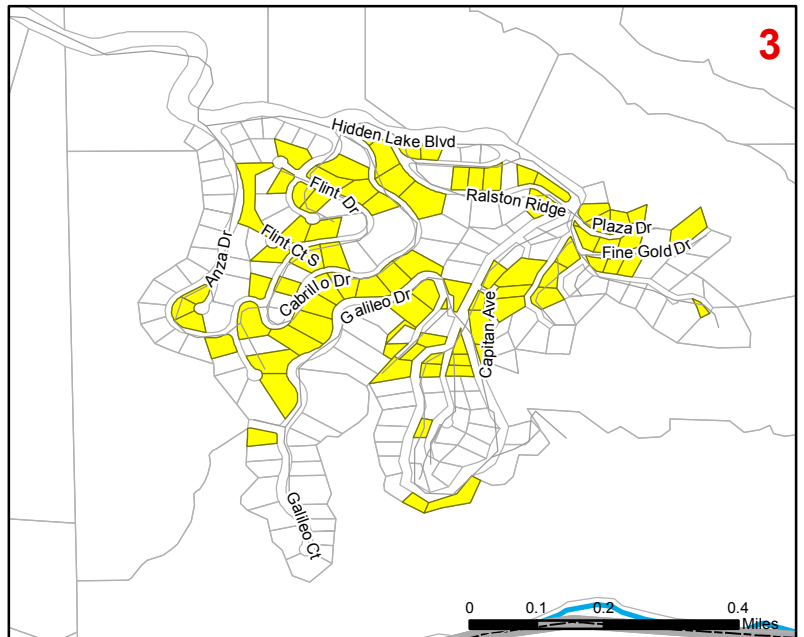
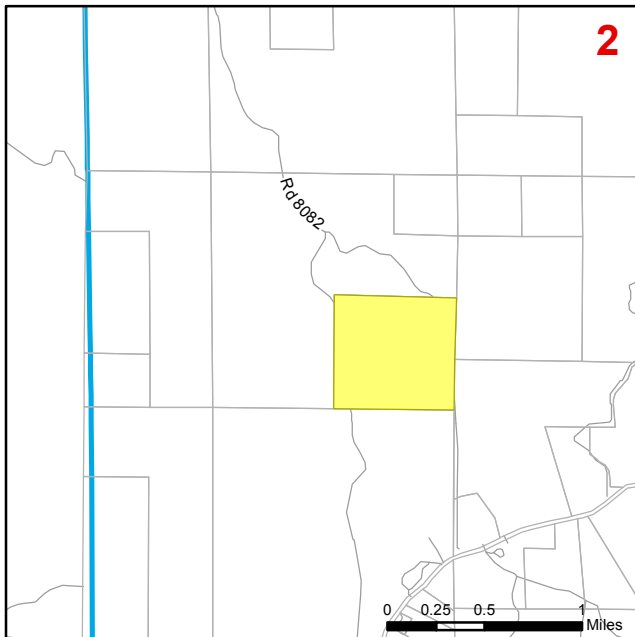


**Figure 3-9
O'Neals
Area Plan**



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Raymond Area Plan Residential Capacity

The Raymond Area Plan, adopted in 2009, is located in the foothills of the Sierra Nevada Mountains in north/central Madera County. The town of Raymond is the Area Plan's only significant community. Since it does not contain any specific plans or approved projects, all residential capacity within the Raymond Area Plan comes from vacant parcels. There are 90 vacant parcels totaling 1,545 acres within the Area Plan. These parcels, shown in Figure 3-10, can accommodate approximately 871 total units ranging from single family detached units to multifamily units. Parcels designated high-density residential are anticipated to result in 73 multifamily units and were inventoried as lower-income units. Parcels designated Very Low Density are anticipated to result in 26 single family units and were inventoried as above moderate-income units. Parcels designated Rural Residential and anticipated to result in 772 single family units and were inventoried as above moderate-income units. These parcels are listed in Appendix A, Table A-1.

Rio Mesa Area Plan Residential Capacity

The Rio Mesa Area Plan, adopted in 1995, covers an area in southeastern Madera County, south of Road 145, east of Highway 41, and directly north of the Fresno metropolitan area. The Area Plan was originally developed to help accommodate a new UC Campus. Although Merced was ultimately chosen as the city to host the new university, the Rio Mesa Area Plan remains in high demand for new development, largely due to its proximity to Fresno. The Area Plan is organized around three villages that offer focal points for activity and land use intensification: the Northshore at Millerton Lake (which includes the currently under review Northshore at Millerton Lake Specific Plan), the Rio Mesa Village (which includes the approved Tesoro Viejo Specific Plan), and Avenue 12 Village (which now includes the Tra Vigne Subdivision). The Rio Mesa Area Plan includes residential capacity from the Northshore at Millerton Lake Specific Plan, the Tesoro Viejo Specific Plan, the Tra Vigne Residential Subdivision, and other vacant land. These sites are shown in Figure 3-11.

Northshore at Millerton Lake Specific Plan

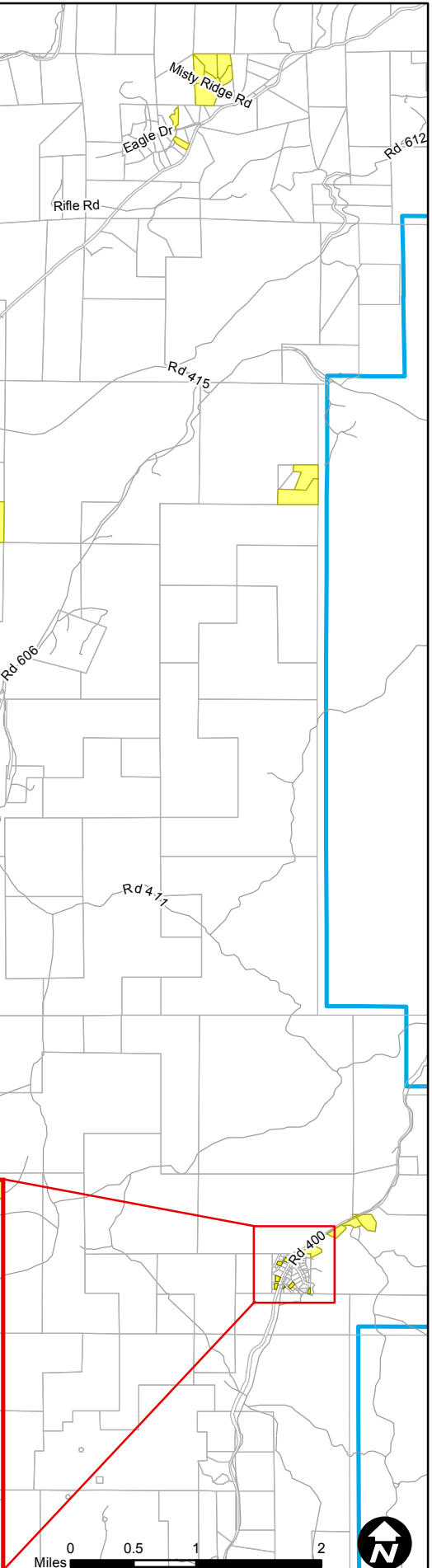
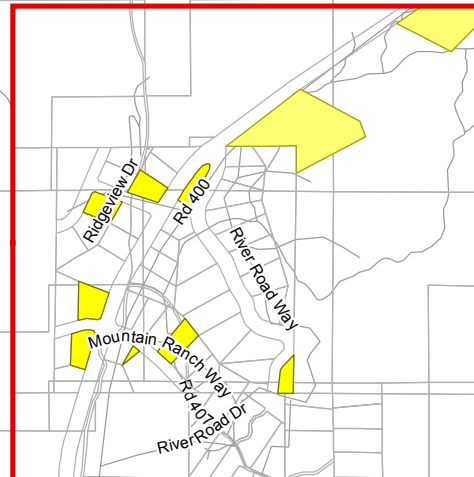
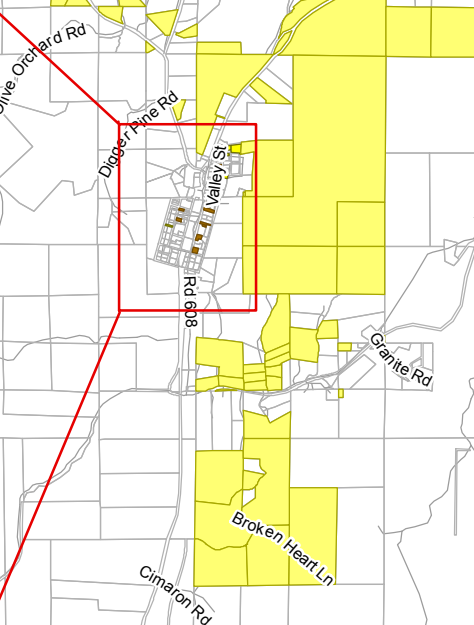
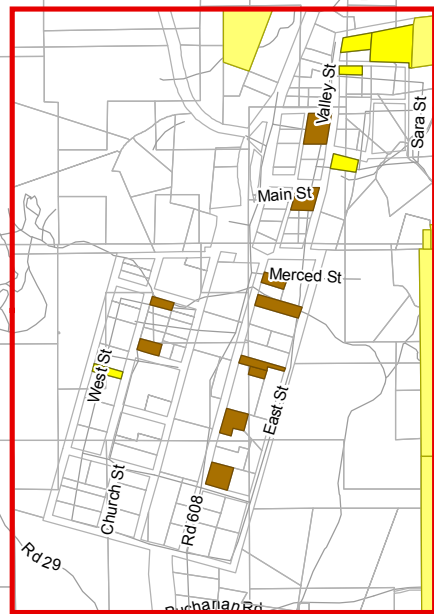
The Northshore at Millerton Lake Specific Plan, adopted in 2008, covers a 2,238-acre area covering the northern part of the Rio Mesa Area Plan. The Specific Plan area is divided into six neighborhoods, each with multiple planning areas. The most intense development within Northshore at Millerton Lake will occur in the South Mesa Neighborhood, adjacent to Rio Mesa Boulevard. This area includes a 32.8-acre Village Core Center (zoned mixed use) which is envisioned as a mixed-use development with a variety of commercial, office, and multifamily residential uses. This area allows both stand-alone residential development and vertical mixed use.

The neighborhoods and planning areas within the Specific Plan are described in Table 3-5. The neighborhood and planning area names in Table 3-5 correspond with those in Figure 3-12. The Specific Plan includes 1,609 acres of residentially designated land and 2,966 units. Sites designated High Density Residential and Mixed Use Core are anticipated to result in 696

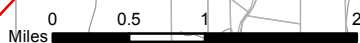
multifamily units and were inventoried as lower-income units. Sites designated Medium Density Residential are anticipated to result in 1,481 single family and townhome units and were inventoried as moderate-income units. Sites designated Rural Residential, Very Low Density Residential, and Low Density Residential are anticipated to result in 789 single family units and were inventoried as above moderate-income units.



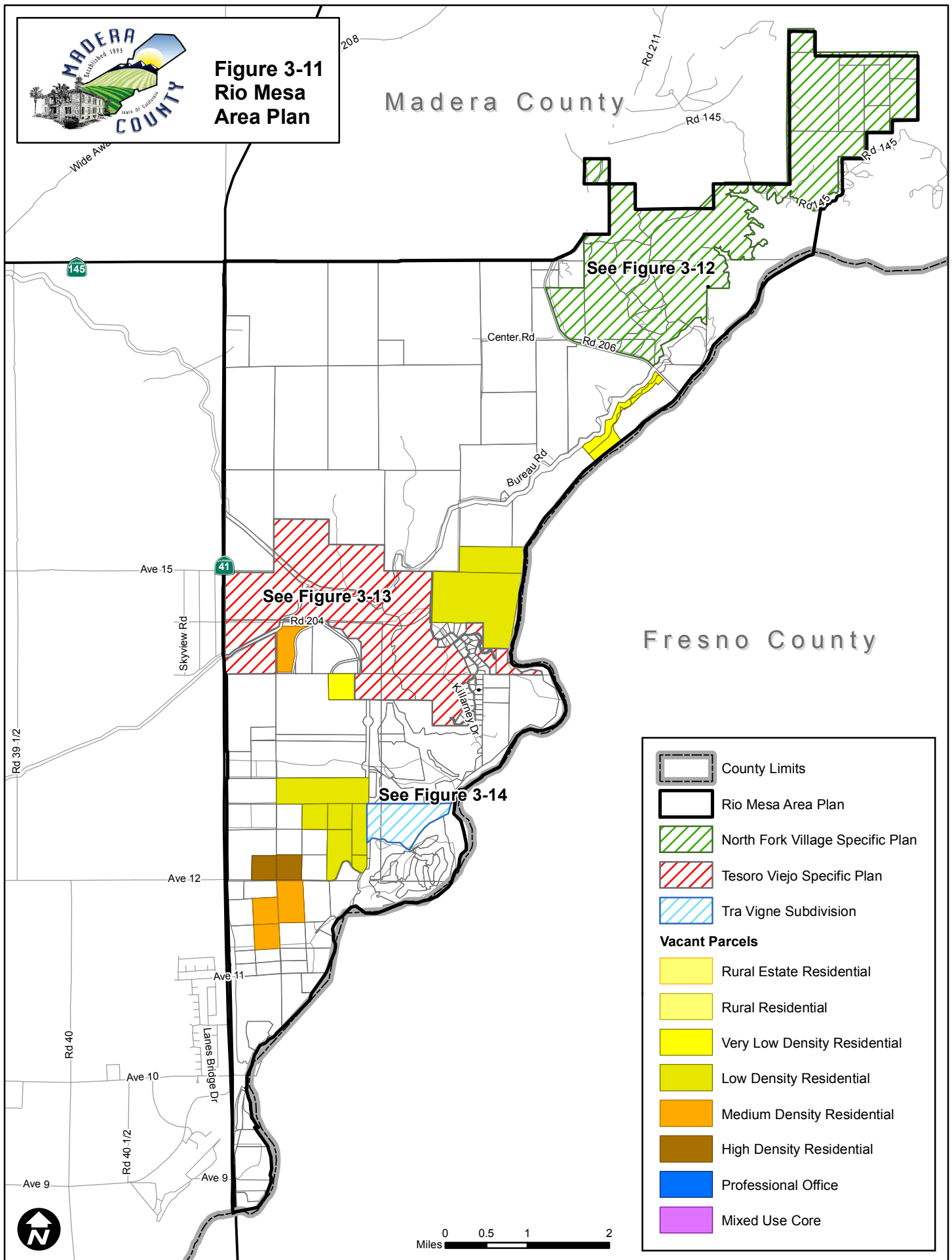
**Figure 3-10
Raymond
Area Plan**



- Highway
- ▭ County Limits
- ▭ Raymond Area Plan
- Vacant Parcels**
- ▭ Rural Estate Residential
- ▭ Rural Residential
- ▭ Very Low Density Residential
- ▭ Low Density Residential
- ▭ Medium Density Residential
- ▭ High Density Residential
- ▭ Professional Office
- ▭ Mixed Use Core



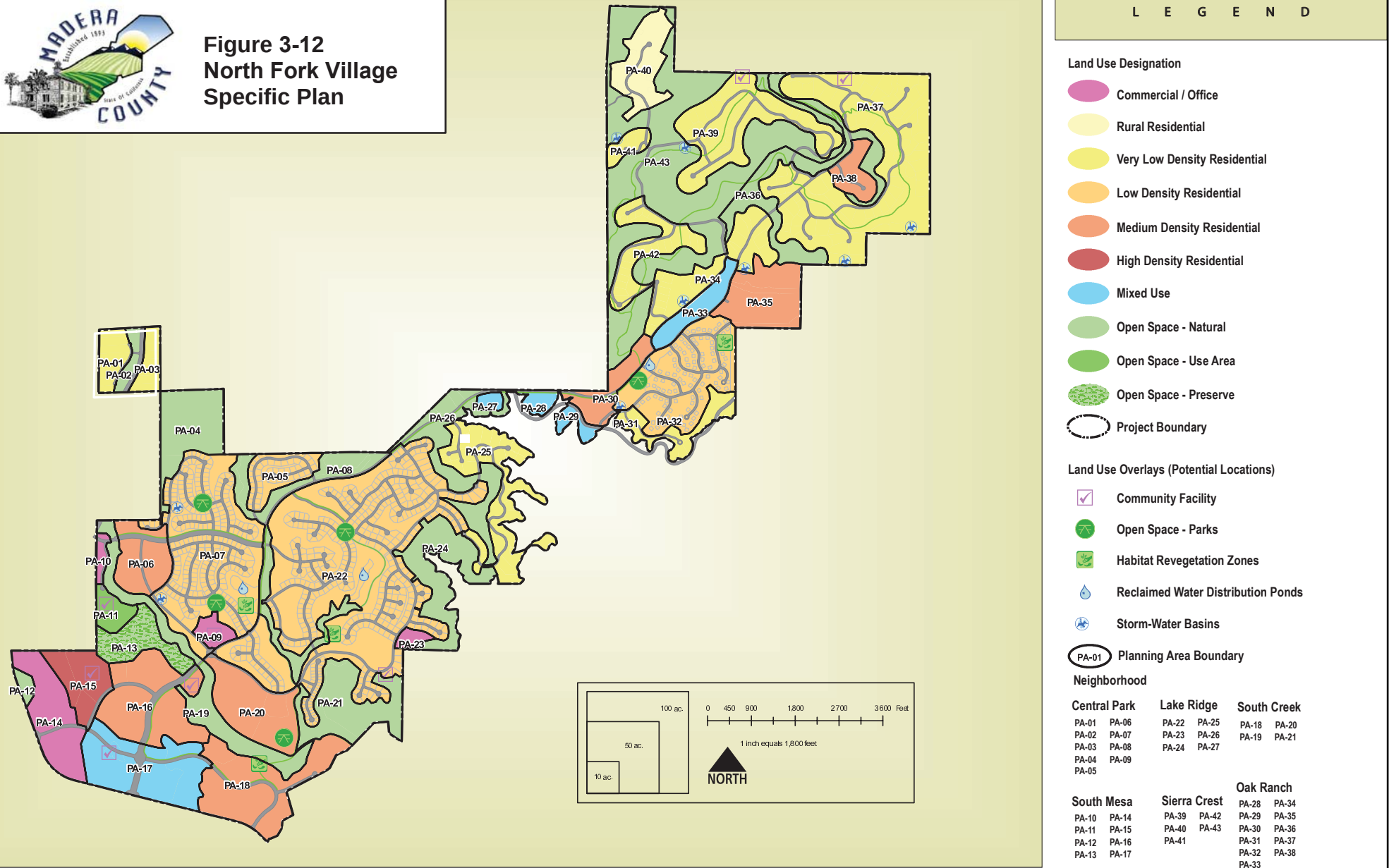
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**Figure 3-12
North Fork Village
Specific Plan**



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**TABLE 3-5
NORTHSHORE AT MILLERTON LAKE SPECIFIC PLAN NEIGHBORHOODS
Madera County
2014**

Neighborhood ¹	Planning Area ²	General Plan Designation	General Plan Density Range (units/acre)	Acres	Expected Units ³	Income Category
Central Park	PA-01	Very Low Density Residential	2	15.6	8	Above Moderate
	PA-03	Very Low Density Residential	2	12.6	8	Above Moderate
	PA-05	Low Density Residential	1 - 7.5	24.9	45	Above Moderate
	PA-07	Medium Density Residential	5 - 12	147.0	245	Moderate
	PA-06	Medium Density Residential	5 - 12	33.8	135	Moderate
	<i>Subtotal</i>			233.8 ⁴	441	
Lake Ridge	PA-24	Very Low Density Residential	2	26.9	31	Above Moderate
	PA-25	Very Low Density Residential	2	60.8	40	Above Moderate
	PA-20	Low Density Residential	1 - 7.5	45.8	75	Above Moderate
	PA-21	Low Density Residential	1 - 7.5	259.6	272	Above Moderate
	PA-19	Medium Density Residential	5 - 12	65.1	232	Moderate
	PA-22	Medium Density Residential	5 - 12	11.8	66	Moderate
	PA-27	Mixed Use Core	12 - 30	4.2	17	Lower
	<i>Subtotal</i>			474.2 ⁴	733	
South Mesa	PA-11	Medium Density Residential	5 - 12	61.0	100	Moderate
	PA-15	High Density Residential	12 - 25	36.2	252	Lower
	PA-14	Mixed Use Core	12 - 30	63	294	Lower
	<i>Subtotal</i>			160.2 ⁴	646	
South Creek	PA-16	Medium Density Residential	5 - 12	63.5	311	Moderate
	<i>Subtotal</i>			63.5 ⁴	311	
Oak Ranch	PA-	Very Low Density	2	23.2	10	Above Moderate

**TABLE 3-5
NORTHSHORE AT MILLERTON LAKE SPECIFIC PLAN NEIGHBORHOODS
Madera County
2014**

Neighborhood ¹	Planning Area ²	General Plan Designation	General Plan Density Range (units/acre)	Acres	Expected Units ³	Income Category
	31	Residential				
	PA-34	Very Low Density Residential	2	48.0	17	Above Moderate
	PA-37	Very Low Density Residential	2	186.3	83	Above Moderate
	PA-32	Low Density Residential	1 - 7.5	85.5	97	Above Moderate
	PA-30	Medium Density Residential	5 - 12	23.9	76	Moderate
	PA-35	Medium Density Residential	5 - 12	45.3	225	Moderate
	PA-38	Medium Density Residential	5 - 12	16.7	91	Moderate
	PA-28	Mixed Use Core	12 - 30	7.4	9	Lower
	PA-29	Mixed Use Core	12 - 30	6.1	14	Lower
	PA-33	Mixed Use Core	12 - 30	20.2	110	Lower
	Subtotal			462.7 ⁴	732	
	Sierra Crest	PA-40	Rural Residential	0.05	36.8	14
PA-39		Very Low Density Residential	2	75	58	Above Moderate
PA-41		Very Low Density Residential	2	9.1	5	Above Moderate
PA-42		Very Low Density Residential	2	36.9	26	Above Moderate
Subtotal			157.7 ⁴	103		
Total				1,553 ⁴	2,966	

¹Neighborhood names correspond with the neighborhoods identified in Figure 3-11 from the Specific Plan.

²Planning Areas correspond with the Planning Areas identified in Figure 3-11 from the Specific Plan.

³Expected Units are based on planned number of permitted dwelling units in the annotated land use plan of the Specific Plan.

⁴Acreages include only residential and mixed-use designated lands.

**TABLE 3-6
NORTHSHORE AT MILLERTON LAKE SPECIFIC PLAN AREA SUMMARY
Madera County
2014**

General Plan Designation	General Plan Density Range (units/acre)	Acres	Expected Units	Income Category
Rural Residential	0.05	37	14	Above Moderate
Very Low Density Residential	2	494.4	286	Above Moderate
Low Density Residential	1 - 7.5	415.8	489	Above Moderate
Medium Density Residential	5 - 12	468.1	1,481	Moderate
High Density Residential	12 - 25	36.2	252	Lower
Mixed Use Core	12 - 30	101	444	Lower
Total		1,553	2,996	

Tesoro Viejo Specific Plan

The Tesoro Viejo Specific Plan, adopted in 2012, includes virtually all of Rio Mesa Village, which was originally proposed in the Rio Mesa Area Plan in 1995. While certain modifications and refinements have been proposed by the Specific Plan, much of the land use proposed in the Tesoro Viejo Specific Plan reflects those defined in the Rio Mesa Area Plan. The Specific Plan area is located in the center of the Rio Mesa Area Plan between Northshore at Millerton Lake Specific Plan to the north and the Tra Vigne Subdivision to the south. The Specific Plan includes designations for a variety of residential housing types.

Table 3-6 summarizes the residential capacity within the Tesoro Viejo Specific Plan by General Plan designation. The Specific Plan provides for 1,089 acres of residential development and 4,595 units, 779 of which were inventoried as lower income. The General Plan designations identified in Table 3-7 correspond with those shown in Figure 3-13.

**TABLE 3-7
TESORO VIEJO SPECIFIC PLAN AREA
Madera County
2014**

General Plan Designation	General Plan Density Range (units/acre)	Acres	Expected Units¹	Income Category
Very Low Density Residential	0.3 - 3	429.9	631	Above Moderate
Low Density Residential ²	1 - 10	401.2	1,806	Above Moderate
Medium Density Residential ³	5 - 15	203.1	1,828	Moderate
Mixed Use Neighborhood Commercial	8 - 12	10	90	Moderate
High Density Residential	12 - 25	27.6	511	Lower
Mixed Use Community Core	12 - 30	18.5 ⁴	324	Lower
Total		1,090.3	5,190	

Notes:

¹Units are from Moderate Buildout statistics included in the Specific Plan.

²Includes 11 acres and 47 units within Special Use "A" land use designation.

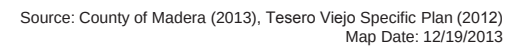
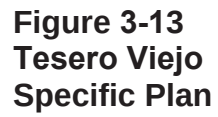
³Includes 10 acres and 80 units within Mixed Use Neighborhood Commercial land use designation.

⁴18.5 acres denotes only the residential portion of the mixed use community core designation. The specific plan assumes residential uses will account for 25 percent of the total 70.6 mixed use community core acres.

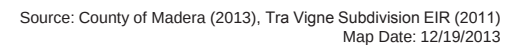
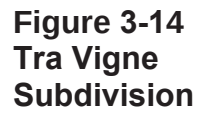
Source: Tesoro Viejo Specific Plan, 2012.

Tra Vigne Planned Subdivision

The Tra Vigne Subdivision, which is currently under review, is located in the southern third of the Rio Mesa Area Plan. The Tra Vigne Subdivision is located in the Avenue 12 Village Planning Area within the Rio Mesa Area Plan. It incorporates the specific land use, infrastructure master planning, and development design guidance required by the Rio Mesa Area Plan to enable development. The Subdivision includes two parcels (APN 049-034-003 and 049-034-006) immediately north of Riverbend Golf Club. If approved, the Tra Vigne Subdivision will re-designate the parcels from Low Density Residential to Medium-Density Residential and include 432 residential lots, allowing for a mix of units depending on lot size. For the purposes of the RHNA, the Tra Vigne Subdivision was inventoried to include 432 moderate-income units. Figure 3-14 shows the Tra Vigne Subdivision, as it is included in the 2011 Draft Environmental Impact Report. The City prepared a Draft EIR but determined through comments received that additional work needed to be done. The City is currently preparing a Revised Draft EIR and could be publishing that document for a 45-day comment period by the end of 2014.



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Other Vacant Land

Outside Northshore at Millerton Lake Specific Plan, Tesoro Viejo Specific Plan, and the Tra Vigne Subdivision, there are an additional 21 residentially-designated vacant parcels totaling 1,156.7 acres within the Rio Mesa Area Plan and outside Northshore at Millerton Lake Specific Plan, Tesoro Viejo Specific Plan, and the Tra Vigne Subdivision. These parcels, shown in Figure 3-11, can accommodate approximately 6,492 units, ranging from single family homes to multifamily buildings. Two parcels, designated High Density Residential are anticipated to result in 1,501 multifamily units and were inventoried as lower-income units. Four parcels designated Medium Density Residential are anticipated to result in 1,701 single family units and townhomes and were inventoried as moderate-income units. Parcels designated Low Density Residential and Very Low Density Residential are anticipated to result in 3,290 single-family homes and were inventoried as above moderate-income units. These parcels are listed in Appendix A, Table A-1.

Remaining Unincorporated County Residential Capacity

There is additional residential capacity on unincorporated land within Madera County that is outside of the adopted area plans. This includes the valley floor west of the Raymond, O'Neals, Gateway, and Gunner Ranch West Area Plans (see Figures 3-15, 3-16, and 3-17), as well as the area between Oakhurst Area Plan to the west and North Fork Area Plan to the east (see Figure 3-18). The Southeast Madera County Area Plan, which is currently (2014) being developed, is located directly west of the Gateway Village Area Plan and Gunner Ranch West Area Plan and directly south of the O'Neals Area Plan. This 31,467-acre area includes several potential developments. However, since this area plan is not yet adopted, the units are not included as a part of this inventory.

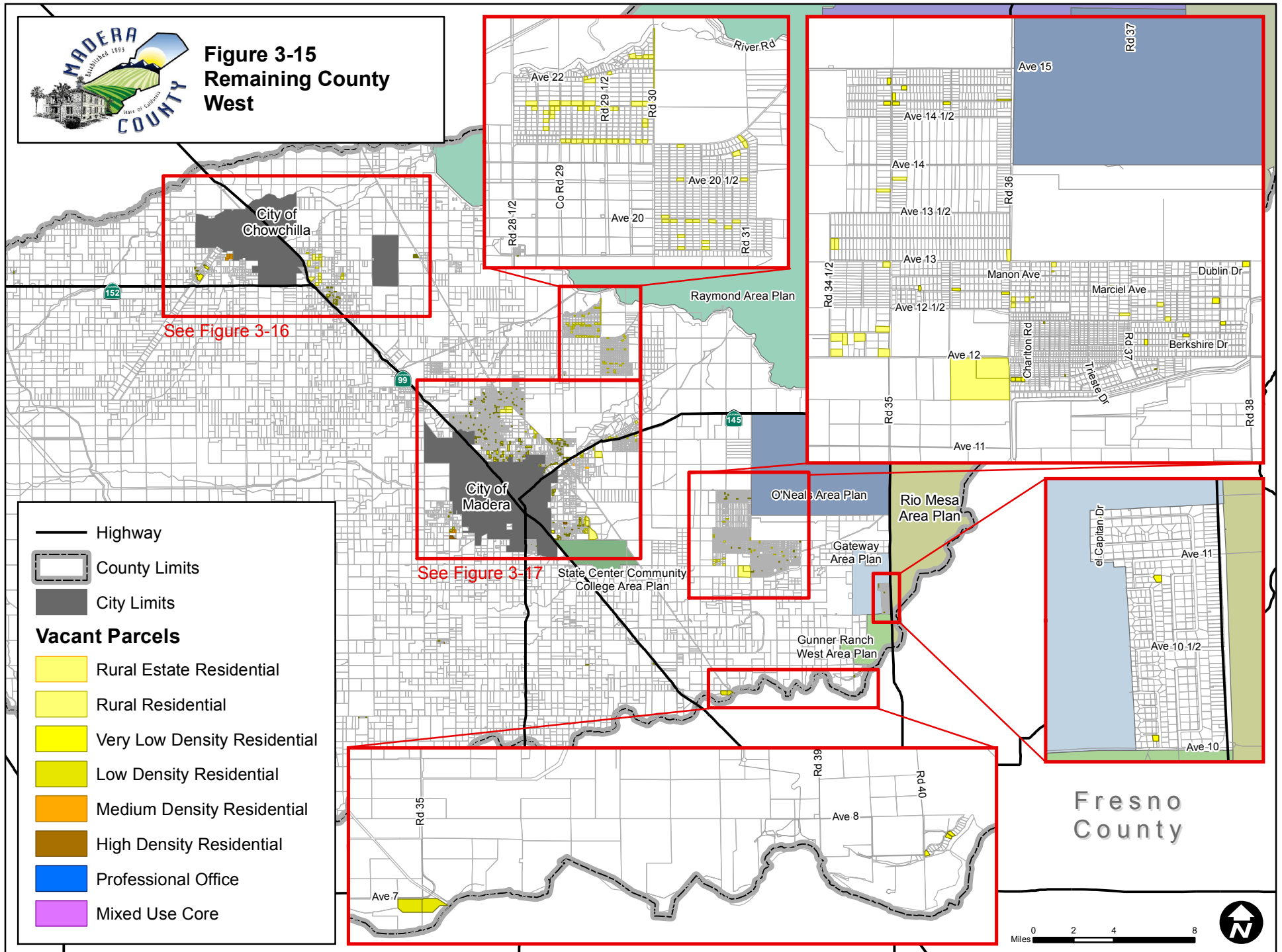
There are 642 vacant parcels totaling 1,953 acres within the remaining county. These parcels can accommodate approximately 4,703 units, ranging from single family units to multifamily units.

Parcels designated High Density Residential are anticipated to result in 420 multifamily units and were inventoried as lower-income. Parcels designated Medium Density Residential are anticipated to result in 514 single family units and townhomes and were inventoried as moderate-income units. Parcels designated Low Density Residential, Very Low Density Residential, and Rural Residential are anticipated to result in 3,769 single family units and were inventoried as above moderate-income units. These parcels are listed in Appendix A, Table A-1.

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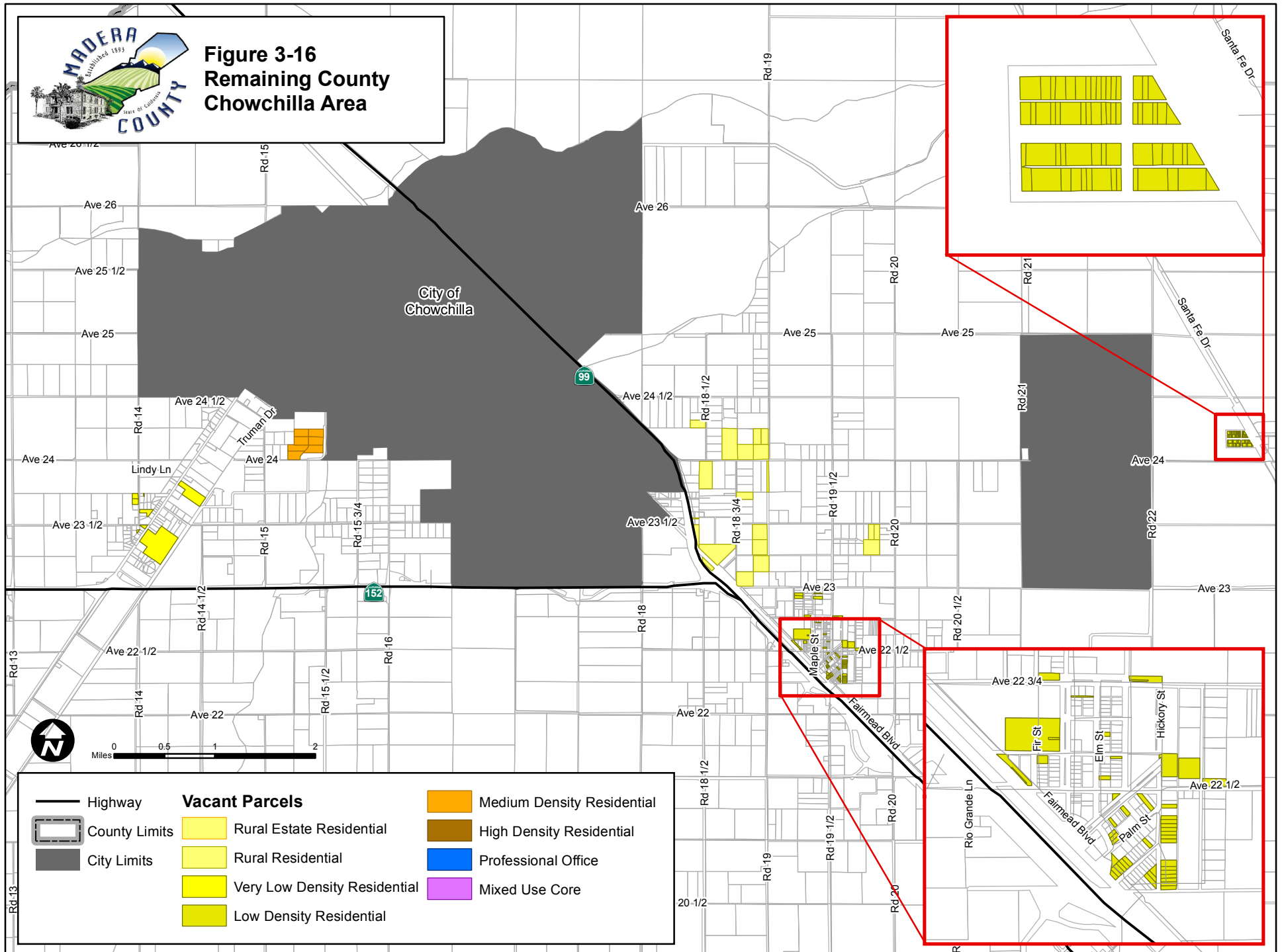
**Figure 3-15
Remaining County
West**



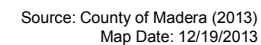
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Figure 3-16
Remaining County
Chowchilla Area



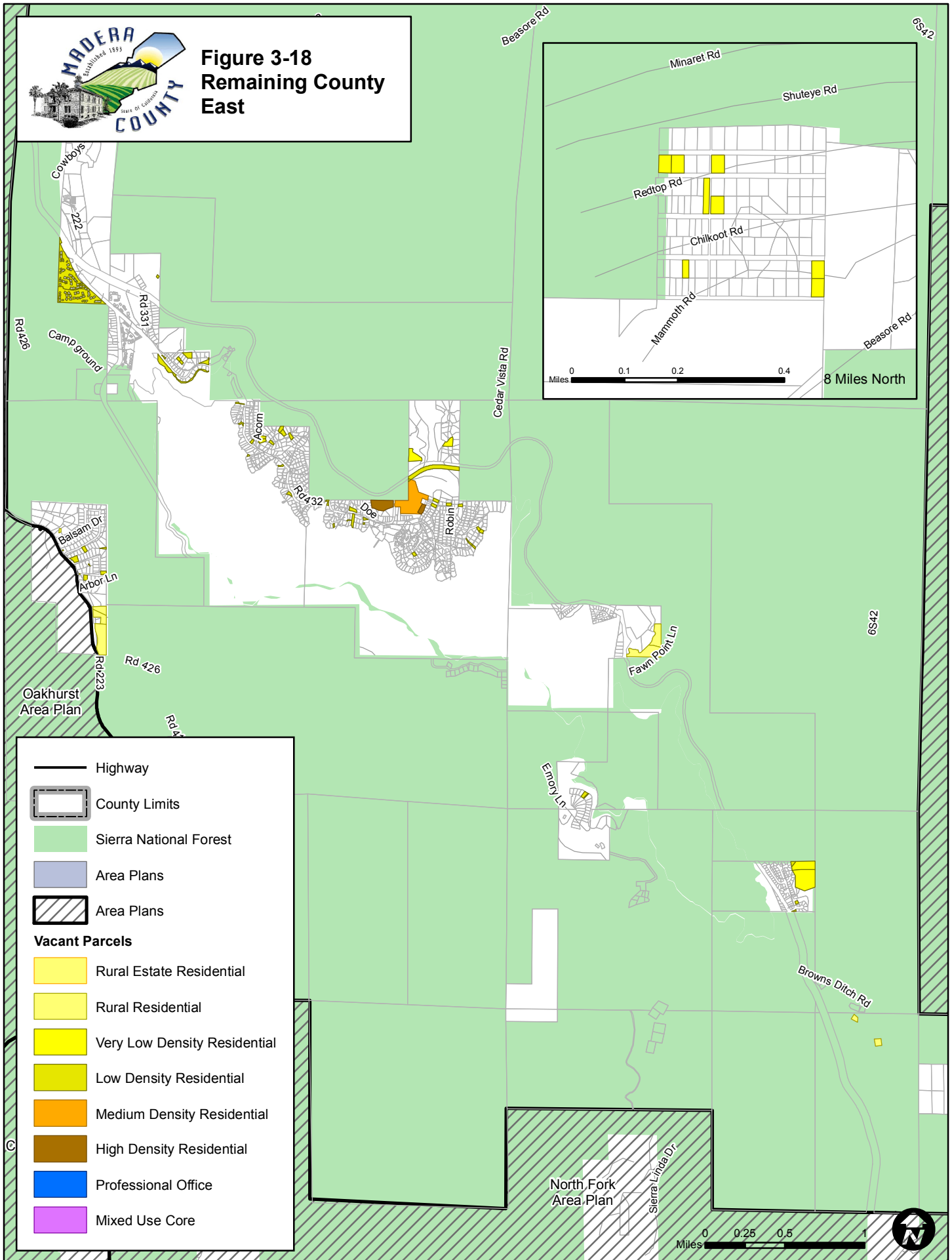
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**Figure 3-18
Remaining County
East**



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Units Built During RHNA Period

Since the RHNA period started on January 1, 2014, the County can count any units built since that date against the RHNA. Since January 1, 2014, 62 single family detached units have been built in the county. These units are shown in Table 3-8, below, as above moderate-income units and are counted against the RHNA.

Residential Capacity Summary

Table 3-8 summarizes Madera County's capacity to meet the RHNA for the 2014-2024 planning period. As previously stated, Madera County has opted to rely on the default density standard of 20 units per acre. For the below sites, if the maximum allowed density was equal to or greater than the default density standard of 20 units per acre, the site was inventoried as lower-income. Sites designated Medium-Density Residential with an allowed density of 5 to 12 units per acre were inventoried as moderate-income units. All other densities were inventoried as above moderate-income units. After accounting for specific plans, the Tra Vigne Planned Subdivision, and other vacant parcels, Madera County has a total capacity for 62,086 units, including 6,861 lower-income units, 9,817 moderate-income units, and 40,519 above moderate-income units.

**TABLE 3-8
RHNA SUMMARY
Madera County
2014-2024**

	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
RHNA	1,285	984	1,015	2,398	5,682
Units built since January 1, 2014	0	0	0	62	62
Remaining RHNA	1,285	984	1,015	2,336	5,620
Ahwahnee Area Plan					
<i>Vacant Parcels</i>	0	0	0	3,455	3,455
Coarsegold Area Plan					
<i>Vacant Parcels</i>	0	0	0	4,285	4,285
Gateway Village Area Plan					
<i>Gateway Village Specific Plan</i>	742	0	0	5,826	6,568
Gunner Ranch West Area Plan					
<i>Gunner Ranch West Specific Plan</i>	741	907	0	1,192	2,840
<i>Vacant Parcels</i>	0	0	0	210	210
Madera State Center Community College Area Plan					
<i>Madera State Center Community College Specific Plan</i>	456	646	0	3,398	4,500
North Fork Area Plan					
<i>Vacant Parcels</i>	263	0	0	3,121	2,114
Oakhurst Area Plan					
<i>Vacant Parcels</i>	1,190	554	0	3,121	4,865
O'Neals Study Area Plan					
<i>Vacant Parcels</i>	0	0	0	265	265
Raymond Area Plan					
<i>Vacant Parcels</i>	73	0	0	798	871
Rio Mesa Area Plan					
<i>Northshore at Millerton Lake Specific Plan</i>	696	1,481	0	781	2,996
<i>Tesoro Viejo Specific Plan</i>	779	1,704	0	1,111	4,595
<i>Tra Vigne Subdivision</i>	0	0	0	432	432
<i>Vacant Parcels</i>	1,501	1,701	0	3,290	6,492
Remaining County					
<i>Vacant Parcels</i>	420	514	0	3,769	4,703
Total Capacity	6,861	9,817	0	40,519	62,086

Source: Madera County, 2014.

Financial and Administrative Resources

Funding Programs for Affordable Housing

There are several Federal, State, and local funding programs that can be used to assist with rehabilitation, new construction, infrastructure, 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.
- **Cal HOME 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 funds 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 percent or 9 percent Federal tax credit to owners of low-income rental housing projects.
- **Multifamily Housing Program.** Provides post construction, permanent financing of affordable housing.

- **Neighborhood Stabilization Program.** Used to purchase, rehabilitate, and sell foreclosed/vacant homes in a designated area to income eligible families and individuals.
- **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 Down Payment 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 assistance 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.

Housing Choice Voucher Program

Rental assistance for residents of the unincorporated area is available from the City of Madera Housing Authority, which administers the HUD-funded Housing Voucher Program (Section 8) for the County. As of 2012, 741 households were receiving rental assistance from the Section 8 Program. However, 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 30 percent of their household income allowed under program guidelines. There are currently 800 households on the Voucher Program waiting list, 64 of which are seniors and 177 of which are persons with disabilities.

Housing Rehabilitation Program

Congress established the Neighborhood Stabilization Program (NSP) in 2008 for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. The County received \$1,659,017 in 2010 through the third round of funding, called NSP3, which allows for the acquisition, rehabilitation, and resale of foreclosed or short-sale homes through a grant from

HUD. NSP3 allows eligible first-time homebuyers with an income less than 120 percent of the area median income to receive up to \$75,000 in a deferred, silent second, zero-interest loan. Funds are targeted to communities with the most severe neighborhood problems. As of June 2014 six homes under the NSP3 program have been acquired and rehabilitated using the NSP3 funds.

A portion of the NSP3 funding will be used to provide qualified low-income homebuyers with pre- and post-purchase counseling and direct homeownership assistance including down payment and closing cost assistance.

Energy Conservation Opportunities

Local

State law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing since higher energy bills result in less money 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 reserved to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

California Title 24 regulations require higher energy efficiency standards for residential and non-residential buildings. The County will enforce Title 24 regulation requirements through its building permit process and comply with the California Subdivision Map Act that allows local governments to provide for solar access.

Madera County is proposing several new energy conservation programs to encourage the use of alternative building materials and methods to help conserve energy and lower the long-term cost associated with utility bills. The County will implement a “greenprint” strategy that will effectively weave together environmental and urban systems to sustain, protect, and provide access to its local natural resources. The Madera Energy Watch is a collaboration between Pacific Gas and Electric Company and RHA, a third-party energy-efficiency implementation specialist, to provide direct installation services to residents, small and medium businesses, municipalities, and nonprofit organizations to improve their energy efficiency.

Weatherization includes energy saving items such as installation of weather stripping to the doors and window, dual paint windows, additional insulation, and caulking around cracks and seals. Winterization programs, administered by the California Department of Community Services Development, will continue to assist lower-income homeowners with weatherizing their older homes, thereby reducing energy consumption and costs.

The County will also promote the use of cluster housing or planned development concepts where existing urban services are available. This includes housing development on major street arterials and bus transportation corridors. To encourage this type of development, the County is proposing to provide one or more additional incentives such as fee waivers, reductions,

deferrals, a reduction of floor area to lot area ratio requirements, the provision of priority reviews and processing, and abbreviated or modified processing where permissible by law. The cluster housing is intended to help the County comply with SB 375 requirements. Cluster housing will allow for more efficient use of major corridors, helping to reduce poor air quality.

The County will continue to work with its local Council of Governments on transportation matters that affect the Central Valley. The Madera County Transportation Commission along with seven other Central Valley Council of Governments have come together to develop the Regional Blueprint plan. Madera County, in conjunction with other regional partners, will work toward achieving more effective land use patterns that will ultimately lead to the reduction of greenhouse gases.

PG&E

Pacific Gas and Electric Company (PG&E), which provides electricity service in Madera County, offers public information and technical assistance to homeowners regarding energy conservation. PG&E also provides numerous incentives for energy-efficient new construction and home remodeling. Remodeling rebates include cool roofs, insulation, and water heaters. Residents are granted between \$150-\$200 per 1,000 square feet for installed cool roofs and attic and wall insulation. Installing new energy-efficient water heaters qualifies residents for a \$30 rebate.

PG&E also offers energy-efficiency tax credits under the Energy Policy Act of 2005 for both homeowners and builders. Existing homeowners are eligible for tax credits up to a maximum of \$500 for energy-efficient improvements. An additional tax credit is available for solar energy systems. Builders of energy-efficient new homes are eligible for tax credits up to a maximum of \$2,000.

PG&E provides a variety of energy conservation services for residents as well as a wealth of financial and energy-related assistance programs for low-income customers:

- **The Balanced Payment Plan (BPP).** Designed to eliminate big swings in customer monthly payments by averaging energy costs over the year. On enrollment, PG&E averages the amount of energy used by the household in the past year to derive the monthly BPP amount. PG&E checks the household's account every four months to make sure that its estimated average is on target. If the household's energy use has increased or decreased dramatically, PG&E will change the amount of monthly payment so that the household does not overpay or underpay too much over the course of a year.
- **CARE (California Alternate Rates for Energy).** PG&E offers this rate reduction program for low- and middle-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a 20 percent discount on monthly energy bills.

- **Energy Efficiency for Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products such as high-efficiency appliances, compact fluorescent light bulbs, attic and wall insulation, and efficient heating and cooling systems.
- **Energy Savings Assistance Program.** PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low- to moderate-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
- **Energy Works Program/Energy Partners Program.** The Energy Works Program provides qualified low-income tenants free weatherization measures and energy-efficient appliances to reduce gas and electricity usage. In order to qualify for the program, a household's total annual gross income cannot exceed the income as set in the income guidelines (http://www.hacsc.org/energy_works_program.htm); households must receive gas and/or electricity from PG&E; and the residence cannot have participated in the Energy Partners Program in the past 10 years.
- **The Family Electric Rate Assistance (FERA) Program.** PG&E's rate reduction program for large households of three or more people with low- to middle income. It enables these households to receive a Tier 3 (131 percent to 200 percent of baseline) electric rate reduction on their PG&E bill every month.
- **The Low-Income Home Energy Assistance Program (LIHEAP) Block Grant.** Funded by the Federal Department of Health and Human Services, it provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings and/or to have their dwellings weatherized to make them more energy efficient. This is accomplished through these three program components:
 - The Weatherization Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor home repairs, and related energy conservation measures.
 - The Home Energy Assistance Program (HEAP) provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.
 - The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.

- **Medical Baseline Allowance Program.** The Medical Baseline Allowance program is available to households where a California-licensed physician has certified that a full-time resident is either dependent on life-support equipment while at home; a paraplegic, hemiplegic, quadriplegic, or multiple sclerosis patient with special heating and/or cooling needs; a scleroderma patient with special heating needs; or suffering from a life-threatening illness or compromised immune system with special heating and/or cooling requirements to sustain the patient's life or prevent deterioration of the patient's medical condition. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.
- **PG&E's SmartAC™ program.** This program offers a simple and convenient way to help prevent power interruptions. When customers sign up, PG&E installs a free SmartAC device that slightly reduces the energy the air conditioner uses automatically in case of a state or local energy supply emergency. PG&E customers receive \$50 for signing up for the SmartAC™ program.
- **REACH (Relief for Energy Assistance through Community Help).** The REACH program is sponsored by PG&E and administered through the Salvation Army. PG&E customers can enroll to give monthly donations to the REACH program. Through the REACH program, qualified low-income customers who have experienced uncontrollable or unforeseen hardships that prohibit them from paying their utility bills may receive an energy credit up to \$200. REACH assistance is available once per 18-month period, with exceptions for seniors and mentally- and physically-disabled persons. The Salvation Army determines eligibility by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.

Public Facilities and Infrastructure

A major constraint to the development of new housing units is a lack of sewer and water services. Sewer and water services in a rural area such as Madera County are very different than in an urban area. New development must often be accompanied by the development of a whole new system or major expansion of an existing system, instead of an extension of the water mains or sewer lines as in a city. The expense of providing a new system can be prohibitive unless there is a sufficient density of population to support the cost of installing a new water or sewer system.

Table 3-9 shows that Madera County has a total of 18 water districts that are strictly devoted to providing water, 12 combined water and sewer service districts, three devoted exclusively to sewer service, and one devoted to sewer and drainage.

**TABLE 3-9
WATER AND SEWER DISTRICTS**

**Madera County
2014**

District Number	District Name	Type of Service	Total Potential Hookups
MD-1	Hidden Lakes	Water	208
MD-5	Mountain Ranches	Water	50
MD-6	Lakeshore	Water/Sewer	50
MD-7	Marina View	Water/Sewer	92
MD-8A	North Fork	Water/Sewer	99
MD-10A	Madera Ranchos	Water	980
MD-19A	Parkwood / Sunnywood	Water/Sewer	262
MD-19B	Parkwood / Sayre Ranch	Water	234
MD-22A	Oakhurst	Sewer	502
MD-24	Teaford Meadows	Water/Sewer	72
MD-27	Goldside Estates	Sewer/Drainage	142
MD-28	Ripperdan	Water/Sewer	17
MD-33	Fairmead	Water	225
MD-36	Eastin Arcola	Water/Sewer	18
MD-37	La Vina	Water/Sewer	102
MD-40A	Sunset Ridge	Water	31
MD-42	Still Meadows	Water	37
MD-43	Miami Creek Knolls	Water	26
MD-46	Ahwahnee Country Club Miami Creek Estates	Water	107
MD-58	Sierra Highlands	Water	28
MD-60A	Dillon Estates	Water	38
MD-63A	Coarsegold South	Water	101
MD-73A	Quartz Mountain	Water	138
MD-85	Valetta	Water	20
MD-95A	Ranchos West	Water	29
SA-1	Indian Lakes	Water	520
SA-2A	Bass Lake	Sewer	900
SA-2B	Bass Lake (Wishon Cove Area)	Water/Sewer	29
SA-2C	Bass Lake (Molly Cabin Area)	Water	6
SA-3	Parksdale	Water/Sewer	507
SA-3B	Parksdale (Self Help)	Water/Sewer/ Drainage/etc.	145
SA-5	Eastside Acres	Sewer	85
SA-14	Chukchansi	Water/Sewer	31
SA-16	Sumner Hill	Water/Sewer	50
SA-19	Rolling Hills	Water	360
Total			6,241

Source: Madera Planning Department, 2014.

Infrastructure Capacity

Maintenance District 1, Hidden Lakes, is currently under a building moratorium pending resolution of water system issues. Building is limited to those parcels identified as having already begun the permitting process prior to December 6, 2005. The District is located in the area of Millerton Lake on its northwestern shoreline. There are approximately 208 lots with 46 existing homes receiving water. Water is supplied from Millerton Lake, which is fed from snowmelt and stream runoff from the San Joaquin River Watershed. The water is received through an underwater intake structure and treated by filtration and a small surface water treatment plant that was built in 1986. Two pumps in the lake supply the plant with raw water and two pumps at the plant supply a 135,000 gallon storage tank with treated water. It is then distributed by gravity flow to the district.

Maintenance District 5, Mountain Ranches, is located northeast of Hensley Lake on Road 400. The district will provide water service to approximately 50 homes when final buildout is complete. About 26 homes are currently served. Properties are privately owned. Currently (2014) there are no developments proposed. Water is supplied from two deep wells drawing from rock fractures approximately 600 to 800 feet below the surface. The wells, with a combined production of approximately 25 gallons per minute, supply a 20,000 gallon storage tank. From there, the system uses a gravity fed distribution system to supply the district.

Maintenance District 6, Lake Shore, is located on the north shore of Bass Lake on Road 274. The district will provide water and sewer service to approximately 50 homes when final buildout is complete. About 46 homes are currently served. The treatment plant has capacity to operate well except for major holidays when the high flows overcome the ability to aerate. Water for the district is supplied from three deep wells drawing from rock fractures approximately 450 feet below the surface. The wells, with a combined production of about 46 gallons per minute, supply three storage tanks with a combined capacity of 105,000 gallons. From there the system uses a gravity-fed distribution system to supply the district. The County sends out quarterly notices advising property owners that the water supply from MD-6 exceeds the established maximum contaminant levels for Gross Alpha, Uranium, Arsenic and Manganese. The water system is not chlorinated and is not recommended for drinking, but may be used for bathing, washing dishes, washing clothes, and watering the yard at no risk.

Maintenance District 7, Marina View, is located on the north shore of Bass Lake on Road 274. The district will provide water and sewer service to approximately 92 homes when final buildout is complete. About 76 homes are currently served. The treatment plant will accept the sewage without threat of overflow. Water for the district is supplied from two deep wells drawing from rock fractures approximately 200 to 550 feet below the surface. The wells, with a combined production of about 57 gallons per minute, supply two storage tanks with a combined capacity of 95,000 gallons. The County sends out notices advising property owners that the water supply from MD-7 exceeds the established maximum contaminant levels for Gross Alpha and Uranium. The water system is not chlorinated and is not recommended for drinking, but may be used for bathing, washing dishes, washing clothes, and watering the yard

at no risk. A new well was drilled in 2013, but it too is having issues. The California Department of Health and the County's Special District is still working on resolving the problem.

Maintenance District 8A, North Fork, is located in the town of North Fork in Madera County. The district will provide sewer and water service to approximately 200 homes, apartments, and businesses when final buildout is complete, although the timing of this is unknown. About 155 are currently served by the water and/or sewer systems. The treatment plant has the capacity to operate very well at the current flows; however, future growth will necessitate plant upgrades. Water for the district is supplied from one deep well drawing from rock fractures approximately 520 feet below the surface. The well produces about 240 gallons per minute and supplies a 200,000 gallon storage tank. The system is fairly new. The water system is not chlorinated and not recommended for drinking.

Maintenance District 10A, Madera Ranchos, is located in the area of Avenue 12 and Road 36 in Madera County. The district provides water service to over 900 active connections, including approximately 41 businesses. In addition, there are about 95 remaining standby connections. Water is supplied by three of the five available wells from an aquifer approximately 400 feet below the surface. The combined production of the wells in use is approximately 1,500 gallons per minute. The system was taken over by Madera County in 1996. Since that time, two wells were drilled, including the installation of several fire hydrants, one backup generator and over two miles of pipe to relieve low-pressure conditions. Of the wells not currently in use, the Sparta well tests high in nitrates.

Maintenance District 19A, Parkwood, is located in the area of Avenue 13 and State Highway 145 in Madera County, southeast of the city of Madera. The district provides sewer and water service to its residents. The sewer system serves 259 residential connections and 4 commercial connections using 28.6 equivalent dwelling units (EDR). It consists of a clay pipe collection system, a raw sewage pumping station, an extended aeration treatment process, and evaporation/percolation ponds. The treatment plant is old, but continues to operate fairly well. Water is supplied by one deep well drawing from an aquifer approximately 224 to 425 feet underground. The system provides a combined production of about 500 gallons per minute. New well construction will begin in 2015.

Maintenance District 19B, Parkwood, is located in the area of Avenue 12 and State Highway 145 in Madera County, southeast of the city of Madera. The district provides water service to its residents as an extension of the MD-19A water system. The sewer system serves approximately 346 residences including both single family and multifamily dwellings. This district is served by the Madera City Sewer System.

Maintenance District 22A, Oakhurst, is located in the community of Oakhurst on State Highway 41 and 49 in Madera County. The district provides sewer service to both commercial and residential developments. The collection system recently underwent major rehabilitation including pipe repairs, new force main to the treatment plant, new gravity main river crossing, new main lift station, and replacement or repair to several manholes. Two original sewage

pumping stations near the Fresno River at Road 426 and Chapel Hill are in fair condition now, but will eventually need to be rehabilitated. The old main lift station at State Highway 41 has been abandoned as part of the collection system upgrade project. The new main pumping station, which pumps approximately 90 percent of the daily plant flow, has the capacity to pump approximately 1,000,000 gallons of wastewater per day. Of the three small pumping stations that serve apartment complexes along Victoria Lane, two were rehabilitated due to the corrosive effects of sewer gases. The pumping station serving Enterprise Center and the pumping station on Redbud Drive at the river were replaced in 2013. Requirements to modify the force main and lift station along the Redbud collection line will be placed on developers to accommodate the anticipated increase in flows as growth occurs. A back-up generator will also be considered.

The new wastewater facility will provide for more advanced treatment capable of removing nitrates from the wastewater. Once certified, it will also have a septage receiving station to treat septic tank pumping from Eastern Madera County. The system has generator backup at the main pumping station, treatment plant, and sprayfield run off return pumping stations. The expansion of the treatment plant and sprayfield is scheduled to be completed in 2016, and will increase capacity to 0.6 million gallons per day.

Maintenance District 24, Teaford Meadows, is located west of the community of North Fork in Madera County and provides sewer and water service to its residents. This district will serve approximately 72 homes at final buildout and currently provides service to about 66 homes. Water is supplied from three deep wells, drawing from rock fractures approximately 240 to 640 feet below the surface. The wells, with a combined production of approximately 37 gallons per minute, supply a 125,000 gallon storage tank.

Maintenance District 27, Goldside, is located on the west side of State Highway 49 between the communities of Oakhurst and Ahwahnee in Madera County. The district currently provides sewer service to 138 of a potential 142 residential customers. The irrigation pump station is maintained by the county, but operated by employees of the golf course. The golf course irrigation system is both maintained and operated by golf course employees. The system does have generator backup at the treatment plant and at the raw sewage pumping station.

Maintenance District 28, Ripperdan, is located south of the City of Madera on State Highway 145 and Avenue 7 in Madera County. The district provides sewer and water service to 16 homes. In addition, water service is provided under contract to 1 home outside the district. The treatment plant and pumping station operate fairly well with the exception of normal problems associated with the plant's age. Water is supplied by one deep well drawing from an aquifer approximately 470 to 520 feet underground. The well produces an estimated 150 gallons per minute.

Maintenance District 33, Fairmead, is located southeast of the City of Chowchilla near State Highways 99 and 152 in Madera County. The district provides water service to 175 homes and Fairmead School. In addition, there are about 70 undeveloped lots yet to be added to the

system. Water is supplied from two deep wells drawing from an aquifer approximately 390 feet underground. The combined production from both wells is estimated at 200 gallons per minute.

Maintenance District 36, Eastin Arcola, is located in the area of Avenue 8 and Road 29 southeast of the city of Madera in Madera County. The district provides sewer and water service to 16 homes within the district. In addition, water service is provided under contract to three homes outside the district, as well as to Eastin Arcola Elementary School. Two lots within the district are not yet connected. Each home in the district has its own septic tank and seepage pit. Water is supplied by one deep well drawing from an aquifer approximately 400 feet underground. The well produces an estimated 340 gallons per minute. The school also has a well that can be used manually opening a valve to the distribution system.

Maintenance District 37, La Vina, is located in Madera County southeast of the City of Madera on Avenue 9 and Road 24. The district provides water and sewer service to a store, as well as to both single- and multifamily dwellings, serving approximately 172 families. In addition, there are two vacant parcels yet to be added to the system. The sewer system is operating well. Water is supplied from two deep wells drawing from an aquifer approximately 297 to 393 feet underground. The combined production from both wells is estimated at 665 gallons per minute.

Maintenance District 40A, Sunset Ridge, is located in the area of Meadow Ridge Road and State Highway 41, in Madera County southwest of Coarsegold. This district currently provides water service to 26 homes, and will serve 31 at full buildout. Water is supplied from three deep wells drawing from rock fractures approximately 112 gallons per minute, and supplies two storage tanks with a combined capacity of 12,000 gallons.

Maintenance District 42, Still Meadow, is located in the area of Still Meadow Drive and Road 426 in the community of Oakhurst in Madera County. This district currently provides water service to 34 homes, and will serve 37 at full buildout. Water is supplied from two deep wells drawing from rock fractures approximately 400 to 430 feet below the earth's surface. The wells, with combined production of approximately 55 gallons per minute, supply two storage tanks with a combined capacity of 50,000 gallons.

Maintenance District 43, Miami Creek Knowles, is located in Madera County, northwest of Oakhurst in the area of State Highway 49 and Lauri Lane. This district currently provides water service to 27 homes. Water is supplied from two deep wells drawing from rock fractures approximately 200 to 400 feet below the earth surface, pumping 55 gallons per minute, and supplies two storage tanks with a combined capacity of 50,000 gallons. The wells, with a combined production of approximately 15 gallons per minute, supply a 13,000 gallon storage tank. The district has also arranged for the purchase of a supplemental supply of water on an automatic, as-needed basis from Maintenance District 60, Dillon Estates. By blending this water with Dillon Estates, the nitrate level is reduced and maintained at a safe level; however, it is uncertain how long MD-60 can continue to supplement the water supply.

Maintenance District 46, Ahwahnee, is located in Madera County northwest of Oakhurst near State Highway 49 and Harmony Lane. The district will provide water service to a residential development consisting of 105 homes at buildout, plus an additional 5 commercial units. There are about 94 homes and commercial units currently in use. The water system consists of six deep wells drawing from rock fractures approximately 900 to 1160 feet below the earth's surface. The wells produce about 184 gallons per minute. The storage tanks have a combined capacity of 185,000 gallons.

Maintenance District 58, Sierra Highlands, is located near Road 223 and Sierra Highlands Drive in Madera County between Oakhurst and North Fork. The district will eventually provide water service to about 32 homes and currently serves 25. The water system consists of one deep well drawing from rock fractures approximately 380 feet below the earth surface. The well produces about 86 gallons per minute to supply a 60,000 gallon storage tank.

Maintenance District 60, Dillon Estates, is located south of Ahwahnee on State Highway 49 and Sunrise Drive in Madera County. The district will eventually provide water service to about 38 homes and currently serves 37 homes. The water system consists of two deep wells drawing from rock fractures approximately 140 to 900 feet below the earth surface. The wells produce about 105 gallons per minute to supply a 64,000 gallons storage tank and pressure system. This system also sells excess water to MD-43, Miami Creek Knolls, on an as-needed basis.

Maintenance District 63A, Coarsegold South (also known as Meadow Springs), is located off State Highway 41 south of Coarsegold. The district will provide water service to a residential development consisting of 101 lots at buildout. Approximately 43 residences are currently connected. The water system consists of two deep wells drawing from rock fractures, approximately 525 to 1,200 feet below the earth surface. Untreated water exceeds the secondary maximum contaminant levels for iron and manganese. A plant built to remove iron and manganese can process only 200 gallons per minute, although the wells can produce in excess of that amount. The wells supply two storage tanks, each with a capacity of 135,000 gallons.

Maintenance District 73A, Quartz Mountain, is located southeast of Coarsegold near State Highway 41 and Road 417 in Madera County. The district will eventually provide water service to about 139 homes and currently serves 120 homes. The water system consists of four deep wells drawing from rock fractures approximately 400 to 875 feet below the earth surface. The wells produce about 170 gallons per minute to supply a 125,000 gallon storage tank. Manganese, a secondary standard contaminant, occurs at a level that exceeds the maximum contaminant level. A sequestering agent is added to hold the naturally-occurring iron and manganese in suspension.

Maintenance District 85, Valeta, is located in Madera County, southwest of Chowchilla near Robertson and Avenue 13. The district will eventually provide water service to about 20 homes and currently serves 19 homes. The water system consists of one deep well drawing from an aquifer approximately 200 feet below the earth's surface. The well produces about 160 gallons per minute into a pressure system.

Maintenance District 95, Ranchos West, is located in Madera County, near Avenue 12 and Road 35. It currently provides water service to 26 of the 29 homes it will serve at full buildout. Water for the district is supplied from one deep well drawing from an aquifer approximately 550 feet below the earth's surface. The well produces about 200 gallons per minute and supplies a 140,000 gallon storage tank.

Service Area 1, Indian Lakes, is located southeast of Coarsegold near State Highway 41 and Road 417 in Madera County. The district will eventually provide water service to about 520 homes and currently serves 457. The water system consists of six deep wells of which five are in use, drawing from rock fractures approximately 300 to 1100 feet below the earth's surface. The wells produce about 900 gallons per minute to supply an iron and manganese removal plant. The treated water is stored in a 750,000 gallon tank prior to distribution.

Service Area 2A, Bass Lake, is located in Madera County on the north shore of Bass Lake in the area of Roads 274 and 434. The district provides sewer service to about 978 residential and commercial connections using nearly 1,440 equivalent dwelling units (EDU). An EDU is a measure of capacity that allows for tracking of the plant's maximum capacity. A home uses one EDU, while a business may use more, depending on the type of business. There are still about 300 EDU's that are allocated, but not yet connected to the system. The system (built in 1974) operates well, with the exception of some major holidays when an influx of visitors causes a tremendous increase in the sewer flows. The treatment plant has a high use raw sewage pumping station and has generator backup. The four raw sewage pumping stations serving the campgrounds do not. However, during the winter, the campgrounds are empty and the flow is minimal.

Service Area 2B, Wishon Cove, is located in Madera County, on the south bank of Bass Lake on Road 222. The district provides sewer and water service to about 26 homes and the PSEA Campground. Only three lots remain vacant at this time. The system was built in 1974 and consists of a collection system made of asbestos cement and plastic pipe, 16 raw sewage pumping stations, grit removal, an activated sludge treatment process, a chlorine contact tank, a treated water pumping station, a treated water boost pumping station, and a sprayfield. The system operates well, with the exception of some major holidays when an influx of visitors causes tremendous increase in the sewer flows. Water is supplied to the water treatment plant by two submersible pumps drawing water from Bass Lake. The treatment plant produces 100 gallons per minute. The filtered and treated water is moved to a 60,000 gallon storage tank before being distributed to their customers.

Service Area 2C, Bass Lake, is located in Madera County on the south shore of Bass Lake on Road 222 near the dam. The district provides water service to about six cabins. The water system also serves SA-2B; Wishon Cove. Water is supplied to the water treatment plant by two submersible pumps drawing water from Bass Lake. The treatment plant produces 100 gallons per minute. The filtered and treated water is moved to a 60,000 gallon storage tank before being distributed to their customers.

Service Area 3, Parksdale, is located in the area of Road 28 and Avenue 13. The district provides sewer and water service to its residents. There are approximately 507 active residential and commercial connections with 46 remaining standby connections. After flowing through the metering station, the wastewater becomes the responsibility of the City of Madera.

Service Area 3B, Parksdale (Self Help), is located in the area of Road 28 and Avenue 13. The district provides sewer, water, and drainage service to its residents. There are approximately 145 residential and commercial connections. The wastewater lift station was upgraded with a Community Development Block Grant within the last housing element period (2009-2014).

Service Area 5, Eastside Acres, is located on the Madera County side of the San Joaquin River east of the City of Firebaugh, near Avenue 7. It currently (2014) provides sewer collection service to about 85 homes. The City of Firebaugh is responsible for both the maintenance and billing of fees for this system.

Service Area 14, Chukchansi, is located in Madera County near Road 28 and Avenue 18. It provides sewer and water service to 31 homes and contracts for sewer service to one commercial connection. The system operates fairly well, but has some problems that must be addressed. The ponds do fill and there are wet areas outside the ponds, especially during winter months. Water is supplied by one deep well drawing from an aquifer about 390 feet below ground. The well currently produces about 31 gallons per minute and supplies a 48,000 gallon storage tank.

Service Area 16, Sumner Hill, is located in Madera County on Killarney Drive, near State Highway 41 and Road 204, northwest of the Fresno County Line. It provides sewer and water service to 34 of a potential 49 homes. Each home has its own privately maintained septic tank. The septic tank effluents flow to a county-maintained collection system that includes two pump stations, and leads to the County-maintained leach field. The system operates well under the supervision of the homeowners association, which insures that septic tanks are regularly pumped. Water for the service area is supplied by the San Joaquin River, which is fed by water released by the Friant Dam. The source of this water is snowmelt and stream runoff. The system consists of two submersible pumps in the river that supply two parallel surface water treatment plants. The plants are capable of a combined production of 180 gallons per minute. Water is then stored in two storage tanks with a combined capacity of 160,000 gallons per minute. The system operates well, though it is considered high maintenance due to the many plant adjustments needed to accommodate the rapid changes in river water quality. Future water shortages may be anticipated at buildout due to the volume of water currently used, especially during the summer months.

Service Area 19, Rolling Hills, is located in the area of State Highway 41 and Avenue 10 in Madera County, just north of the Fresno County line. The district provides water service to over 327 active residential and commercial connections. In addition, there are about 33 remaining standby connections. Water is supplied from a well drawing from aquifer approximately 240 to 700 feet below the earth surface. The well produces about 400 gallons per minute. In the

summer months, during periods of peak usage, a second well belonging to the S & J Ranch is added to the system, increasing the production by an additional 450 gallons per minute. The water is distributed via a pressurized system using asbestos cement pipe. This system is chlorinated.

Table 3-10 identifies the water/sewer districts that have been identified by the Planning Department as constrained from future unit development due to infrastructure capacity. Based on typical density, these capacity constraints could prevent the development of 5,241 potential affordable units. This could affect the County's ability to meet its housing needs.

TABLE 3-10 AFFORDABLE HOUSING UNITS POTENTIALLY CONSTRAINED BY WATER AND SEWER AVAILABILITY Madera County 2014			
Maintenance District/ Service Area	Service Type	Potential Affordable Units (Typical Density)	Potential Affordable Units (Maximum Density)
Elevated Issues			
Oakhurst	Sewer	HDR – 1,833 units	HDR – 2,291 units
Bass Lake	Water/Sewer	HDR – 180 units	HDR – 225 units
Coarsegold	Water	HDR – 158 units	HDR – 198 units
North Fork	Water/Sewer	HDR – 74 units	HDR – 92.5 units
Subtotal (units)		2,245	2,807
Moderate Issues			
Madera Ranchos	Water	HDR – 98 units	HDR – 123 units
Hidden Lakes	Water	HDR – 84.6 units	HDR – 105 units
Summer Hill	Water/Sewer	HDR – 1,545 units	HDR – 1,931 units
Madera	Water/Sewer	HDR – 220 units	HDR – 275 units
Subtotal (units)		1,948 units	2,434 units
Total (units)		4,193	5,241 units

Source: Madera Planning Department, 2014.

The County is currently exploring funding mechanisms such as Farmers Home Administration grants, CDBG grants, loans, and up-front funding by developers, amongst other sources. The County plans to use these funds to acquire capacity upgrades in order to accommodate the County's share of future housing needs. Through these grants and up-front funding, the County anticipates meeting any and all planned growth, thereby meeting the current and projected housing needs of the community.

The County is also undergoing several ongoing studies evaluating existing Maintenance Districts to evaluate their capacity and future needs for residential development needs. It is through these studies that the County will be able to determine what districts will need to be expanded or upgraded to meet future needs. On a continuous basis the County Engineering Department also evaluates new subdivisions to determine their needs and impacts on capacity.

Through these evaluations, in conjunction with the Environmental Health Department, the developer is required to take into consideration infrastructure capacity needs in the area.

Although the County, in efforts to meet its RHNA obligations, can address the lack of infrastructure for new housing development with mandatory impact fees paid by developers, the County seeks other funding opportunities, such as the California Financing Coordinating Committees, which includes the California Infrastructure and Economic Development Bank, California Energy Commission, and others. One such funding available to the County (aside from the CDBG grants, Farmers Home Administration Grants, and loans noted above) is the Infill Incentive Grant (IIG) Program. Sponsored by HCD, the Infill Incentive Grant program (also referred to as the Infill Infrastructure Grant Program) provides funds to local governments to make infrastructure improvements that are necessary to encourage the development of infill housing. Infrastructure improvements for infill development include: park creation; water, sewer, or other public infrastructure installments; transportation improvements; traffic mitigation; and brownfield cleanup. Grants allocated to qualifying infill projects range from \$500,000 to \$20 million. For qualifying infill areas, grants range from \$2 million to \$30 million. These funding opportunities and others are discussed in Financial and Administrative Resources.

IV. Constraints to Housing

This Chapter addresses the governmental and non-governmental constraints to the maintenance, improvement, and development of housing, including housing for persons with disabilities (as well as developmental disabilities). These constraints pose barriers that limit the amount of units produced and the accessibility of housing. The analysis identifies regulatory standards and processes, and their impact on housing. Also included are local housing market conditions, social perceptions, land costs, and other non-governmental limitations. Only when these barriers are recognized can the community act to systematically take steps toward correcting such impediments.

Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, and permit processing procedures, among other issues, may constrain the maintenance, development, and improvement of housing.

Land Use Controls

Local governments have the power to regulate the development and use of land at the local level. The land use controls include general plan land use categories, zoning (type and density of land use), growth management policies/programs, building codes, fees, development review procedures, and site improvement/infrastructure requirements. Local governmental controls can affect the cost of housing by limiting the density and type of land use. Other development and review procedures can extend the time to obtain approval for a development, thereby increasing the cost of financing. Building codes, fees, and site improvement costs can also increase the development costs, which may be passed down to a future homeowner. Some of the local regulations include implementation of Federal or State law to protect the general public health and welfare of persons and property. Other regulations reflect the desired values, resources, or quality of life of a particular area.

As in all California jurisdictions, residential development projects in unincorporated Madera County must be designed in accordance with the General Plan. The Zoning Ordinance and related State regulations place related and additional restrictions on development. Other land use ordinances further direct developers on the quantity and affordability of the units they produce. Once these land use controls have been satisfied, developers must pay for permits, infrastructure expansion, and other costs that the County has determined necessary for developers to pay.

General Plan

Madera County adopted its current General Plan in 1995, which is intended to guide development in the county through the year 2015. The General Plan determines the number of housing units that can be built on a parcel of land based on density categories: low, medium, and high. A significant amount of vacant land has been designated medium density to accommodate five to 10 units per acre, and medium-high density to accommodate 10 to 18 units per acre. The amount of land designated for residential use and the density at which development is permitted affects the future supply and costs of housing. Table 4-1 shows the land use designations in Madera County available for residential development:

TABLE 4-1 GENERAL PLAN LAND USE DESIGNATIONS Madera County 2014		
General Plan Designation	Residential Permitted	Density Range
Agriculture Exclusive (AE)	Single family detached units, secondary units, caretaker and employee housing, and farmworker housing	1 to 2 units/parcel
Agriculture (A)	Single family detached units, secondary units, caretaker and employee housing, and farmworker housing	1 to 2 units/parcel
Agriculture Residential (AR)	Single family detached units and secondary units	1 to 2 units/parcel
Rural Estate Residential (RER)	Single family detached units and secondary units	1 to 2 units/parcel
Rural Residential (RR)	Single family detached units and secondary units	0.05 units/acre
Very Low Density Residential (VLDR)	Single family detached/attached units and secondary units	2 units/acre
Low Density Residential (LDR)	Single family detached/attached units and second units	1 to 7.5 units/acre
Medium Density Residential (MDR)	Single family detached/attached units, multifamily, mobile home parks, group quarters, and secondary units	5 to 12 units/acre
High Density Residential (HDR)	Multifamily, mobile home parks, and group quarters	12 to 25 units/acre
Professional Office (PO)	Multifamily	12 to 25 units/acre
Transit Oriented Commercial (TOC)	Multifamily	12 to 30 units/acre
Mixed Use Core (MUC)	Single family/multifamily	12 to 30 units/acre

Source: Madera County General Plan, 1995.

Two General Plan land use designations are not devoted primarily to residential development, but allow residential use in a limited form. Professional Office (PO) primarily allows for commercial office uses and limited retail; residential use is allowed through a Conditional Use Permit (CUP), which is a discretionary entitlement process (see Processing and Permit Procedures section). Mixed Use Core (MUC) allows a maximum amount of residential use for the applicable master development plan (as contained in a Specific Plan). There are two types of Mixed Use Cores: Community Core and Village Core. In the community core mixed use areas, a maximum of 25 percent of the uses may be Medium Density and High Density Residential. Village Core Mixed Use areas allow a maximum of 50 percent of the uses to be Medium and High Density Residential.

Zoning Ordinance

The County regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. In general, the County's zoning regulations are designed to balance the goal of providing affordable housing opportunities for all income groups, while protecting the health and safety of residents and preserving the character of existing neighborhoods. Table 4.2 summarizes the six residential zoning districts and the residential permitted uses, as well as development standards including, minimum lot sizes, front/side/back yard setback requirements, maximum height limits, and maximum lot cover.

Generally, development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. Limiting the number of units that could be constructed would mean higher per-unit land costs and, all other factors being equal, result in higher development costs that could impact housing affordability.

In most of the residential zoning districts, a mobile home park is allowed with a Conditional Use Permit (CUP). A second single family residence is permitted "by right," meaning that no special entitlement (e.g., Zoning Permit and Conditional Use Permit) is required prior to issuance of a building permit. In most of these same residential districts, a guest house is permitted with issuance of a Zoning Permit first.

Each zoning district of the Madera County Zoning Ordinance lists height requirements for all structures. Residential zoning districts generally allow for a 35-foot height limit for all primary structures. The multifamily zone districts allow a 40-foot height limit for condominiums or apartment-style housing, which usually include a second or third floor. Commercial zoning districts also generally allow for a 35-foot height limit, while industrial districts generally allow for a 60-foot height limit to allow for warehouse type structures. Agricultural zoning districts allow for agricultural structures, such as barns, to be a maximum of 60 feet in height to allow for storage of equipment.

Height limits do not pose a constraint to development as the area generally has more than sufficient land to accommodate the Regional Housing Needs Allocation numbers and is by no

means close to being built out. As a rural community, homes tend to be large single family, single-story units.

A CUP is required for a planned unit development. Processing normally does not exceed 90 days. However, a CUP may be appealed to the Board of Supervisors, and in such instances, the processing time can be extended by as many as 30 to 45 days. Site plan review, variances, and minor deviations are all variations of the CUP and time lines are generally the same. CUP findings for planned unit developments are the same for any CUP required project. Typical findings of a CUP include project consistency with the General Plan; compliance with the spirit or intent of the Zoning Ordinance; compatibility with surrounding uses; enhancement of basic public health, safety, and general welfare concerns; or adverse project implications on property values; and general desirability of the surrounding parcels. As the Planning Department continuously works with developers to incorporate these findings into projects, they are not found to be a constraint to residential development.

**TABLE 4-2
ZONING DISTRICTS AND DEVELOPMENT STANDARDS**

Madera County
2014

Zoning District	Residential Use	Min. Lot Area	Setbacks (ft.)			Max. Height (ft.)	Max. Lot Cover
			Front	Rear	Side		
RUS	Single family units or one manufactured home on foundation	4,500 sq.ft. (0.10 acres)	20	10	3.5	35	80%
RRS (1,2,2.5, 3, 5, 10)	Single family units or one manufactured home on foundation	1-10 acres ¹	25	20	10	35	RRS 1: 40%, RRS 2, 2.5, 3, 5, 10: 20%
RMS	Single family units or one manufactured home on foundation	1 acre	25	10 ² , 5 ³	20	35	NA
RUM	Single/multifamily units or one manufactured home on foundation	25	10	5	40		80%
RRM	Single/multifamily units or one manufactured home on foundation	1 acre per unit	25	20	MF:20 SF:10	40	30%
CUG, CUM	Single family units with Zoning Permit and multifamily units with CUP	6,000 sq. ft. (0.13 acres)	15	10	5	35	CUG: 50%, CUM: 40%
CRG	Single family units with Zoning Permit and multifamily units with CUP	1 acre	25	10	20	35	20%
CRM	Single family units with Zoning Permit and multifamily with CUP	1 acre	25	10	20	35	20%
CUR	Single family units, multifamily units or one manufactured home on foundation	6,000 sq. ft (0.13 acres)	15	10	5	35	30%
CRR	Single family units and multifamily units with CUP or one manufactured home on foundation	SF: 1 acre	25	20	10	35	20%
		MF: 10,000 sq. ft (0.23 acres).					
CRH	Single family units with Zoning Permit	1 acre	25	20	10	35	20%
IL, IH, IA	Single family units with Zoning Permit	1 acre	25	20	10	60	IL: 20%

**TABLE 4-2
ZONING DISTRICTS AND DEVELOPMENT STANDARDS**

Madera County
2014

Zoning District	Residential Use	Min. Lot Area	Setbacks (ft.)			Max. Height (ft.)	Max. Lot Cover
			Front	Rear	Side		
							IH: 20%
							IA: 50%
OS	Single family units with Zoning Permit	5 acres	25	20	10	60	10%
AR-5	Single family units or one manufactured home on foundation ⁴	4.5 acres	25	20	10	35	10%
ARE-20	Single family units or one manufactured home on foundation ⁴	18 acres	25	20	10	35	5%
AEX-20	Single family units or one manufactured home with Zoning Permit	18 acres	25	20	10	25	5%
ARE-40	Single family units or one manufactured home on foundation	36 acres	25	20	10	35	5%
AEX-40	Single family units or one manufactured home with Zoning Permit	36 acres	25	20	10	35	5%
ARE-80, 160, 320, 640	Single family units or one manufactured home on foundation	80-640 acres ¹	25	20	10	35	5%
ARV-20	Single family units or one manufactured home on foundation	18 acres	25	20	10	35	5%
ARF	Single family units or one manufactured home on foundation	2.5 acres	25	20	10	35	40%
RM	Single family units or one manufactured home on foundation	**			**	**	40%
PDD	Single/multifamily units	**			**	**	**
RT	Residential Townhouse designation	2,200 sq. ft. (0.05 acres)	5	3	0	40	70%

**TABLE 4-2
ZONING DISTRICTS AND DEVELOPMENT STANDARDS**

Madera County
2014

Zoning District	Residential Use	Min. Lot Area	Setbacks (ft.)			Max. Height (ft.)	Max. Lot Cover
			Front	Rear	Side		
MCM	Mixed Use Commercial Multiple Family District	2,500 sq. ft. (0.06 acres)	10	0	10	35	100%
RX	Residential Small Lot District	3,000 sq. ft. (0.7 acres)	15	5	10	35	80%

¹ Depending on specific zone.

² For lots one acre or larger.

³ For lots less than one acre.

⁴ Zoning Permit required for no foundation.

* Requires Conditional Use Permit (CUP)

** Determined by Zoning Administrator and the zoning agency during review/approval of the development.

Source: *Madera County Zoning Ordinance*.

Parking Requirements

Parking standards are set forth in Chapter 18.102.040 of the Madera County Zoning Ordinance. The requirements vary depending on the type of dwelling and land use (i.e., residential versus commercial). For residential purposes the ordinance does not stipulate a parking space per room requirement for single family residences or multifamily residences. The only time a per-room requirement is discussed is when addressing Bed and Breakfast establishments. Bed and Breakfast establishments are a type of tourist lodging (for compensation) found in some residential zoning districts that are controlled by the Conditional Use Permit process.

The County's Zoning Ordinance requires parking for residential development as follows:

- Single family: two parking spaces per unit
- Multifamily: two parking spaces per dwelling unit (inclusive of one tenant and one guest spot)
- Mobile home park: two parking spaces for each unit with one additional off-street parking space for each unit.
- Covered parking is required per Madera County Code 18.102.080.

It should be noted that the two parking spaces per single family development means two spaces per dwelling unit and not per room.

Multifamily residences typically describe apartment complexes. The two parking spaces per unit means two spaces per apartment, no matter the number of rooms in each apartment. The number of spaces required is inclusive of both resident and guest parking. A project of 100 two-bedroom units would require 200 spaces, with half of those spaces required to be covered. While the parking standards tend to be workable on larger projects, they are a potential constraint to the development of small infill buildings and one-bedroom, studio apartments. The official Planning Department policy is to require all one-bedroom and studio units to provide one parking stall per unit. The requirement that the spaces are covered may also be a constraint, as it means that garages or carports must be factored into the cost of the project. The County has adopted more flexible parking standards for mixed-use developments, including standards for a mixed-use shared parking program.

The amount of parking required is consistent with parking requirements outlined in the Housing Elements of other jurisdictions. These parking requirements do not appear to pose a significant constraint to housing development. Madera County is located in mostly rural areas and driving is a necessity for traveling within the county and to nearby communities.

If a residential development is proposed under a Subdivision Map or Conditional Use Permit process, a parking review will be conducted during the processing of either the Subdivision

Map or CUP, thereby avoiding significant delays as well as hindrances to housing development.

As discussed below under “Density Bonus,” the County provides for density bonuses in developments that designate at least 20 percent of the units for low-income households. This bonus and related concessions can be applied towards the parking requirements of the County on a case-by-case basis.

Density Bonus

State law requires the provision of certain incentives for residential development projects that set aside a certain portion of the units to be affordable to lower- and moderate-income households. Under current State law, jurisdictions are required to provide density bonuses and development incentives on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. Madera County offers a density bonus consistent with State law to developers who agree to construct any of the following:

- 10 percent of total units for lower-income households;
- 5 percent of total units for very low-income households;
- A senior citizen housing development or a mobile home park; or
- 10 percent of total units for moderate-income households.

The amount of density bonus granted varies depending on the percentage of affordable units provided and ranges from 5 percent to 35 percent. Being a rural area, the County’s development activities consist of a majority of single family development as opposed to large scale multifamily developments. In any case the density bonus is available as an incentive for the development of affordable housing. In all zoning districts the maximum height of any structure may be increased by not more than 10 feet, except for structures in the airport/airspace overlay district. All required offsets and setbacks must be accordingly increased by one foot for every one foot increase of the maximum height.

Zoning for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will “facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.”

This section discusses the availability of sites and relevant regulations that govern the development of the types of housing listed above and also discusses sites suitable for

redevelopment for residential use (as required by Government Code Section 65583(a)(3)) and second units. Table 4-3 shows housing unit types permitted in residential zones.

**TABLE 4-3
HOUSING TYPES PERMITTED IN RESIDENTIAL ZONES**

**Madera County
2014**

	Single Family	Multi- family	Mobile Home Park¹	Manufactured Housing	Second Units	Small Residential Care Facility²	Large Residential Care Facility²
RUS	P		C	P	P	P	C
RX							
RRS	P		C	P	P	P	C
RRS-2	P		C	P	P	P	C
RRS-2.5	P		C	P	P	P	C
RRS-3	P		C	P	P	P	C
RRS-5	P		C	P	P	P	C
RRS-10	P		C	P	P	P	C
RMS	P		C	P	P	P	C
RT	P	C					
RUM	P	P	C	P	P	P	C
RRM	P	P	C	P	P		
AR-5	P			P	P	P	C
ARE-20	P			P	P		
ARE-40	P				P		
ARE-80	P			P	P		
ARE-160	P			P	P		
ARE-320	P			P	P		
ARE-640	P			P	P		
ARV-20	P			P	P		
ARF	P			P	P		
RM	P			P	P		

¹Mobile Home Parks are only permitted in any residential district, on a parcel of at least five acres, provided the location and plan of operation and plan of facilities have been submitted to and approved by the Planning Commission.

²Small residential care facility is 6 or fewer units, large residential care facility is 7 or more residents.

P = Permitted C = Conditional Use Permit Z = Zoning Permit

Source: Madera County Municipal Code, 2014.

Table 4-4 shows housing types permitted in non-residential zones.

TABLE 4-4 HOUSING TYPES PERMITTED IN NON-RESIDENTIAL ZONES Madera County 2014						
	Single Family	Multi-family	Manufactured Housing	Second Units	Mixed Use	Emergency Shelter
MCN	P ¹					
CUG	Z	C				
CRG	Z	C				
CUM	Z	C				
CRM	Z	C				
CUR	P	C	P			P
MCM		P ¹			P	
CRR	C	C	P			
CRH						
I-L	Z					P
MIN						
I-H	Z					
IA	Z					
OS	Z					
VCO					P	
SUO				P		

P = Permitted C = Conditional Use Permit Z = Zoning Permit

¹In a permanent structure in combination with a commercial establishment

Source: Madera County Municipal Code, 2014.

Single Family

A “single family dwelling” is defined in the Madera County Zoning Ordinance as a detached or semi-detached building designed for and occupied exclusively by one family. Single family dwellings are permitted in the RUS, RRS-2, -2.5, -3, -5, -10, RMS, RUM, RRM, RT, CUR, MCN (in a permanent structure in combination with a commercial establishment), AR-5, ARE-20, ARE-40, ARE-80, -160, -320, -640, ARV-20, ARF, and RM zones. A Zoning Permit is required for single family housing units in the CUG, CUM, CRG, CRM, CRR, IL, IH, IA, OS, and AEX-40 zones. A Conditional Use Permit is required for single family housing units in the CRR zone.

Multifamily

A “multiple family dwelling” is defined in the Madera County Zoning Ordinance as a building or portion thereof designed for and occupied by two or more families, including row houses, apartment houses, and duplexes. Multifamily housing developments are permitted in the RUM and RRM districts as well as the MCM district as long as the dwelling is in a permanent structure in combination with a commercial establishment; a Conditional Use Permit is required for a multifamily housing unit in the RT, CUG, CRG, CUM, CRM, CUR, and CRR districts.

Second Units

A second dwelling unit is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second dwelling units can be an important source of affordable housing, since they can be constructed relatively cheaply and have no associated land costs.

Government Code Section 65852.150 recognizes the importance of second units as a form of housing in California. The Section states that “second units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below-market prices within existing neighborhoods.”

The Legislature aims to remove excessive or burdensome provisions to matters including unit size, parking, fees, and other requirements, in order to avoid unreasonably restricting the ability of homeowners to create second units in zones in which they are authorized by local ordinance. In Madera County second units are allowed in the RUS, RRS-2, -2.5, -3, -5, -10, RMS, RUM, RRM, AR-5, ARE-20, ARE-40, ARE-80, -160, -320, -640, ARV-20, ARF, and RM.

In addition to second units allowed in the above zones, the Second Unit Overlay Zoning District allows second single family residences as well as the uses permitted in the underlying zoning district (including second units) so long as the following conditions are met:

- The second single family residential unit is not for sale or rent;
- The lot contains an existing single family dwelling unit that is owned and occupied by the applicant as his or her principal residence;
- The second dwelling shall be of similar materials, color, and design of that of the existing dwelling;
- The second unit shall be occupied by members of the immediate family (i.e., parent(s), children) of the occupant(s) of the principal residence; and
- The lot shall be sufficient (e.g., size, water, sewer, service) to accommodate two single family dwellings.

Mobile Homes and Manufactured Housing

Mobile homes and manufactured housing are affordable housing options for low- and moderate-income households. According to the California Department of Finance, in 2014 approximately 10.5 percent of unincorporated Madera County's housing stock was made up of mobile homes. Pursuant to State law, a mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Madera County complies with State law requirements. The RUS, RRS-2, -2.5, -3, -5, -10, RMS, RUM, RRM, CUR, CRR, AR-5, ARE-20, ARE-80, -160, -320, -640, ARV-20, ARF, and RM districts allow manufactured housing. The Manufactured Housing Architectural Review Overlay District, when applied, sets more restrictive standards for roof overhangs, unit dimensions, and off-street parking locations and types.

In addition, Madera County provides for mobile home parks within the RUS, RRS-2, -2.5, -3, -5, -10, RMS, RUM, and RRM zone with a Conditional Use Permit. In December 2013, the State Department of Housing and Community Development reported 18 mobile home parks in Madera County with 966 mobile home lots.

Farmworker Housing

Section 17020 (et seq.) of the California Health and Safety Code specifies that employee housing and labor camps shall be allowed in all jurisdictions in California. Section 17021.5(b) states:

"Any employee housing providing accommodations for six or fewer employees shall be deemed a single family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone."

Section 17021.6 of the California Health and Safety Code concerning farmworker housing states that: "no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone."

In Madera County the AR-5, ARE-20, AEX-20, ARE-40, AEX-40, ARE-80, -160, -320, -640, ARV-20, and ARF districts all allow single family housing by right, which means that any employee housing six or fewer employees will be treated as single family housing types. The AEX-20 and AEX-40 districts allow additional single family manufactured homes on nonpermanent foundations for occupancy by agricultural workers (provided that the density does not exceed that of one manufactured home per 20 acres) with a Conditional Use Permit. The ARE-40, -80,

-160, -320, and -640 zones allow dormitories or attached (e.g., duplex) farm labor housing units accommodating up to five families on parcels of 36 acres net or larger. While the County Code permits farm labor housing in several zones, it does not fully comply with State law, which requires farm labor housing of up to 12 units or 36 beds to be permitted by-right in all zones permitting agricultural uses.

Emergency Shelters

Section 18.88.060 of the Madera County Municipal Code establishes the standards of emergency shelters. Emergency shelters in Madera County cannot exceed 60 beds or be located within 300 feet of another emergency shelter. In addition, temporary shelter cannot be provided for more than six months per calendar year for each resident.

The definition in the Municipal Code is as follows:

- “Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (Section 18.04.171)

Emergency shelters are allowed by right in the IL and CUR zones. In addition to emergency shelters, IL allows light industrial uses, general commercial establishments, customer service establishments, communication towers and facilities, motels, offices, and one single family dwelling with a Zoning Permit. CUR allows, by-right, multiple family and single family residences. Vacant sites to accommodate future emergency shelters and transitional housing developments are available, as shown in the table below. In short the County has identified 53 parcels, which are spread throughout the county, that could potentially accommodate emergency shelters. The total potential acreage is 1,106.58.

**TABLE 4-5
PARCELS FOR EMERGENCY SHELTERS**

**Madera County
2014**

Parcel	Total Acres¹	Zoning
049-086-018	47.79	CUR
064-150-033	2.00	CUR
064-150-045	5.49	CUR
064-200-004	3.54	CUR
064-200-005	1.71	CUR
029-100-006	84.58	IL
029-120-005	71.43	IL
029-130-003	19.07	IL
029-130-005	17.82	IL
029-130-007	30.55	IL
029-130-009	10.16	IL
029-130-010	9.15	IL
029-130-011	20.52	IL
029-130-012	8.37	IL
029-130-013	5.05	IL
029-130-017	9.91	IL
029-130-018	9.69	IL
029-130-019	21.09	IL
029-130-020	158.38	IL
029-140-015	5.32	IL
029-140-016	7.31	IL
029-140-017	7.47	IL
029-140-018	4.02	IL
029-140-020	39.22	IL
029-210-003	19.11	IL
029-210-007	40.03	IL
029-210-021	46.26	IL
029-210-022	24.83	IL
029-210-028	38.02	IL
029-210-033	29.91	IL
029-280-010	10.59	IL
029-280-029	73.53	IL
029-280-050	15.27	IL
032-571-012	1.07	IL
032-571-013	1.09	IL
032-681-005	1.16	IL

**TABLE 4-5
PARCELS FOR EMERGENCY SHELTERS**

**Madera County
2014**

Parcel	Total Acres¹	Zoning
032-681-006	1.10	IL
032-681-007	1.21	IL
033-030-003	18.45	IL
033-030-007	10.04	IL
033-030-008	9.42	IL
033-040-006	10.04	IL
033-050-017	19.62	IL
035-162-024	8.05	IL
035-162-035	1.23	IL
035-162-036	1.31	IL
035-162-037	1.50	IL
038-040-004	50.95	IL
046-020-012	28.94	IL
049-054-012	2.40	IL
049-054-013	2.55	IL
064-142-031	4.59	IL
Total	1,071.91	

¹Some parcels have more than one zoning district.

Source: Mintier Harnish, 2014.

Transitional and Supportive Housing

Government Code Section 65583 (a)(5) states that “transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings on the same type in the same zone.”

Section 65582 defines transitional housing as “buildings configured as rental housing developments operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.” Supportive housing is defined as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community.”

With the enactment of SB 2 in 2008, State law now requires cities and counties to treat transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, if a proposed

transitional housing facility is a multifamily use proposed in a multifamily zone, then the Zoning Code should treat the transitional housing the same as other multifamily uses proposed in the zone.

To address this requirement, the County adopted definitions for “transitional housing” and “supportive housing” in the municipal code that clearly specify that transitional and supportive housing are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

The definitions in the Zoning Code are as follows:

- “Transitional housing” shall mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months, and in no case more than two years. Transitional housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Allowed in all zone districts that permit residential units (Section 18.04.553)
- “Supportive housing” shall mean housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Allowed in all zone districts that permit residential units. (Section 18.04.533)

Group Homes/Residential Care Facilities

Residential care facilities are defined in the Madera Code as follows:

- “Residential Care Facility” means a facility providing residential, social, and personal care for children, the elderly and/or people with limited ability for self-care, but where medical care is not a major element. Examples of Residential Care Home uses include children’s homes, transitional houses, orphanages, rehabilitation centers, and self-help group homes. Convalescent homes, nursing homes, and similar facilities with medical care services are excluded from this definition.
- “Residential Care Home, Large” means a Residential Care Home for seven or more persons.
- “Residential Care Home, Small” means a Residential Care Home for six or fewer persons.

Residential care facilities licensed or supervised by a Federal, State, or local health/welfare agency provide 24-hour non-medical care of unrelated persons who have a disability and are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.

In Madera County small residential care facilities, serving six or fewer clients, are treated like a traditional single family use and are permitted in the RUS, RRS, RRS-2, -2.5, -3, -5, -10, RMS, RUM, and AR-5 districts. Large residential care facilities, serving seven or more clients, are conditionally permitted in the same districts listed above.

Mixed Use

Mixed-use projects combine both nonresidential and residential uses on the same site. Mixed-use development can help reduce the effects of housing cost burden by increasing density and offering opportunities for reduced vehicular trips by walking, bicycling, or taking public transportation. Mixed-use residential developments are permitted in the MCM district, as long as the multifamily dwelling is in a permanent structure in combination with commercial establishment, as well as the VCO district under which a minimum of 10 percent of the development site must be mixed-use, 20 percent must be residential land use, 10 percent must be public land use, and a combination of mixed use core and industrial (30 percent) must be industrial land use.

Single Room Occupancy

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. SROs are not defined in the Zoning Ordinance or specifically permitted in any zone. The Housing Element contains a program to amend the Zoning Ordinance to address SROs.

Housing for Persons with Disabilities

In accordance with Government Code Section 65583(a)(4), the County has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities for compliance with Senate Bill 520.

Zoning and Land Use

Under the State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts. As a result, small residential care facilities are exempt from all local land use and zoning restrictions, taxes, or fees that do not apply to single family homes, and are subject to the same permit requirements as a single family home. Madera County complies with State law. Small group homes, serving six or fewer clients, are

permitted in the AR, RMS, RRS (2, 5, 10), RUM, and RUS zones. Large group homes, serving seven or more clients, are conditionally permitted in the same zones.

Definition of Family

Local governments may restrict access to housing for households failing to qualify as a “family” by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.² The Madera County Zoning Ordinance defines a family as “the consanguine or legally related body of persons who live together in one dwelling unit as a single housekeeping entity, including necessary servants, distinguished from a group occupying a hotel, club, fraternity, or sorority house.” This definition is considered to be restrictive. The Housing Element contains a program to amend the definition of “family” in the Zoning Ordinance.

Site Requirement

The County ensures that new housing developments comply with the 2013 California Building Standards Code (Title 24 of the California Code of Regulations) and Federal Americans with Disabilities Act (ADA) requirements for accessibility. The County allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11A of the 2013 California Building Standards Code. The County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. The ordinance does allow administrative review for retrofitted handicap ramps in setback areas to the degree they are designed to ADA standards and obtain necessary County building and/or encroachment permits.

The County does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no County-initiated constraints on housing for persons with disabilities caused or controlled by the County.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in

² California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a “family” as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

Madera County recently (2014) adopted a Reasonable Accommodation Ordinance that allows individuals with disabilities to make written requests for reasonable accommodations. The County's Zoning Administrator reviews and takes action on all Reasonable Accommodation applications.

Permits and Processing

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County's requirements for building permits and inspections are the same as for other residential projects and are fairly simple and straightforward. County officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

The County does not impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements were required for an existing group home, a building permit would be required. A new group home proposed for more than six persons requires Conditional Use Permit approval; however, the County does not require design review.

Parking Requirements

There are no special parking requirements for facilities that serve persons with disabilities. Pursuant to Chapter 18.102 of the Madera County Zoning Ordinance, handicap parking spaces are defined by the Office of the State Architect and are to be designed and located pursuant to State standards.

Fees and Exactions

Impact fees in Madera County are reasonable in comparison to other jurisdictions in the state and region. Table 4-6 shows the estimated development impact fees for a typical 1,500 square foot single family home and a multifamily development with twenty 800 square foot units in the County of Madera. The total fees for these developments vary by development area and range from \$12,400 to \$20,701 per unit for a single family home and from \$8,423 to \$11,471 per unit or \$168,460 to \$285,040 total for a typical multifamily development. An estimated total development cost of \$190,000, the development impact fees shown in Table 4-6 range from 6.5 to 10.9 percent of the total cost.

TABLE 4-6 DEVELOPMENT IMPACT FEES Madera County 2013		
Category	Single Family Unit	Multifamily Unit
Fire	\$716	\$618
General Government	\$1,359	\$1,173
School	\$5,820	\$3,104
Countywide Public Protection	\$1,088	\$939
Library	\$445	\$384
Parks	\$589	\$509
Sheriff Patrol and Investigation	\$145	\$125
Roads		
Valley Floor 99	\$2,238	\$1,571
South 41	\$10,539	\$7,400
North 41	\$6,577	\$4,619
Subtotal (per unit)		
Valley Floor 99	\$12,400	\$8,423
South 41	\$20,701	\$14,252
North 41	\$16,739	\$11,471

Note: School fees are \$3.88 per square foot for both single family and multifamily units.

Source: County of Madera Building Department, 2007, Madera Unified School District, 2014.

Residential projects that require a General Plan amendment, zoning designation change, or other planning-related review require additional fees other than those listed above.

The development review process is intended to regulate all projects. It is used to limit the height, number of stories, and size of buildings and other structures designed, erected, or altered. Through this process, residential yard size and other open space uses are determined, which in turn control population density for conformance with the General Plan. Regulation is necessary to conserve and stabilize property values, provide adequate open space, diminish street congestion; facilitate adequate community utilities such as transportation, water, sewage, schools, parks, and other public facility requirements; and to safeguard public health, safety, and general welfare.

Planning fees applicable to residential development are summarized in Table 4-7:

TABLE 4-7 PLANNING FEES Madera County 2014	
Category	Fee
General Plan Amendment	\$1,827 for 0-50 acres \$8,635 + \$5/acre for 50-100 acres \$9,687 + \$2/acre for 100+ acres
Rezone	\$1,651 for 0-50 acres \$4,952 + \$5/acre for 50-100 acres \$4,952 + \$2/acre for 100+ acres
Conditional Use Permit	\$1,484
Site Plan Review	\$1,484
Negative Declaration	\$1,053
Mitigated Negative Declaration	\$1,053
Environmental Impact Report (Initial)	\$8,953
Environmental Evaluation Fee	\$264

Source: County of Madera Planning Department Fee Schedule, July 1, 2014.

The Fee Schedule is located on the Planning Department website. Applicants are suggested to contact the department to verify current fees prior to submittal of applications. Residential development projects, based on type and size, are subject to one or more of the procedures listed above. Where more than one procedure is required, every effort is made by the County to carry them out simultaneously, thereby reducing delay. A 15 percent reduction in application fees is applied to projects of two or more consolidated under one process (i.e., a rezone and general plan on the same parcel). Planning Department fees are subject to annual adjustment.

Development review is conducted by the Planning Department. The Department is responsible for current and advanced planning functions, the update of the General Plan, and the preparation of various community area plans. The Planning Department is also responsible for reviewing building permits, but is not responsible for their intake, plan check, fee intake or issuance thereof. The Department provides public counter services, subdivision processing, urban growth management, various entitlements associated with development, and engineering and technical staff support to commercial and residential projects. The primary objective is to expeditiously review and approve development projects. There are no known potential or actual government constraints within Madera County.

Cumulative Impact of Land Use Controls

A number of land use controls on housing have been described; the cumulative impact of these controls are not a constraint to new housing development. All residential zoning districts provide an avenue towards increased housing options, including the allowance of a second single family unit, by right, on parcels over an acre in size. Mobile home parks are also allowed

with a Conditional Use Permit. Parking standards, while similar to other jurisdictions, can be reduced for certain multifamily and mixed use projects. Height standards do not limit residential projects to simply one story, but allow flexibility for single family and multifamily development. Fees related to residential development cover the costs for necessary staff review and the provision of public services. Land use controls provide a clear path for developers as well as an incentive to provide affordable housing options with increased density, such as the density bonus and other initiatives described in the housing policies section.

Processing and Permit Procedures

The County Zoning Ordinance stipulates the residential types permitted within each zone district by right, with a Zoning Permit, or with a Conditional Use Permit. Uses permitted by right are allowed without discretionary review except for building permits. Table 4-3 and Table 4-4 summarize the housing types allowed in each of the residential zones and whether they are permitted by right, or require a Conditional Use Permit or Zoning Permit prior to the issuance of a Building Permit. Conditions are in place to enhance the health, safety, and welfare of residential occupants. An example of a typical condition for a second single family residence is that the parcel must be a minimum of one acre in size. This is to facilitate the setback distance between wells, septic systems, and leach fields to prevent contamination of water sources. These types of conditions are not considered a constraint or hindrance to the development of residences within the county.

In 2002 Madera County consolidated the Planning, Engineering, Roads, Environmental Health, and Fire Department into one “Resource Management Agency” and moved those departments into one building with a common one-stop permit counter. This allows applicants to meet with department representatives without having to travel, thereby expediting their permit process.

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process.

Table 4-8 summarizes the timelines for processing permits for residential development. It should be noted that not all developments in the county require each of the listed permits or approvals. As an example, not all developments would require a General Plan Amendment or Rezoning. Additionally, most entitlements and processes can run concurrently (i.e., a General Plan Amendment and a Rezone can run concurrently; a Conditional Use Permit, Rezone, and General Plan Amendment can also run concurrently). Such processes also provide for a 15 percent reduction in fees.

TABLE 4-8 TIMELINES FOR PERMIT PROCEDURES Madera County 2014		
Type of Permit or Approval	Typical Processing Time	Approving Body
Building Permit	4-6 Weeks	Staff
Subdivision Map/Parcel Map	18 Months for subdivisions and 12 months for parcel maps	Subdivision by Planning Commission; Parcel Map by Planning Director
Conditional Use Permit	3-4 Months	Planning Commission
Zoning Permit	4-6 Weeks	Zoning Administrator
Environmental Assessment (Negative Declaration, Mitigated Negative Declaration)	In tandem with project	Planning Commission or Planning Director (depending on project)
Environmental Impact Report	1 year to 18 months additional to project timeline	Planning Commission or Board of Supervisors
General Plan Amendment	4-6 Months	Board of Supervisors
Rezoning	4-6 Months	Board of Supervisors
Appeal of decision to Governing Body	1-2 Months	Board of Supervisors (if appealed from Planning Commission)

Source: County of Madera Resource Management Agency, 2014.

Building permits for single family and multifamily residences are ministerial in nature. A residential building permit takes an average of four to six weeks to process. The plans typically go through a “plan check,” which ensures applicable building information is included in the permit application. The permit is then routed to Resource Management Agency departments for their applicable department reviews (i.e., Environmental Health Department for sewer, septic, and water; Planning Department for land use, etc.). If corrections are needed (i.e., showing of septic locations, other structures, etc.), the applicant is advised and must then make the corrections. This process is not considered a constraint to development, as this is a process that ensures safe construction of residential units. Parking Development Review, which was a process generally done on commercial development, was eliminated by the County

A subdivision map and parcel map approval process takes approximately 12-18 months from application intake. This process involves submittal of required maps and development standards. Subdivision maps and parcel maps are reviewed by the Parcel Map/Subdivision Map Committee and approved accordingly once all conditions have been met. This process ensures the orderly development of land and is not considered a constraint to development.

A General Plan amendment or zoning change takes four to six months. The Board of Supervisors is considered the “governing body” charged with either approving or denying a General Plan or Rezone of property within the county, which explains the length required for this process. By State law the Board of Supervisors can consider General Plan amendments four times per calendar year. While the time frame may appear lengthy, it is not considered a constraint to development due to the fact that the Planning Department makes every effort to combine various projects on the same parcel in one process. This way, if a developer needs a CUP, Rezone, and a General Plan Amendment, the three can be applied for and processed through the system at the same time, cutting down on approval time considerably. There is also a price break for two or more projects brought in and processed simultaneously on the same parcel (typically a 15 percent reduction of costs).

Table 4-9 outlines typical approval requirements for a single family infill project, 30-unit subdivision, and a 50-unit multifamily planned development project. These projects are not unduly constrained by these processes.

TABLE 4-9 TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE Madera County 2014			
	Single Family Unit	Subdivision	Multifamily Planned Development
	Site Plan	Preliminary Map	Preliminary Map
		Tentative Map	Tentative Map
		Final Map	Final Map
		Initial Study	Site Plan
		Mitigated Negative Declaration	Initial Study
			Mitigated Negative Declaration
Estimated Total Processing Time	4 weeks	12-18 months	12-18 months

Source: County of Madera Resource Management Agency, 2014.

There are no discretionary reviews required for any residential development in the RUM and RRM zone districts. Multifamily dwellings may be permitted in both zones by right, but mobile home parks and such require processing of a CUP.

Multifamily developments are permitted in designated zones “by right” but must conform to the County’s minimal development standards. These projects require submittal of building permits (the process of which has been described earlier). Residential development in some commercial zone districts is allowed but only through the processing of a Zoning Permit or CUP. This will ensure that potential environmental issues are addressed and that the project can be appropriately integrated into the surrounding environments; it will also allow for developmental conditions to be designated. This is something that would not normally be required on a by-right activity. Agricultural zones allows for one or two single family residential units “by right” without any discretionary review.

Zoning districts provide for three categories of land use: (1) those allowed by right (no discretionary permits required); (2) those allowed with a Zoning Permit (minor accessory uses requiring approval by the Zoning Administrator, such as a Guest House); and (3) those allowed with a Conditional Use Permit (more intensive uses requiring approval by the Planning Commission). Uses allowed with a Zoning Permit are typically minor accessory uses for a parcel such as a second dwelling unit, home occupation, or guest home. After applications for Zoning Permits are reviewed by staff and a public notice is published and circulated to surrounding property owners, the Planning Director or his designee holds a public hearing to evaluate and make a decision on the application. Applications may be approved, approved with conditions, or denied. A building permit goes through a review by all departments and may have “corrections” (e.g., show setback distances, show CDF turnouts on driveway) and will not be issued until all department corrections are cleared.

The Zoning Administrator is the Planning Director or a member of the Planning Staff appointed by the Director. The Administrator is responsible for conducting public hearings (Zoning Administrator hearings), for Zoning Permits and assessing public comments, Setback Variances, and uses requiring Zoning Permits (e.g., guest houses). Zoning Administrator hearings are conducted each Monday at 9:00 a.m. in the Resource Management Agency. Applications considered by the Zoning Administrator require a public notice be sent to surrounding property owners within 300 feet of the property in question (Zoning Ordinance Chapter 18.108.060). If a Zoning Permit or Setback Variance is approved, there is a 15-day appeal period. If the permit is appealed (in writing with appeal fee), the item is scheduled to be heard by the Planning Commission.

If a Conditional Use Permit is required, the applicant will apply through the Planning Department, and typically takes two to three months to process, unless an environmental impact report (EIR) is required. If an EIR is necessary, the process takes 14 to 20 months. Once assigned to a Planning Staff member, it is reviewed for completeness. Once deemed complete, the project is routed to Resource Management Agency departments as well as applicable outside agencies for review. This review is to solicit comments and conditions of approval that must be met as a result of the project. This process takes approximately two to three weeks for internal circulation. The project is then scheduled for the Development Review Committee where an applicable environmental assessment (negative declaration, mitigated negative declaration, or environmental impact report) is determined. Assuming no EIR is required, the

Planning Staff member then prepares the environmental assessment and staff report for the Planning Commission. This part of the process takes another approximately four to six weeks. Typical findings of a CUP include project consistency with the General Plan, compliance with the spirit or intent of the Zoning Ordinance, compatibility with surrounding uses, enhancement of basic public health, safety, and general welfare concerns, or adverse project implications on property values and general desirability of the surrounding parcels. As the Planning Department continuously works with developers to incorporate these findings into projects, they are not found to be a constraint to residential development.

Applications considered by the Planning Commission under this process, like the Zoning Administrator hearings, require public hearing notices. The Planning Commission meets on average of once per month on the first Tuesday evening starting at 6:00 p.m. Provisions can be made for a second meeting in a month on an as-needed basis. Meetings are held at the Resource Management Agency conference room or in the Coarsegold Community Center.

If a Conditional Use Permit has been denied, there is an appeal process. The applicant must file the appeal at the Planning Department (letter explaining reason for appeal and as of July 1, 2014 \$332.00 in fees) and it will be taken to the Board of Supervisors for consideration. This appeal must be filed within 15 days of decision by the Planning Commission. If the CUP was approved, and an opponent wished to appeal the decision, the process is the same.

Environmental assessments, as noted above, are normally done in tandem with the project time lines. With the exception of those projects requiring an Environmental Impact Report, most initial studies are completed within a month and a half of application intake (like those for Conditional Use Permits). Environmental Impact Reports typically add an additional 18 months to the project, this is due in part to the time required to select a consultant, prepare the contracts, and to complete the actual work on the EIR. Building permits for single family residences alone do not require environmental assessments. The environmental assessment for multiple single family residences or multifamily projects would be a part of the subdivision process and handled during that time frame.

County Staff works closely with developers to expedite entitlement approval procedures so as not to put any unnecessary timing constraints on development. Developers are encouraged to meet with staff prior to submitting their projects in order to review submittal requirements, become aware of any new ordinances or codes that would be required for that particular development, and take note of any other potential issues beforehand. While each entitlement is typically assigned to one Planner (referred to as a Lead Planner or Managing Planner for that project), it is not uncommon for several staff members to assist to some degree.

Codes and Enforcement

The County of Madera has adopted the 2013 California Building Standards Code (Title 24, California Code of Regulations) as mandated by the State of California. All plan review applications submitted after January 1, 2014, are required to comply with the 2014 California

Codes. The County uses the most current Building Code adopted as a part of its review. Although the updated building codes are intended to ensure the health and safety of building occupants, the 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. Therefore, building codes and their enforcement can act as a constraint on new housing and rehabilitation of older housing structures. These State mandated codes are practiced in all localities throughout the region.

To ensure minimal delay to residential development, the County operates an outreach program with architects, engineers, designers, and contractors to help clarify the permit process and to streamline the application process whenever possible. Each applicant is advised of the permit process (application submittal requirements, fees, processing time, steps in the process, etc.) as they come in. Applicants with particularly complicated applications are recommended to put together a preliminary submittal package and make an appointment with County staff to do a preliminary review of the project. This will catch any issues prior to submittal (as an example, a need for a rezoning or a general plan amendment in conjunction with the main permit application). This is intended to help streamline the process once submitted.

Complaint Referral

Madera Fair Housing Center is responsible for tracking fair housing complaints and disseminates information under provisions of California State fair housing laws within Madera County. The Center also operates a phone number for individuals seeking information on Fair Housing laws, tenants' rights, and other equal housing opportunity information. The County works with the Center to ensure the availability of Fair Housing information within public places such as the County Library, County website, and appropriate County departments.

On/Off Site Improvement Standards

Development standards are no more intensive than any other jurisdiction. Basic standards are used for the purposes of ensuring that the life, safety, and health concerns of the county residents are met. Madera County's development standards have not constrained housing development in the county nor have they been an obstacle to the development of affordable units. The cumulative effect of the development standards are also not seen as being a constraint on the ability to provide housing at the affordable level.

At about the time of the completion of the Housing Element Update in 2004, the County had completed a four-year long process of working with the public to update its development standards, to ensure that requirements are clear and appropriate. Madera County regulations are less stringent than many communities across California, and do not represent an undue constraint on the development of affordable housing.

Developers must design new lots, improvements, and dedications of public facilities, as well as proposed map documents, in accordance with the County Subdivision Ordinance. This portion

of County Code includes road standards that are designed to meet minimum safety standards and higher standards are that required in areas closer to urban services.

Developments within the city's sphere of influence would have to build infrastructure to city standards in anticipation of eventual annexation. The typical rural subdivision within the incorporated cities requires road improvements and the provision of septic systems, water wells, underground electricity, and water tanks for fire suppression. The costs of these improvements vary between subdivisions depending on location, size of parcels, and distance from services. While subdivision improvements in urban areas require higher standards, the higher densities of urban development allow costs to be spread over more parcels. The improvements are generally conditions of subdivision approval and are a prerequisite to a final subdivision or parcel map. The developers must either construct or make a financial commitment to constructing the improvements before the map may be recorded.

For development within the incorporated City's sphere of influence, on- and off-site improvements are substantially similar to County requirements as discussed above. These improvements include: storm drainage systems, sanitary sewer systems, and domestic water systems, including water meters, electric, telephone and cablevision facilities, and street infrastructure including curb and gutters, sidewalks, streetlights (galvanized steel) and fire hydrants. The Cities and County have a Memorandum of Understanding (MOU) that requires all projects within the cities' spheres of influence to be routed to the City for review and comment to their current development standards as applicable.

On- and off-site improvements within the City's sphere of influence vary with the type of development proposed and its' size and location relative to the city's services. The improvements are guided by city code and standard specifications. The costs of these improvements are relative to the size of the project and location relative to the services needed. The County coordinates with the cities and developers to phase these improvements for any project within the spheres of influence in order to facilitate affordable housing. The County does not see this as a constraint to the development of affordable housing, and sees the coordination between jurisdictions as beneficial to orderly growth and development of housing overall.

On- and off-site improvements within the County's jurisdiction are regulated by the County's Parcel and Subdivision Ordinances. Site improvements include items such as required by off-street parking, curbs, gutters, and sidewalks, and sewage and water systems. Costs incurred by the developer of these projects are dependent on the size of the subdivision and amount of improvements that will be needed on a per project basis.

Projects within the spheres of influence of the two cities in Madera County fall within the jurisdiction of the county. Their development standards are highlighted below. Projects within the Sphere of Influence for the City of Chowchilla are required to follow the minimum site improvement requirements as follows:

- **Water Systems** – A water system with service to each parcel must be installed in every subdivision created within Madera County and must be located below the 500 foot contour elevation. For subdivisions and parcel maps located above the 500 foot contour, a water system must be installed in all land divisions with lots less than three acres in size (gross acreage). Water systems in subdivisions must be operated as a public utility as authorized by the Public Utilities Commission of the State, or be served by a district or public agency. Alternatives to County Maintenance Districts will be allowed subject to obtaining approved infrastructure plans by the Planning Commission and Board of Supervisors. Water supply information acceptable to a certified hydrogeologist is required for all land divisions with parcel sizes three acres or larger. If adequate existing water supply information is not available, well drilling and testing may be required on parcels specified by the Environmental Health Department.
- **Sewage Systems** – The applicability, design, and construction of all sewage disposal facilities must be in accordance with the provisions of State law and Madera County Code Chapter 17.18, Article II of Title 13. All lots within a proposed subdivision that are located west of the 500 foot contour line must be connected to an installed community sewer system or to an adjoining community sewer system. Septic tanks will be installed in each lot of a proposed subdivision east of the 500 foot contour line, so long as the installation is not in conflict with the sewer ordinance of the county.
- **Flood Control and Drainage Works Improvements** – A Registered Civil Engineer must prepare a flood control and drainage works plan showing plans, profiles, specifications, and details of proposed improvements to a subdivision. Detail must be sufficient enough to enable the County Engineer and the County Road Commissioner to determine the adequacy of the proposed construction and compliance with Section 17.28.030.
- **Redivision of Subdivision Lots** – In order to re-divide a lot or lots in an existing subdivision, a complete new subdivision plan and maps will be required. Upon filing a new map or maps, the County may specify additional requirements for roads, water systems, and sewer systems. A re-division of any lot (within a subdivision with lots three acres or larger and located about the 500 foot contour elevation) that creates parcels less than three acres in size must install a public water system to serve all lots.
- **Curbs, Gutters and Sidewalks** – Curbs, gutters, and sidewalks, when required by new development, shall be installed in accordance with the requirements of the County Road Commissioner and County road standards as outlined in Title 17.
- **Street Lighting** – Street lighting must be of a type approved by the County Engineer.
- **Utility Crossing** – Provision shall be made for railroad and canal crossings and other public or private utility crossings. These provisions are necessary to provide access to or

circulation within the proposed subdivision. The cost of such crossings shall be paid by the subdivider.

- 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.
- Road – The County’s Subdivision Ordinance describes road standards and widths in Chapter 17.32. The right-of-way improvements can be a major cost of development, but they are essential to orderly development, the provision of services, and the health and safety of residents. The Road Department will consult the General Plan for the minimum required road right-of-ways except in such cases where a designation does not exist. In these cases the Road Commissioner, or designee, will assign a designation to provide a safe and efficient road system, while assuring access to existing and future development. Such designations shall be in conformance with CALTRANS or the American Association of State Highway and Transportation Officials (AASHTO) standards. The Madera County Roads Department indicates the following as minimum road width standards:
 - Local road: width 60 foot right-of-way minimum
 - Collector road: width 80 foot right-of-way minimum; and
 - Major Collector: road width 100 foot right-of-way minimum

Projects within the Sphere of Influence for the City of Madera are required to follow the minimum site improvement requirements as follows:

- Storm drainage system – The City of Madera has an extensive drainage system with a drainage master plan that outlines future development of the system. Development adjacent to the city may require implementation of the drainage master plan dependent upon the project’s location adjacent to the city.
- Water Systems – Developments in the county abutting the City water system may be required to hook into the water system. City hook-up fees also apply. Use of City water may provide lower project and maintenance costs, whereas many locations in the county require the development of new, independent water systems. Water meters are required, which requires an additional cost.
- Sewer Systems – Developments in the county, yet located abutting the City sewer system may be required to hook into the water system. City hook-up fees also apply. Use of the City’s sewer system may provide lower project and maintenance costs, whereas many locations in the county require the development of new, independent sewer systems.

- Street Lighting – If a new development is located adjacent to a development with installed City street lights, the service may be required to be extended.
- Public Utilities – Cablevision facilities are an additional utility not typically used in most of the County. If adjacent to a cable utility line and located within the City sphere of influence, cablevision services may be required. Utility crossing requirements in the city are the same as County requirements.
- Curbs, Gutters and Sidewalks – Title VII and X of Madera City Code governs the implementation of curbs, gutters, and sidewalks. These requirements are similar to Title 17 requirements in scope. All residential projects subject to City standards require full implementation of all standards.
- Roads – In the city requirements for residential projects are outlined in Title X. Depending on the project location in respect to City right-of-way, City road standards may be required. Recently, residential projects were allowed to reduce street width to a new 50-foot Residential Access Street Standard. This standard allows for a narrower pavement width and contiguous sidewalk, along with a narrower right-of-way, all of which will lower the cost of residential development.

Non-Governmental Constraints

Physical Development Constraints

Small Sites

In addition to servicing capacity constraints, the size of many parcels designated for medium- and high-density uses may act as a constraint to new residential development. Typically any development under one acre in size is not large enough to accommodate higher densities such as a multifamily residential project.

Many small parcels may accommodate a single family residential unit. In rural parts of the county, these housing units rely on septic systems and water wells to support the residence. Due to the separation requirements of water wells and leach fields stipulated by the County's Environmental Health Department, parcels less than one acre in size with a septic system and well cannot generally support a secondary unit.

Lot consolidation is a potential process to meet the default density standard in Madera County of 20 units per acre. However, this can only be accomplished if the parcels are adjacent to each other, owned by the same individual, and can be consolidated via lot line adjustment or parcel map process.

The County has identified 24 parcels totaling 9.3 acres within the County's jurisdiction designated as High Density Residential with a size constraint of less than one acre that would

make multifamily development problematic. These parcels range in size from 0.11 to 0.87 acres. This would account for a loss of approximately 186 units of realistic capacity.

In order to assist developers in the development of affordable housing on small lots, the County facilitates lot consolidations, particularly as it relates to parcels listed in Appendix A, Table A-1. For example, the County works with non-profit developers and owners of small sites (less than one-half acre) to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedures are discussed with developers during the preliminary review process. Lot consolidation includes allowing higher densities and larger parcels once consolidated, flexibility in development standards, expedited processing and/or reduced fees related to consolidation. Housing Element Program 2.1.12 facilitates development of affordable housing on small sites. There has been limited opportunity for small lot consolidation; however, the County maintains sufficient sites for the RHNA numbers and will continue to look at funding sources.

Large Sites

Most developers may not see the economies of scale of providing housing at affordable levels on parcels of large sizes. Since most affordable housing developments using State or Federal assistance are between 50 and 80 units, some sites are considered too large for the development of affordable housing. Typically, HCD considers parcels larger than 15 acres as “large-sites” that may require further lot subdivision. The County allows land divisions and specific plans resulting in smaller parcels sizes in order to facilitate multifamily developments affordable to lower-income households. The County offers incentives for the development of affordable housing including, but not limited to, priority to processing subdivision maps that include affordable housing units; expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and Master Environmental Impact Report; financial assistance (based on availability of Federal, State, and local foundations and private housing funds); and modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis. It is common and permissible in Madera County to allow for large lots of 30 or more acres to have a single multifamily style development on less than five acres of the parcel. Housing Element Program 2.1.14 facilitated development of affordable housing on large sites.

Table 4-10 includes the three very large sites located within the Rio Mesa and Oakhurst Area Plans. There are three parcels over 12 acres in size within the HDR (High Density Residential) general plan designations. These parcels may require a specific plan and/or subdivision map(s) to facilitate the development of affordable housing.

TABLE 4-10 LARGE SITES HDR AND MDR GENERAL PLAN DESIGNATION Madera County 2014			
Parcel	Size (acres)	Designation	Location
049-026-014	39.99	HDR	Rio Mesa Area Plan
049-032-021	37.33	HDR	Rio Mesa Area Plan
064-080-073	12.77	HDR	Oakhurst

Source: Mintier Harnish, 2014.

Environmental Conditions

The broad scale designation of sites suitable for housing was completed pursuant to the policies of the Madera County General Plan and Final Environmental Impact Report (FEIR). In the development of the land use designations, the County of Madera consulted with a wide range of Federal, State, and local regulatory agencies to evaluate potential adverse environmental constraints and impacts of land use. The resulting EIR mitigated adverse impacts through various impact measures.

Flood Zones

Flood zones are identified through Federal Emergency Management Agency (FEMA) and the County receives the applicable maps that show these zones. The Department of Engineering and General Services evaluates each building permit pursuant to FEMA guidelines.

Development within a flood zone typically is required to be protected against flood damage. FEMA requires developers to obtain a flood zone elevation certificate when they apply for their permit. These certificates require elevating the developed area (i.e., house pad) above the known flood level of that particular flood zone. The Madera County Department of Engineering and General Services reviews grading and drainage plans prior to construction to ensure that flooding is not created, or altered to affect other properties.

According to FEMA, the principal potential flooding areas are in the Valley's low lying area east of Highway 99, which lies within a 100-year floodplain. The Madera Ranchos are partially subject to a 100-year flood. In addition there are some potential flooding problems along Cottonwood, Root, Dry, and Schmidt Creeks, and the Schmidt Creek Tributary, all of which have perennial flow, and poorly defined channels that are subject to flooding. Some areas along the Chowchilla, Madera, and San Joaquin Rivers have the potential for flooding; the construction of Buchanan, Hidden, and Friant Dams, as well as levee improvements along the sloughs and rivers have, however, eliminated major flooding problems along these major rivers.

Much of the area on the far west side of the county along the San Joaquin River is within the 100-year flood plain.

The principal flood problem in the Foothill Area of Madera County lies along the Chowchilla, Fresno, and San Joaquin Rivers as well as Fine Gold Creek. The construction of Buchanan, Hidden, and Friant Dams, as well as levee improvements along the sloughs and rivers, have eliminated major flooding problems in these areas, but the potential for localized flooding problems remains. Farther to the east, none of the mountain areas of the eastern county have been defined as lying within a 100-year floodplain. The Fine Gold Creek runs through the middle of the community of North Fork and floods in the wet years. If the dam at Bass Lake were to fail, this situation would be exacerbated.

The vacant land inventory was additionally evaluated against flooding. A total of 77 parcels in the vacant inventory are either partially or entirely within the FEMA 100-year flood zone. These parcels are anticipated to result in a total of 580 units, nine of which are designated High Density Residential and are anticipated to result in lower-income units. Protected wetlands, oak tree preserves, and open space preserves were evaluated to determine the impact on the parcel inventory. None of the protected areas were shown to impact the parcel inventory and no other known environmental constraints were found to impede development in the planning period for identified sites.

Fault Zones

Madera County is divided into two major physiographic and geologic provinces: the Sierra Nevada Range and the Central Valley. The Sierra Nevada physiographic province in the northeastern portion of the county is underlain by metamorphic and igneous rock. It consists mainly of homogenous types of granitic rocks, with several islands of older metamorphic rock. The central and western parts of the county are part of the Central Valley province, underlain by marine and non-marine sedimentary rocks.

The foothill area of the county is essentially a transition zone, containing old alluvial soils that have been dissected by the west-flowing rivers and streams that carry runoff from the Sierra Nevada's.

Seismicity varies greatly between the two major geologic provinces represented in Madera County. The Central Valley is an area of relatively low tectonic activity bordered by mountain ranges on either side. The Sierra Nevadas, partly within Madera County, are the result of movement of tectonic plates. The Coast Ranges on the west side of the Central Valley are also a result of these forces, and continued movement of the Pacific and North American tectonic plates continues to elevate the ranges. Most of the seismic hazards in Madera County result from movement along faults associated with the creation of these ranges.

There are no active or potentially active faults of major historic significance within Madera County. The county does not lie within any Alquist Priolo Special Studies Zone for surface faulting or fault creep.

However, there are two significant faults within the larger region that have been, and will continue to be, the principle sources of potential seismic activity within Madera County.

San Andreas Fault. The San Andreas Fault lies approximately 45 miles west of the county line. The fault has a long history of activity and is, therefore, a concern in determining activity in the area.

Owens Valley Fault Group. The Owens Valley Fault Group is a complex system containing both active and potentially active faults on the eastern base of the Sierra Nevada Range. This group is located approximately 80 miles east of the County line in Inyo County. This system has historically been the source of seismic activity within the county.

The *Environmental Impact Report* for the State prison project near Fairmead identified faults within a 100-mile radius of the project site. Since Fairmead is centrally located along Highway 99 within the county, this information provides a good indicator of the potential seismic activity which might be felt within the county. Fifteen active faults (including the San Andreas and Owens Valley Fault Group) were identified in the *Preliminary Geotechnical Investigation*. Four of the faults lie along the eastern portion of the Sierra Nevada Range, approximately 75 miles to the northeast of Fairmead. These are the Parker Lake, Hartley Springs, Hilton Creek, and Mono Valley Faults. The remaining faults are in the western portion of the San Joaquin Valley, as well as within the Coast Range, approximately 47 miles west of Fairmead. Most of the remaining 11 faults are associated with the San Andreas, Calaveras, Hayward, and Rinconada Fault Systems which collectively form the tectonic plate boundary of the Central Valley.

In addition, the Clovis Fault, although not having any historic evidence of activity, is considered to be active within the past two million years. This fault line lies approximately six miles south of the Madera County line in Fresno County. Activity along this fault could potentially generate more seismic activity in Madera County than the San Andreas or Owens Valley fault systems. However, because of the lack of historic activity along the Clovis Fault, there is inadequate evidence for assessing maximum earthquake impacts.

Seismic ground shaking, however, is the primary seismic hazard in Madera County because of the county's seismic setting and its record of historical activity (General Plan Background Element and Program EIR). There is no specific threat or hazard from seismic ground shaking to residential development within the county, and all new construction will comply with current local and State building codes. Other geologic hazards, such as landslides, lateral spreading, subsidence, and liquefaction have not been known to occur within Madera County.

The valley portion of Madera County is located on alluvium deposits, which tend to experience greater groundshaking intensities than areas located on hard rock. Therefore, structures located in the valley will tend to suffer greater damage from groundshaking than those located in the foothill and mountain areas.

Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged ground shaking. According to the Madera County General Plan Background

Report, although there are areas of Madera County where the water table is at 30 feet or less below the surface, soil types in the area are not conducive to liquefaction because they are either too coarse in texture or too high in clay content.

Between the minimal historical hazard of earthquakes in the county and the use of the most current building codes and construction techniques, earthquakes pose a less than significant danger to residential development.

Biological Habitat

Madera County can be divided into three sections. Roughly one-third of the county lies within the San Joaquin Valley. In Madera County this valley extends from the San Joaquin River in the west to the Sierra foothills in the east. The central third of the county lies within the foothills of the Sierra Nevadas. Daulton, the Madera Equalization Reservoir, and the intersection of Highway 41 and 145 are all located at the foot of the western foothills. Ahwahnee, Oakhurst, and North Fork are all located just west of the transition from foothill to the more mountainous terrain of the Sierra Nevada. The eastern third of the county is rugged mountainous terrain extending to the crest of the Sierra.

Valley Foothill Riparian

Riparian habitats are associated with the bed, banks, and floodplains of rivers and creeks. The proximity of surface and subsurface water favors the growth of mesic vegetation (vegetation adapted to moist soils or a high water table) not found in drier upland areas. The best riparian habitats now exist along the San Joaquin River below Friant Dam downstream to Firebaugh.

Due to the seasonal nature of most of the waterways, rivers, and creeks in the County, riparian habitats are sparse, narrow, and discontinuous. It is not seen as a constraint to residential development. Development will be conditioned to avoid, or incorporate into the overall design of the project, any and all wetlands in the area through use of Open Space designations. These designations would be considered a benefit to the development by the provision of parks or limited use (i.e., walking path, etc.) recreational opportunities.

Oak Woodlands

The foothill and Sierra regions of the county are known to have Blue Oak Woodlands as well as Mixed Chaparral habitats. General Plan policies and guidelines are designed to maintain these habitats as much as possible. This is not seen as a constraint for development, as the County will work with developers to prepare plans to either avoid these habitats or incorporate them into their proposals.

Sensitive Biotic Resources

As demonstrated through the Department of Fish and Game databases, there are biotic resources that exist throughout the county. While this database does not describe the biotic

resources on a parcel-by-parcel basis, rather on a quadrangle by quadrangle basis, any CEQA evaluation must be done through a site specific biotic evaluation done by trained individuals during the Subdivision Map process. Through this evaluation the proponent is required to develop mitigation measures to avoid these habitats and species. As this evaluation is conducted early on in the process and incorporated into the project as a whole, the avoidance/incorporation process is not seen as a hindrance to the development process.

There are no other known environmental constraints within the county that would pose a constraint to the development of housing.

Financing Costs

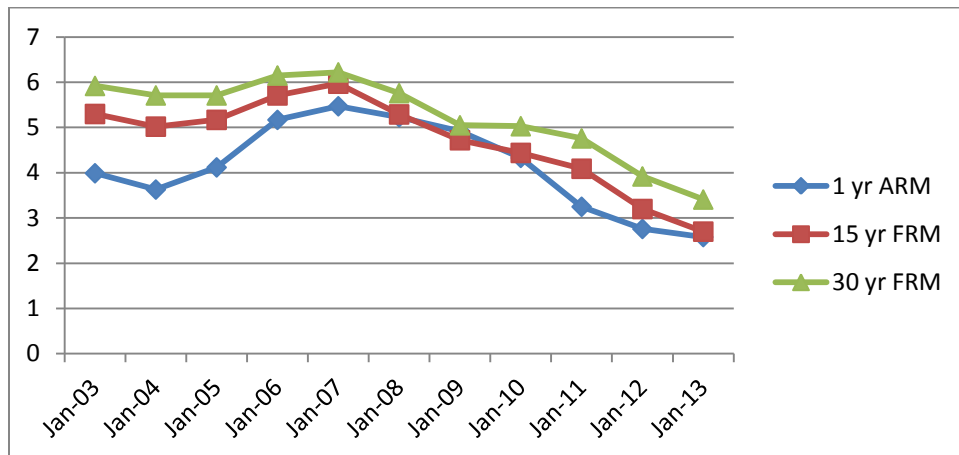
The mortgage banking crisis that began in 2008 affected the availability of construction financing and mortgage loans. Lenders that had once offered mortgage loans more freely became much more restrictive after 2008. Lenders required down payments of 20 percent and credit scores higher than 680 to receive competitive interest rates. These restrictions placed homeownership out of reach for many, although in 2013 lenders began to ease the qualifications required for a competitive mortgage rate. As the economy continues its recovery, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008.

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

As shown in Figure 4-1, mortgage rates have continued to decrease nationwide since 2007, hitting a historic low in 2013. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

**FIGURE 4-1
HISTORICAL MORTGAGE RATES**

**United States
January 2003-January 2013**



Mortgage Rates:

ARM-Adjustable Rate Mortgage

FRM- Fixed Rate Mortgage

Source: Freddie Mac Primary Mortgage Market Survey.

Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

While there is more scrutiny of developer's credentials and banks are requiring a higher loan-to-value ratio, the cost of construction financing is historically low, with prime rates below five percent in 2013. Faced with a lagging housing market, the Federal Reserve has been cutting interest rates since late 2007, enabling many projects to pencil out that would not otherwise. Where financing is available, construction capital seems to be directed at the best transactions – those with large, established, and well-capitalized sponsors. Given recent trends, the availability of financing is likely to be less of a constraint on new housing construction during this Housing Element planning period than it has been in the recent past.

Land Cost

In the years leading up to the recession in 2008, the county of Madera, and a major portion of the state, experienced an unprecedented robust housing market that contributed to increased housing and land costs. During the housing boom land available for residential development was purchased almost as soon as it was listed for sale. The recession and foreclosure crisis

significantly decreased the cost of land from 2008 to 2012. Home prices and rents have begun to slowly recover since 2012, but are nowhere near the levels they were prior to 2008.

A constraint on the development of affordable housing within certain sectors of the county is due to the preservation of agricultural land. Land values in more desirable areas have become excessive compared to land in other areas of the county, providing less opportunity to create affordable housing in all areas of the county. Other variables that affect the cost of land include the location, public services to the site, surrounding amenities, and financing arrangements. Like most Central Valley counties and cities, the county of Madera is still one of the few areas in the State where land is relatively inexpensive. According to Zillow.com, lot prices in unincorporated Madera County on March 20, 2014, for the 25 lots available ranged from \$45,000 for a 0.4 acre lot in Oakhurst to \$1,180,000 for a 39.13 acre lot in Coarsegold. The median price was \$115,000. Prices per acre ranged from \$4,995 to \$112,500. The median price per acre was \$30,156.

The median land cost for the neighboring cities of Fresno and Merced were \$342,344 and \$506,525, respectively. Currently, vacant land in the Madera area remains less expensive than in other urban areas, but it may not be compatible with a low-income wage in the area. The land cost per developed unit can be lowered by choosing high-density projects.

Material and Labor Cost

Material and labor costs, along with most other housing costs, including costs for environmental review and prevailing wage, continue to rise. Prior to the 2008 foreclosure crisis, the housing market experienced an unprecedented boom in demand, causing a market saturation of certain types of trade workers, as the demand for their skills was very high. During that time labor for government subsidized housing construction was additionally costly for the Central Valley, as wages were rooted in the required State Labor Standards based on higher northern and southern California prevailing wages. However, the recent housing crisis nearly halted new construction to a standstill causing material costs to drop substantially. The construction market, along with the housing market, started to improve again in 2012 and has continued its growth.

In 2014 RS Means (a reliable published source for construction industry costs) estimated that the hard construction costs in the Fresno area were \$148 per square foot for a typical one- to three-story multifamily residential construction with wood siding and frames. For a building with a floor area of 22,500 square feet, this totals \$3,342,000.

Based on nationwide building valuation data compiled by the International Code Council (ICC), a one- and two-family residential building would cost approximately \$118 per square foot. This equals a rough estimate of \$186,000 for a 1,000 square foot apartment and \$236,000 for a 2,000 square foot single-family home. Construction costs for a 1,700 square-foot single family home are between \$178,500 and \$187,000, or \$105 to \$110 per square foot. An additional 30 percent of construction costs and on-site improvement costs, or between \$53,500 and \$56,000, can be added to approximate “soft” costs, including architectural and engineering fees,

contingency costs, marketing costs, construction loan interest, as well as developer overhead and profit. These construction numbers exclude development impact fees and permit costs, which are discussed under Governmental Constraints. For wood frame, garden-style apartment units, construction costs may range from approximately \$95 to \$100 per square foot, or about \$130,500 to \$137,500 per unit. Soft costs, 30 percent of hard construction and on-site improvement costs, could range between \$39,000 and \$41,000 per multifamily unit in additional construction costs. Again, these costs do not include development impact fees and permit costs.³

According to City-Data.com, Madera County new single-family house construction building permits for previous years were as follows:

- 2000: 549 buildings, average cost: \$105,600
- 2001: 713 buildings, average cost: \$130,700
- 2002: 909 buildings, average cost: \$136,900
- 2003: 1,139 buildings, average cost: \$139,700
- 2004: 1,463 buildings, average cost: \$152,700
- 2007: 486 buildings, average cost \$188,900
- 2008: 233 buildings, average cost \$187,400
- 2009: 68 buildings, average cost \$189,600

³ Construction cost estimates based on building valuation data compiled by the International Code Council (ICC).

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V. Housing Accomplishments

Government Code Section 65588 requires that the Housing Element evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the statewide housing goal.
- The effectiveness of the Housing Element in attaining Madera County's housing goals and objectives.
- The progress of the County in implementation of the 2009 Housing Element.

Review of 2009-2014 Housing Element Policies and Programs

In accordance with Housing Element Law, the 2016-2024 Housing Element includes an analysis of accomplishments from the 2009 Housing Element planning period that led toward the preservation and affordability of housing in Madera County.

Table 5-1 on the following pages provides an assessment of progress with implementation and effectiveness of the policies and programs contained in the 2009 Housing Element.

The next section of this Housing Element contains the County's new policies and programs for the 2016-2024 planning period.

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**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**

Madera County
2009-2014

Previous Housing Programs		Status	Achievement During Previous Planning Period	Recommendation
Goal 1 – New Construction of Affordable Housing				
Policy 1.1 – New Construction Efforts for the Plan Period				
Program 1.1.1 – Infill Housing: The County Planning Department or the RDA shall acquire sites to accommodate up to 400 units to be constructed as low-income affordable housing, utilizing non-and for-profit builders, and housing agencies. Funding for these projects shall come from available federal, State, and other applicable funding sources. The County will review Notice of Funding Availability for applicability.		In progress	The County continuously reviews NOFAs for applicable funding. Self-Help Enterprises Parkdale Village Phase I consisted of 49 single-family homes and Phase II consisted of 48 multifamily units. Construction of Phase II is underway and expected to continue until October 2014.	Retain program. Remove reference to RDA.
Action: Acquisition of sites for construction of 400 affordable housing units Responsibility: County Planning Department or RDA Time: Year 1-5			The County had no funding available to acquire property.	
Program 1.1.2 – Transitional and Supportive Housing: The County Planning Department shall work in partnership with the Madera Behavioral Health Department and the Fresno-Madera Continuum of Care to construct a minimum of 150 transitional housing units. The County shall publish a Request for Proposal from developers to pursue the developments. The County shall set aside funds, and apply for state and federal funds to help subsidize developments. The County will offer the following incentives for the development of transitional and supportive housing including, but not limited to, priority to processing building permits, financial assistance (based on availability of Federal, State, Local foundations, and private housing funds), and modification of development requirements such as reduced parking standards for seniors, assisted care and special needs housing on a case-by-case basis.		In progress/ completed	The County was able to secure HCD Grant funding to assist with a sewer lift station that served the Parkdale project.	Recommend removing objective of 150 transitional housing units since funding is not available at this time. Remove implementation of SB 2 and annual review since this has been completed.
In accordance with SB 2, by the end of 2011, the County will amend zoning to permit transitional and supportive housing as a residential use subject to only those restrictions that apply to other residential uses of the same type in the same zone. The County will continue to monitor its’ ordinances on an annual basis to ensure that transitional and supportive housing remain in conformance with SB 2.			The County amended the zoning ordinance on 5-19-2014 to permit transitional and supportive housing as residential uses, subject only to those restrictions that apply to residential uses of the same type in the same zone.	
Action: Support construction of 150 transitional housing units during planning period Responsibility: County Planning Department, Planning Commission, and Board of Supervisors Time: Zoning amendment by the end of 2011; Annually for the SB-2 review; construction of housing by Year 5.			The County lacks necessary funding at this time to assist in the construction of transitional housing units, but continues to investigate alternative funding sources and collaborative situations to achieve this goal.	

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**

Madera County
2009-2014

Previous Housing Programs	Status	Achievement During Previous Planning Period	Recommendation
Program 1.1.3 Very-Low Income Large Family Single/Multifamily Housing: The County Planning Department or other nonprofit housing development agencies shall investigate funding sources, develop partnerships and apply for available local, State, and federal funds to assist in the production of 400 large-family units. The County will review Notice of Funding Availability, especially from those listed in Appendix K of this Housing Element, for applicability. <u>Action:</u> Support funding applications and help produce 400 large family units using funding sources identified in Appendix K <u>Responsibility:</u> County Planning Department <u>Time:</u> Year 1-5	Not Completed	The County lacks necessary funding at this time, but continues to investigate alternative funding sources and collaborative situations to achieve this goal. Parksdale serves low-income families. The County was able to secure HCD Grant funding to assist with a sewer lift station that served the Parksdale project.	Recommend removing objective of 400 units since funding is not available at this time.
Program 1.1.4- Extremely Low-Income to Low-Income Senior Housing: The County Planning Department or other nonprofit housing development agencies shall seek and apply to funding sources and partner with local and statewide non-profits and for-profits organizations in applying for funds and encouraging the construction of at least 300 units for seniors. <u>Action:</u> Seek and provide funding to assist with the production of 300 senior housing units utilizing funding sources as identified in Appendix K <u>Responsibility:</u> County Planning Department <u>Time:</u> Year 1-5	Not Completed	The County lacks necessary funding at this time, but continues to investigate alternative funding sources and collaborative situations to achieve this goal.	Recommend removing objective of 300 units since funding is not available at this time.
Program 1.1.5- Other Extremely Low- and Very Low-Income Housing: The County Planning Department or other nonprofit housing development agencies shall provide financial assistance to develop at least 1,000 units for other extremely-low and very-low income households. Staff will also partner with the Citizen Affordable Housing Commission for Expanding Affordable Housing Resources and New Financing to continue to seek and support additional housing resources. <u>Action:</u> Provide financial assistance for the construction of 1,000 units <u>Responsibility:</u> County Planning Department <u>Time:</u> Year 1-5	Not Completed	The County lacks necessary funding at this time, but continues to investigate alternative funding sources and collaborative situations to achieve this goal.	Recommend decreasing objective of 1,000 units since funding is not available at this time.

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**

Madera County
2009-2014

Previous Housing Programs	Status	Achievement During Previous Planning Period	Recommendation
Program 1.1.6 - Development of Farmworker Housing: The County at a minimum will offer the following incentives to developers of farmworker housing: • priority processing of all permits, • fee deferrals, • relaxed development standards. The County will also work with developers in identifying funding sources such as grants and subsidies to producing farmworker housing (such as the Joe Serna Jr. Farmworker Housing Grant Program, Office of Migrant Services, U.S. Department of Agriculture, Rural Community Assistance Corporation amongst others). Action: Provide Priority Processing for Affordable and Farmworker Housing Responsibility: Planning Division, Planning Commission, County Board of Supervisors Timing: Annually Funding: General fund, Farmworker grants, Joe Serna Jr. Farmworker Housing Grant Program	Ongoing	The County currently has a fee payment program and continues to look at grant opportunities. Deferral or waiving of fees must be requested by the applicant, and is considered by the County on a case by case basis.	Continue program
Goal 2 – Encourage and Maintain Affordable Housing Policy 2.1.1 – Creating and Maintaining Housing for All Income levels Program 2.1.1 – Maintain a Current and Adequate Land Inventory: If a jurisdiction failed to make adequate sites available to accommodate the RHNA in the previous period, AB 1233 (GC Section 65584.09) requires them to identify and rezone sites in the first year of the current planning period. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the new planning period. If sites with appropriate zoning were not made available in the prior planning period, the jurisdiction may not count the same sites for both planning periods. The main constraint will be seen in inadequate infrastructure capacity. The County anticipates that this issue will be addressed with mandatory impact fees paid by developers which will increase infrastructure as new housing is developed. The County will maintain an adequate inventory of vacant sites and sites with development and redevelopment potential to meet, at a minimum, its share of future housing needs as determined by the California Department of Housing and Community Development under the County's regional housing allocation plan. Adequate sites are those that can be feasibly developed by 2014 with appropriate zoning, have access to public facilities and services or a financially feasible mechanism for the provision of facilities and services made available, and do not contain significant environmental constraints. The County will annually update its land inventory to reflect residential and projects approved each year, and will ensure that any projects approved with fewer housing units and/or at lower densities than assumed in the Housing Element will not affect Madera County's ability to meet, at a minimum, its remaining share of regional housing needs. To facilitate annual evaluation, the County will develop and implement a formal ongoing project by project procedure pursuant to Government Code Section 65863 which will evaluate identified capacity in the sites inventory relative to projects or other actions potentially	Ongoing	The County currently has adequate sites available to meet the County's RHNA.	Remove reference to AB 1233 since the County has adequate sites to meet the RHNA and a rezoning program is not necessary.

TABLE 5-1 REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS Madera County 2009-2014			
Previous Housing Programs	Status	Achievement During Previous Planning Period	Recommendation
reducing density and identify additional sites as necessary. This procedure and annual evaluation will address non-residentially or mixed use zoned land to determine whether these sites are being developed for uses other than residential. If the County finds uses other than residential occurring on mixed use or non-residentially zoned sites, the County will identify additional sites and/or incentives to promote residential development, particularly on sites zoned higher density. The County will use the annual update of the land inventory as a basis for determining whether adjustments in zoning districts and residential capacity are necessary to meet the County's future housing construction needs. <u>Action:</u> Establish procedures to maintain sufficient sites to accommodate, at a minimum, Madera County's remaining share of regional housing needs through 2014 (as calculated in May 2008). <u>Responsibility:</u> Planning Division, Planning Commission, County Board of Supervisors <u>Timing:</u> Establish procedures by the end of 2011 and update land inventory within the first year of Housing Element approval by HCD and annually thereafter. <u>Funding:</u> General fund Program 2.1.2 – Density: The County shall comply with State Density Bonus law. The County Planning Department shall review its development standards such as street width, setback, coverage, heights, parking and lot size requirements and amend zoning and development standards as necessary to ensure the ability to achieve density. <u>Action:</u> Comply with State density law <u>Responsibility:</u> County Planning and Development Department <u>Time:</u> Year 1-5 Program 2.1.3 – Increase Housing Yields: The County shall review applicable State legislation to ensure that its plans and Zoning Ordinances are consistent with State law. The County Planning Department shall also review the potential for higher yield through flexibility in or removal of governmental constraints as outlined in Chapter 4 of the Housing Element. <u>Action:</u> Review State regulations and change County plans and policies as needed <u>Responsibility:</u> County Planning Department <u>Time:</u> Annually Program 2.1.4 – Multifamily Land Supply: The County will amend the Zoning Ordinance to establish a site plan review procedure for multifamily uses in multifamily zones on lots greater than 2 acres. <u>Action:</u> Monitor and initiate measures as needed <u>Responsibility:</u> County Planning Department <u>Time:</u> June 30, 2011	Ongoing	The County Codes currently comply, however we continue to monitor and amend our development codes as required. County continues to review State Law against its zoning ordinances and revises as required. This is done during the process of updating the Housing Element for each cycle. The County Code currently permits multifamily units on lots zoned RRM that are a minimum of 2 acres with no entitlements.	Continue program Continue program Delete

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**

Madera County
2009-2014

Previous Housing Programs	Status	Achievement During Previous Planning Period	Recommendation
Program 2.1.5 – Single Room Occupancy Housing The County will amend the Zoning Ordinance, within one year of submission of the Housing Element, to comply with the State law on single room occupants to permit development, by right, in appropriate zone districts. Single Room Occupancy is defined in Appendix J – Terms. <u>Action:</u> Amend zoning ordinance to comply with state law <u>Responsibility:</u> County Planning Department <u>Time:</u> Year 1-5	Incomplete	The County has not yet completed the Zoning Ordinance update.	Implement
Program 2.1.6 - Inclusionary Housing: The County's Planning Department in tandem with the citizen Affordable Housing Commission shall investigate alternative housing policies and comparable programs to help increase the supply of affordable housing. <u>Action:</u> Investigate alternative and comparable housing policies to increase affordable housing <u>Responsibility:</u> County Planning Department <u>Time:</u> Year 1-5	Ongoing	Staff continues to look at alternative and comparable housing policies	Continue program
Program 2.1.7 - Proposition 1C Program: The County Planning Department shall review published Proposition 1C Notice of Funding Availability and cause applications to be prepared for various County housing programs, projects, and activities. <u>Action:</u> Review notices of funding availability and submit qualified applications utilizing funding sources as identified in Appendix K <u>Responsibility:</u> County Planning Department <u>Time:</u> Year 1-5	Ongoing	The County reviews NOFAs for funding of various projects related to housing.	Expand sources of funding.
Program 2.1.8 – Home Buyer Assistance: The County Planning Department shall set aside funds for the first-time home buyer programs to assist 600 households during the planning period. <u>Action:</u> First-time home buyer programs to assist 600 households <u>Responsibility:</u> County Planning Department <u>Time:</u> Year 1-5	Ongoing	Through the Neighborhood Stabilization Program (NSP), Round 3, the County has assisted and will continue assisting first time low-income homebuyers purchase formerly vacant and/or foreclosed homes. As of 6/30/14, six homes under the NSP-3 program have been “turned” using the NSP-3 funds.	Continue
Program 2.1.9 – Provide Relocation Services as Needed: The County Planning Department and the RDA shall be legally responsible for the relocation of individuals and families displaced due to rehabilitation or redevelopment activities. The County and RDA shall provide relocation assistance as prescribed by law. <u>Action:</u> Provide relocation assistance as needed and required <u>Responsibility:</u> County Planning Department and RDA <u>Time:</u> As needed	Ongoing	The County currently does not have funds for this process, but continues to monitor for available funding. The RDA was eliminated. As of 6/30/14, six homes under the NSP-3 program have been “turned” using the NSP-3 funds. There are a couple more homes currently in process. This program has the potential to be self-perpetuating. When the County receives Program Income (PI) generated from this specific grant, we must use it in this program. It has already surpassed the original target date and will continue to do so for a while.	Remove reference to RDA

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**

Madera County
2009-2014

Previous Housing Programs	Status	Achievement During Previous Planning Period	Recommendation
Program 2.1.10 – Intergovernmental Cooperation: Cooperate with the cities of Madera and Chowchilla (and any areas incorporated during the plan period) in regards to land use development plans, pre-zoning, annexations, and extension of public facilities around the boundaries of the cities. <u>Action:</u> Cooperate with cities within the County on Land Use <u>Responsibility:</u> County Planning Department <u>Time:</u> Year 1-5	Ongoing	The County cooperates with the cities of Madera and Chowchilla on an ongoing basis. The County has partnered with the cities to pursue funding through HCD/HUD grant programs.	Continue program
Program 2.1.11 – Preventing and Alleviating Foreclosures: The County will address the current foreclosure crisis by applying for funding programs to alleviate foreclosures, partner with local foreclosure counseling service providers, and enact local ordinance updates to alleviation foreclosed homes. <u>Action:</u> Monitor available funding programs, partner with housing counseling agencies, and update applicable ordinances to prevent and/or alleviate foreclosures <u>Responsibility:</u> County Planning Department <u>Time:</u> Year 1-5	Ongoing	The County applied for NSP funding during the Housing Element planning period and continues to monitor for available funding for foreclosure assistance programs	Continue program

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**

Madera County
2009-2014

Previous Housing Programs	Status	Achievement During Previous Planning Period	Recommendation
Program 2.1.12 –Small Lot Consolidation Program: The County will play an active role in facilitating lot consolidations, particularly as it relates to parcels listed in Table 3-2 (Chapter 3) of the sites inventory. For example, the County will work with non-profit developers and owners of small sites (less than ½ acre) to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the County website and discussed with developers during the preliminary review team process. Lot consolidation will include allowing higher densities and larger parcels once consolidated, flexibility in development standards, expedited processing and / or reduced fees related to consolidation. The County will offer the following incentives for lot consolidation, but not limited to: • priority to processing maps that include affordable housing units, • expedited review for the consolidation sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and Master Environmental Impact report, • financial assistance (based on availability of Federal, State, Local, and private housing funds), • and modification of development requirements such as reduced parking standards for low income housing, assisted care and special needs housing on a case-by-case basis. Action: Maintain sufficient sites to accommodate, at a minimum, Madera County's remaining share of regional housing needs through 2014 (as calculated in May 2008) Responsibility: Planning Division, Planning Commission, County Board of Supervisors Timing: Establish procedure for incentives by end of 2011. Funding: General fund	Ongoing	There has been no opportunity for small lot consolidation, however the County maintains sufficient sites to meet the RHNA and will continue to look at funding sources.	Continue program

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**

Madera County
2009-2014

Previous Housing Programs	Status	Achievement During Previous Planning Period	Recommendation
Program 2.1.13 – Infrastructure Development Program: Although the County anticipates that lack of infrastructure for new housing development to meet RHNA obligations will be addressed with up-front funding by developers, the County will continue to seek other funding opportunities on an ongoing basis by utilizing the California Financing Coordinating Committee's which include the following Departments: California Infrastructure and Economic Development Bank, California Energy Commission, United States Department of Agriculture, Department of Water Resources, State Water Resources Control Board, California Department of Public Health, Department of Housing Community Development, as well as the Rural Community Assistance Corporation and Farmers Home Administration. The County has and will continue to apply for grant funding from those agencies involved in the California Financing Coordinating Committee on an annual basis in accordance with the release of a Notice of Funding Availability. With the grants, loans and up-front funding, the County anticipates meeting any and all planned growth, thus meeting the housing needs of the community. Another source of funding available is the Infill Incentive Grant (IIG) Program. Sponsored by HCD, the Infill Incentive Grant program (also referred to as the Infill Infrastructure Grant Program) provides funds to local government to make infrastructure improvements that are necessary to encourage the development of infill housing. Infrastructure improvements for infill development include: park creation; water, sewer, or other public infrastructure; transportation improvements; traffic mitigation; and Brownfield cleanup. Grants allocated to qualifying infill projects range from \$500,000 to \$20 million. For qualifying infill areas, grants range from \$2 million to \$30 million. The County has obtained a Community Development Planning and Technical Grant from the Department of Housing and Community Development which is funding a General Plan draft public facilities and services background and analysis which will look closer at known specific Target Income Group communities and their infrastructure needs. This will help the County address infrastructure constraints and prioritize identified areas with infrastructure constraints for improvement. Action: Develop sufficient infrastructure to meet remaining share of regional housing needs through 2014 (as calculated in May 2008) Responsibility: Planning Division, Department of Engineering and General Services Planning Commission, County Board of Supervisors Timing: On or before November 1st on an annual basis. Funding: General fund	Ongoing	Through a Community Development Block Grant, the County has upgraded a wastewater lift station in Parksdale to support the Self Help Enterprises housing construction.	Retain program but edit to remove background language not related to the program.

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**

Madera County
2009-2014

Previous Housing Programs	Status	Achievement During Previous Planning Period	Recommendation
Program 2.1.14 – Large Sites for Housing for Lower-Income Households: To facilitate the development of housing for lower-income households, the County will encourage land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments and single family developments affordable to lower-income households in light of state, federal and local financing programs. The County will offer the following incentives for the development of affordable housing including, but not limited to, priority to processing subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and Master Environmental Impact report, financial assistance (based on availability of Federal, State, Local foundations, and private housing funds), and modification of development requirements such as reduced parking standards for seniors, assisted care and special needs housing on a case-by-case basis. <u>Action:</u> Coordinate with developers to allow for housing development for affordable housing on less than 10 acres of large lots. <u>Responsibility:</u> Planning Department <u>Timing:</u> Annually <u>Funding:</u> General fund Program 2.1.15 – Amendments to the Parking Requirements: Pursue the following revisions to the County's parking standards to more easily accommodate higher densities on multifamily and mixed use sites. Further study of these revisions shall be conducted before changes to the Zoning ordinance are made: • Reductions in the number of spaces required for affordable or senior housing projects, if it can be demonstrated that the expected tenants will own fewer cars than the regular standards anticipate – or if spaces will not be “pre-assigned” to specific units in the project. • Standards for “shared parking” when uses with different peaking characteristics (such as offices and apartments) are combined within a given parking facility. • Establish a procedure to reduce parking requirements for residential developments with 1 or less bedrooms. In addition, the County will explore the feasibility of an ordinance which would prohibit the long-term storage of cars in designated parking spaces in multifamily complexes, thereby ensuring that the spaces may remain available for tenant use. <u>Action:</u> Amend the County Parking Ordinance <u>Responsibility:</u> County Planning Department <u>Time:</u> Completed by end of 2011	Ongoing	County Staff will continue to coordinate with the development community on large lot affordable housing development. Currently no opportunities have occurred since adoption of the Housing Element.	Continue program
	Addressed	The County has adopted more flexible parking standards for mixed-use developments, including standards for a mixed-use shared parking program.	Delete

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**
Madera County
2009-2014

Previous Housing Programs	Status	Achievement During Previous Planning Period	Recommendation
Program 2.1.16 – Consistency Zoning: The County will undertake a rezoning program to ensure consistent zoning with general plan designations by 2014. The County will give higher priority to higher density zoned sites in these efforts. Dependent on funding and staffing levels, the county will rezone up to one-third of the rezonings per year for the planning period. <u>Action:</u> Rezone sites to ensure consistency with the General Plan <u>Responsibility:</u> County Planning Department <u>Time:</u> Complete by 2014	Ongoing	As entitlements are processed, the County insures consistent zoning and general plan. The County does not have funding available to do a comprehensive rezoning at this time.	Continue program
Goal 3 – Rehabilitation and Conservation Policy 3.1 – Maintain the existing housing stock			
Program 3.1.1 - Housing Rehabilitation: The County Planning Department shall rehabilitate 200 single-family dwelling units and 100 multifamily dwelling units utilizing local, state, and federal funding sources. <u>Action:</u> Rehabilitate at least 200 S-F units and 100 M-F units <u>Responsibility:</u> County Planning Department <u>Time:</u> Year 1-5	Ongoing	The County received grant funding from HCD in 2010 to assist in single-family rehabilitation projects and NSP-3 grant funding from HUD to assist in purchase and rehab of vacant, foreclosed homes and prepare for sale. As of 6/30/14, six homes under the NSP-3 program have been “turned” using the NSP-3 funds. There are a couple more homes currently in process. This program has the potential to be self-perpetuating. When the County receives Program Income (PI) generated from this specific grant, we must use it in this program. It has already surpassed the original target date and will continue to do so for a while. The County lacks necessary funding at this time, but continues to investigate alternative funding sources and collaborative situations to achieve this goal. The RDA was eliminated during the planning period.	Continue program. Reduce quantified objective to be more realistic given available funding.
Program 3.1.2 – Housing Replacement: The County Planning Department in partnership with the RDA and Housing Authority shall replace or reconstruct at least 50 dilapidated units. <u>Action:</u> Replace or reconstruct at least 50 dilapidated housing units <u>Responsibility:</u> County Planning Department and RDA <u>Time:</u> Year 1-5	Not completed	The County lacks necessary funding at this time, but continues to investigate alternative funding sources and collaborative situations to achieve this goal. The RDA was eliminated during the planning period.	Given the elimination for the RDA, this program is not feasible. Delete program.
Program 3.1.3 - Redeveloped Housing Sites: The County Planning Department or the RDA shall acquire 10 blighted properties to develop as new residential housing. <u>Action:</u> Acquire 10 properties for redevelopment <u>Responsibility:</u> County Planning Department and RDA <u>Time:</u> Year 1-5	Not completed	The County lacks necessary funding at this time, but continues to investigate alternative funding sources and collaborative situations to achieve this goal. The RDA was eliminated during the planning period.	Given the elimination for the RDA, this program is not feasible. Delete program.
Program 3.1.4 – Housing Quality Survey: The County Planning Department shall complete a Housing Quality Survey in accordance with Community Development Block Grant guidelines during the planning period. <u>Action:</u> Complete a Housing Quality Survey <u>Responsibility:</u> County Planning Department <u>Time:</u> Year 3	Not completed	This program was not completed due to a lack of funding.	Continue program

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**

Madera County
2009-2014

Goal 4 – Special Needs			
Policy 4.1 – Housing for Special Needs Categories			
Program 4.1.1 – At-Risk Housing: The County or the RDA shall participate in securing the continued affordability of at-risk housing units through preservation and replacement. The County will partner with local housing developers and the California Housing Partnership Corporation to pro-actively identify at-risk housing units, and engage owners in developing viable plans to conserve unit affordability. This program includes a 90-day tenant noticing processing in the event of conversion and an education strategy for current tenants. The strategy will consist of meetings provided by the County on the conversion process and the tenants' rights. Action: Monitor notices, participate with local housing providers, and contact agencies interested in acquisition Responsibility: County Planning Department or the RDA Time: Year 1-5		Not completed	The County lacks necessary funding at this time, but continues to investigate alternative funding sources and collaborative situations to achieve this goal.
Program 4.1.2 - Farmworker Housing Funding and Development: The County Planning Department shall partner with and encourage local and state non-profits to seek funding for development of new farmworker housing projects. Action: Support farmworker housing through available funding sources and seek partnership opportunities with local and state non-profit farmworker housing developers utilizing funding sources as identified in Appendix K Responsibility: County Planning Department and local and state non-profits Time: Years 1-5		Not completed	The County lacks necessary funding at this time, but continues to investigate alternative funding sources and collaborative situations to achieve this goal.
Program 4.1.3 - Emergency Shelter Grant Allocations: The County Social Services shall use Emergency Shelter Grant (ESG) Program funds to support 20 social services and review applications annually. Action: Review applications and provide funds to 20 agencies utilizing funding sources as identified in Appendix K Responsibility: County Social Services Time: Years 1-5		Ongoing	The County did not receive applications for ESG funding. The County lacks necessary funding at this time, but continues to investigate alternative funding sources and collaborative situations to achieve this goal.
Program 4.1.4 - Zoning for Special Needs Housing: The County Planning Department shall, within one year of adoption of the Housing Element, review the Zoning Ordinance for consistency with State Government Code 65583(a)(7) regarding appropriate levels of permit review for special needs housing development applications. Action: Review and revise Zoning Ordinance for consistency with special needs housing requirements Responsibility: County Planning Department Time: Year 1		Completed	The County amended the zoning ordinance on 5-19-2014 to comply with State requirements for special needs housing.
			Continue program, but modify to reflect loss of RDA and limited staff resources
			Continue program
			Continue program
			Remove program

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**

Madera County
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Program 4.1.5 – Zoning for Agricultural (Farmlworker) Housing: Consistent with Health and Safety Code 17021.5 and 17021.6, farmworker housing is permitted by-right, without a Conditional Use Permit, in single-family zones for less than six persons and in zones permitting agricultural uses with no more than 12 units or 36 beds. This program also provides for the County to work with local farm owners, developers, and community groups to establish plans for the development of varying housing types for farmworkers and their families. Madera County will partner with developers and community groups to encourage and facilitate site identification for locating housing for farmworkers. The County shall also seek various State and Federal funding sources to help facilitate the development of farmworker housing in residential and agricultural zones. Action: Implement Government Code 17021.5 and 17021.6 as required Responsibility: County Planning Department Time: County shall work with local farm owners, developers, and community groups by November 1, 2011 to assist with site identification and entitlements, and to apply for grant funding to develop housing for farmworkers. This will continue indefinitely on an annual basis.	Completed	Currently, the County's zoning ordinance allows for farm labor housing in ARE-40 (Agricultural Rural Exclusive – 40 acre district), and ARE-80 to 640 (Agricultural Rural Exclusive 80 acre to 640 acre district) zones by right. As discussed later in the Element, "by-right" activities do not require special entitlements, but still require building permits and to be constructed to development standards. A Zoning Permit would be required for farm labor housing in TPZ (Timber Production Zone) districts. While the County Code permits farm labor housing in several zones, it does not fully comply with State law, which requires farm labor housing of up to 12 units or 36 beds to be permitted by-right in all zones permitting agricultural uses.	Retain program
Policy 4.1.6 – Provisions for individuals with disabilities: The County will adopt a written reasonable accommodation ordinance to provide exception in zoning and land-use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Planning Director applying the following decision-making criteria: • The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws. • The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. • The requested accommodation would not impose an undue financial or administrative burden on the County. • The requested accommodation would not require a fundamental alteration in the nature of the County's land-use and zoning program. Action: Adopt a reasonable accommodation ordinance. Responsibility: Madera County Planning Department Time: Zoning Ordinance Amendment by November 2011.	Completed	The County adopted a reasonable accommodation ordinance on 5-19-2014.	Replace with a program to publicize the reasonable accommodation ordinance

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**

Madera County
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Program 4.1.7 – Zoning for Emergency and Homeless Shelters: The County's Zoning Ordinance allows Emergency Shelters in the CUR (Commercial, Urban Restricted) zone which allows by-right, multiple family and single family residences. No special entitlements, such as Zoning Permits or Conditional Use Permits, are required. However, to comply with SB 2, the County will amend zoning to explicitly permit emergency shelters in the CUR zone without discretionary action. Emergency and homeless shelters will only be subject to the same development and management standards that apply to all other allowed uses within the CUR (Commercial, Urban Restricted) zone district. No special or additional standards will be required those permitted by SB 2. The County shall evaluate this zoning and standards policy on a regular basis to ensure availability of land for emergency shelters and update its' zoning as appropriate. The County does not regulate the management standards of emergency shelters, supportive housing or transitional housing. Action: Identify zoning districts and revise Zoning Ordinance pursuant to Code Section 65583(a)(4) Responsibility: County Planning Department Time: Amend Zoning by the end of 2011 and monitor on or before November 1st on an annual basis.	Completed	The County amended the zoning ordinance on 5-19-2014 to allow emergency shelters in the CUR and IL zones in order to comply with State requirements.	Remove program
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**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**
Madera County
2009-2014

Goal 5 – Prevention of Housing Discrimination			
Policy 5.1 – Prevent Housing Discrimination for lower-income households			
Program 5.1.1 – Public Services Processing for Affordable Housing: The County Planning Department shall provide a copy of the Housing Element to County Departments and responsible agencies to ensure priority processing for proposed developments that include affordable housing units to lower-income households. Action: Provide certified Housing Element to all County Departments and Responsible Agencies Responsibility: County Planning Department Time: Within 1 month of adoption		Completed and ongoing	The Housing Element was provided to County Departments and agencies involved in housing related activities within one month of final approval by the Board and Certification by HCD. The Housing Element was also posted on the County website and continues to be available online and at the Planning Department counter.
Program 5.1.2 - Institutional Barriers: The County Planning department shall identify land use policies, ordinances and procedures, and other potential local state and federal regulations that may act as institutional barriers to the development and/or rehabilitation of affordable housing and develop maximum densities for single- and multifamily housing developments. Action: Monitoring institutional barriers and act on the findings Responsibility: County Planning Department Time: Ongoing		Ongoing	The County continues to monitor land use policies, ordinances, and procedures, and is amending zoning ordinance to address existing institutional barriers.
Program 5.1.3 - Fair Housing Information: Madera Fair Housing Center is responsible for tracking fair housing complaints and disseminates information under provisions of California State fair housing laws within Madera County. The Center also operates a hotline for individuals seeking information on Fair Housing laws, tenants' rights, and other equal housing opportunity information including legal advice. The County will work with the Center to ensure the availability of Fair Housing information within public places such as the County Library, county internet and appropriate county departments. Action: Work with the Fair Housing Center to disseminate information on tenants' rights information, credit references, and deposit assistance programs throughout Madera County Responsibility: Madera Fair Housing Center Time: Year 1-5		Ongoing	Madera Fair Housing Center is responsible for tracking fair housing complaints and disseminates information under provisions of California State fair housing laws within Madera County. The Center also operates a phone number for individuals seeking information on Fair Housing laws, tenants' rights, and other equal housing opportunity information. The County works with the Center to ensure the availability of Fair Housing information within public places such as the County Library, County internet, and appropriate County departments.

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**
Madera County
2009-2014

Goal 6 – Neighborhood Preservation			
Policy 6.1 – Increase service to lower-income neighborhoods			
Program 6.1.1 - Neighborhood Infrastructure: The County Public Works Department shall commit its best efforts to provide services, within budgetary allocations, for neighborhood infrastructure such as curbs, gutters, sidewalks, streets, ramps, driveway approaches, curb cuts, wheelchair ramps, and street lights necessary to accommodate existing units and facilitate development of undeveloped or underdeveloped properties, to assist at least 1,000 households. Action: Neighborhood infrastructure to accommodate at least 1,000 households Responsibility: County Public Works Department Time: Year 1-5	Ongoing	The County Road Department has constructed sidewalks on Avenue 12 from Road 36 to Road 38. Through HCD grant funding, a water tank has been constructed in the community of Fairmead and a lift station has been upgraded in Parkwood.	Continue program
Program 6.1.2 - Public Utilities Sewer and Water Deficiencies: The County of Madera's Department of Public Utilities will develop written policies and procedures that ensure water and sewer services are provided as a priority for developments that include units affordable to lower-income households. The County of Madera will update its water management plan in compliance with the State of California Department of Water Resources guidelines and will include projected water use for single family and multifamily housing needs for all economic segments of the community. Action: Provide priority sewer and water development processing and adherence to State law for affordable housing activities Responsibility: County Public Utilities Department Time: Year 1		In progress.	Continue program.
Program 6.1.3 – Sheriff Service to High Crime Neighborhoods: The County Sheriff's Department shall continue to focus on strategies to reduce crime in high crime areas. The department shall continue its prevention and intervention programs and activities such in an effort to reduce crime. Action: Utilize pro-active efforts in high crime neighborhoods Responsibility: County Sheriff Department Time: Year 1-5	Ongoing	This is an ongoing program of the Sheriff's Department.	Remove program from the Housing Element. This program is addressed in other elements of the General Plan.
Program 6.1.4 - Code Enforcement The County Code Enforcement Division shall set a goal of conducting targeted neighborhood inspections of 1,000 housing units for potential health and safety issues and advise on available financial assistance. Action: Conduct code enforcement inspections of 200 units each year in targeted neighborhoods Responsibility: County Code Enforcement Time: Annually	Ongoing	The County Code Enforcement Division continues to require abandoned home registration and conduct inspections. Based on available data, based solely on Abandoned Home violates, there were 88 in 2013, and 57 in 2012. These were through inspections.	Continue program

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**
Madera County
2009-2014

Goal 7 – Jobs Housing Balance			
Policy 7.1 – Create Jobs Housing Balance Opportunities			
Program 7.1.1 – Promote the creation of new jobs: Work with the Economic Development Commission and cities located in the County to promote 2,000 new jobs for existing residents. Continue efforts to attract business and industry compatible to the area promoting available industrial property, wage, levels, housing costs, etc.	Ongoing	The County received Community Development Block Grants for business loans. The EDC has applied for and received grant funding to assist with job creation and business development county wide.	Continue program
Action: Create 2,000 new jobs Responsibility: Madera County Board of Supervisors and Economic Development Commission Time: Year 1-5			
Policy 7.1.2 – Execute Existing Policies: As a means to encourage that the new growth areas have a balance of residential and commercial uses, the County shall continue to use its jobs-housing policy in the new growth areas to attract business and industries compatible to the area promoting available industrial property, wage, levels, housing costs, etc.	Ongoing	The County is working to ensure compliance with jobs-housing balance.	Continue as a policy
Action: Encourage jobs housing balance in new growth areas Responsibility: Madera County Board of Supervisors Time: Year 1-5			
Goal 8 – Energy Conservation			
Policy 8.1 – Create Green Living Opportunities			
Program 8.1.1 – Promote Green Strategies: Madera County will implement a GREENPRINT strategy to effectively weave together Madera County's environmental and urban systems to sustain, protect, and provide access to our exceptional natural resources. State and local governments, landowners, and environmental interests will define the "greenprint" of critical lands and waters, and use public funding and private incentives to set aside these lands, waters, other open space, and recreational areas.	Ongoing	The County is actively participating in the San Joaquin Valley Green Print process.	Continue program
Action: Assist implementation of Madera Green program Responsibility: County Planning Department and other County Departments Time: Ongoing			

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**
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Program 8.1.2: Energy Conservation: Encourage the use of alternative building materials, water meters, weatherization methods, increased insulation, and other methods to conserve energy and lower the long term cost associated with utility bills. Review new, alternative building materials and techniques for compliance with the Building Codes and ensure they do not compromise health and safety concerns. Encourage energy conservation with homebuilders and homeowners of existing housing stock by offering educational programs and marketing materials, setting aside funds to assist affordable housing developers to incorporate energy efficient features, streamline and expedite approval processes for housing built using green building and energy efficient techniques and standards. <u>Action:</u> Encourage the use of building materials that conserve energy. <u>Responsibility:</u> Madera County Planning Department, Engineering Department and Environmental Health Department <u>Time:</u> 1-5	Ongoing	The County adopted the new California Building Code, including standards for energy efficiency in new development.	Continue program
Program 8.1.3 – Winterization Programs: The County shall pursue State and federal funding for rehabilitation and winterization programs. Support the County's Action Committee in providing assistance to 100 low-income homeowners with weatherizing of their older homes, particularly in target areas for housings rehabilitation projects. <u>Action:</u> Assist 100 low-income households with weatherization <u>Responsibility:</u> Madera County Planning Department <u>Time:</u> By Year 5	Ongoing	The County lacks necessary funding at this time, but continues to investigate alternative funding sources and collaborative situations to achieve this goal.	Continue program
Program 8.1.4 – Reduction of Greenhouse Gas: The County shall make every effort to promote the use of cluster housing or planned developer concepts where existing urban services are available. This includes housing development on major street arterials and bus transportation corridors. The County shall provide one or more additional incentives for affordable housing in these types of planned developments, such as fee waiver, reductions, and/or deferrals, reduction of floor area to lot area ratio requirements, provision of priority reviews and processing, abbreviated or modified processing may be used where permissible by law. <u>Action:</u> Promote cluster housing <u>Responsibility:</u> Madera County Planning Department, Roads, Engineering, Special Districts, Fire and Environmental Health <u>Time:</u> 1-5	Ongoing	Several recently approved developments have been designed to reduce greenhouse gas emissions. The Gunner Ranch West project contains approximately 330 acres of mixed-use land uses, or 29 percent of the total project area, ranging in density from 12-25 units per acre. The plan is located next to Highway 41. The project will be required to comply with several provisions which will improve air quality, reduce greenhouse gasses, and increase water efficiency: Gateway Village, another planned development, also contains a significant amount of mixed-use development as well as an extensive network of trails and bicycle paths to make non-automobile transportation methods more feasible. Tesoro Viejo is a master-planned community with seven individual walkable villages. The project is situated at the foot of Little Table Mountain and will include housing and business opportunities, a walkable Town Center, green living, neighborhood parks, and an elementary school.	Continue program.

**TABLE 5-1
REVIEW OF PREVIOUS (2009-2014) HOUSING ELEMENT POLICIES AND PROGRAMS**
Madera County
2009-2014

Goal 9 – Program Financing		
Policy 9.1 – Seek funding for programs		
Program 9.1.1 – Seek grant funding for Housing Element Programs: The County shall seek to apply for grants from the programs listed in Appendix K of the Housing Element. The County will target these funds to specific communities based on immediate need. Identified communities will be targeted for concentrated investment (24 – 36 month time frame) on a rotational basis as funds become available. The County will work with Community Leaders to identify the highest priority areas of the County and target the funds to those locations based on that priority.	Ongoing	The County continues to monitor the State NOFA notices for its eligibility to apply for housing rehabilitation grant funding. NSP-3 (Neighborhood Stabilization Program, Round 3) funding targeted initially the Parkwood area buying foreclosed/vacant homes, renovated as needed and targeted low-income families for first-time homebuyer programs.
Action: Apply for grants as noted for priority investing in communities on rotational basis. Responsibility: Planning Department Funding: Reference Appendix K in its' entirety Time: Yearly		Continue program
Goal 10 – Housing Task Force		
Policy 10.1 – Establish a Housing Task Force		
Program 10.1.1 – To establish a Housing Task Force to oversee funding as set in Goal 9: To determine priority of commitment of funding, the County will establish a Housing Task Force made up of community members at large.	Completed	The County established a Housing Task Force in 2014.
Action: Establish a Housing Task Force Responsibility: Planning Department Time: Within six months of certification of Housing Element.		Remove program
Goal 11 – City/County Housing Authority		
Policy 11.1 – Seek establishment of a City/County Housing Authority		
Program 11.1.1 – Establish a City/County Housing Authority: The County will seek to establish a joint City/County Housing Authority with the City of Madera, or as an alternative, establish its own Housing Authority.	In progress	On June 19, 2012, Board of Supervisors directed staff to establish a Housing Authority.
Action: Establish joint Housing Authority Responsibility: County Planning Department, City of Madera Planning Department, Housing Authority		Continue program

VI. Goals, Policies, and Programs

This section contains the County's housing goals, policies, programs, and quantified objectives for the 2016-2024 Housing Element planning period. The goals and policies in this Housing Element are directed toward the preservation, improvement, and development of housing.

GOAL HE-1**NEW CONSTRUCTION**

To encourage new residential development in suitable locations that meet the projected needs of all economic segments of the community.

Policies

- Policy 1.1 The County shall continue to ensure there is an adequate amount of land with appropriate residential General Plan designations to meet all levels of affordability as set out in the Regional Housing Needs Allocation.
- Policy 1.2 The County shall minimize governmental constraints to the development, improvement, and maintenance of the housing stock.
- Policy 1.3 The County shall strive to address the need for community services (sewer and water) to support development of new housing.
- Policy 1.4 The County shall encourage and facilitate the development of second units in appropriate locations to increase the availability of affordable housing.
- Policy 1.5 As a part of the Community Plan Updates, the County shall work with the Community Plan Update Committees to encourage a diversity of housing types that meet all income levels.

Programs

Program 1.1 **Maintain a Current and Adequate Land Inventory.** The County shall maintain an adequate inventory of vacant sites and sites with development and redevelopment potential to meet, at a minimum, its share of future housing needs as determined by the California Department of Housing and Community Development under the County's Regional Housing Needs Plan. The County will ensure that any projects approved with fewer housing units and/or at lower densities than assumed in the Housing Element will not affect Madera County's ability to meet, at a minimum, its remaining share of regional housing needs. To facilitate annual evaluation, the County will develop and implement a formal ongoing project by project procedure pursuant to Government Code Section 65863 which will evaluate identified capacity in the sites inventory relative to projects or other actions potentially reducing density and identify additional sites as necessary. This procedure and annual evaluation will address non-residentially or mixed-use zoned land to determine whether these sites are being developed for uses other than residential.

Responsibility: Planning Division, Planning Commission, Board of Supervisors

Timing: Establish procedures by the end of 2016

Funding: General fund

Program 1.2 **Intergovernmental Cooperation.** The county shall cooperate with the cities of Madera and Chowchilla (and any areas incorporated during the plan period) in regards to land use development plans, pre-zoning, annexations, and extension of public facilities around the boundaries of the cities.

Responsibility: County Planning Division

Time: Ongoing

Funding: General Fund

Program 1.3 Infrastructure Development Program. Although the County anticipates that lack of infrastructure for new housing development to meet RHNA will be addressed with up-front funding by developers, the County shall continue to apply for grant funding from those agencies involved in the California Financing Coordinating Committee on an annual basis in accordance with the release of a Notice of Funding Availability. The County shall also pursue funding through the Infill Incentive Grant (IIG) Program, sponsored by the California Department of Housing and Community Development, to support infrastructure investments, including: park creation; water, sewer, or other public infrastructure; transportation improvements; traffic mitigation; and Brownfield cleanup.

Responsibility: Planning Division, Department of Engineering and General Services, Planning Commission, County Board of Supervisors

Timing: On or before November 1st on an annual basis.

Funding: General Fund

Program 1.4 Consistency Zoning. The County shall undertake a rezoning program to ensure consistent zoning with General Plan designations. The County shall give higher priority to higher-density zoned sites in these efforts. Dependent on funding and staffing levels, the County shall rezone up to one-third of the rezonings per year during the planning period.

Responsibility: County Planning Division

Time: Complete by 2024

Funding: General Fund

GOAL HE-2

ENCOURAGE AND MAINTAIN AFFORDABLE HOUSING

To encourage and maintain housing affordability in Madera County for all income groups.

Policies

Policy 2.1 The County shall encourage the provision of units available for sale or rent to lower- and moderate-income households.

Policy 2.2 The County shall disseminate information to the public about its available housing programs.

Policy 2.3 The County shall actively pursue activating a County Housing Authority and combining City of Madera and the County's efforts through a joint housing authority.

- Policy 2.4 The County shall work with the Cities of Chowchilla and Madera to address affordable housing issues.
- Policy 2.5 The County shall continue to assign priority to the processing of low income housing projects over other development applications.
- Policy 2.6 The County shall monitor affordable housing conversion notices and contact agencies interested in acquisition of at-risk housing.

Programs

- Program 2.1 Incentivize affordability/variety of housing types in targeted growth areas.**
The County of Madera shall encourage and facilitate housing development affordable to lower income households and a variety of housing types in the Southeast New Growth Areas. The County will conduct outreach to developers, including developers of housing affordable to lower income households. The County will consider a variety of incentives and strategies such as CEQA streamlining, priority permit processing, fee deferral/reduction, priority financial assistance, parcelization/subdivision, development agreements, reduced parking requirements, flexible development standards—including modified setback, lot coverage, and height requirements for projects that include a multifamily component and/or affordability restrictions, or other measures. The County will monitor and report on the outcomes of this program through the General Plan annual progress reports pursuant to Government Code Section 65400 and make program adjustments as appropriate.

Responsibility: Planning Division, Planning Commission, Board of Supervisors

Timing: Conduct developer outreach and establish incentives by the end of 2016, and monitor and report on program outcomes annually

Funding: General Fund

- Program 2.2** **Establish Joint Housing Authority.** The County will seek to establish a joint City/County Housing Authority with the City of Madera, or as an alternative, establish its own Housing Authority.
- Responsibility:** County Planning Division, Housing Authority
Time: Initiate coordination with Housing Authority in 2016
Funding: General Fund
- Program 2.3** **Seek grant funding for Housing Element Programs.** The County shall seek to apply for State and Federal grants to support the County's housing programs. The County will target these funds to specific communities based on immediate need. Identified communities will be targeted for concentrated investment (24- to 36-month time frame) on a rotational basis as funds become available. The County will work with Community Leaders to identify the highest priority areas of the County and target the funds to those locations based on that priority. The County shall specifically pursue grant funding to assist in the development of units for extremely low- and very low-income households. The County shall also partner with nonprofit housing development agencies to continue to seek and support additional housing resources.
- Responsibility:** Planning Division
Funding: General Fund
Time: Review funding sources annually
- Program 2.4** **At-Risk Housing.** The County shall partner with local housing developers and the California Housing Partnership Corporation to proactively identify at-risk housing units, and engage owners in developing viable plans to conserve unit affordability. The County shall require a 90-day tenant noticing process in the event of conversion and an education strategy for current tenants. The strategy shall consist of meetings provided by the County on the conversion process and the tenants' rights.
- Responsibility:** County Planning Division
Time: Ongoing
Funding: General Fund

Program 2.5

Small Lot Consolidation Program. The County shall play an active role in facilitating lot consolidations, particularly as it relates to small parcels (i.e., less than one-half acre) included in the sites inventory. For example, the County shall work with non-profit developers and owners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The County shall post the lot consolidation procedure on the County website and discuss it with developers during the preliminary review team process. The County shall offer incentives for lot consolidation, including but not limited to:

- priority processing of maps that include affordable housing units,
- expedited review for the consolidation of sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and Master Environmental Impact report,
- financial assistance (based on availability of Federal, State, local, and private housing funds),
- reduced fees related to lot consolidation for developments that contain affordable units; and
- modification of development requirements such as reduced parking standards for low income housing, assisted care, and special needs housing on a case-by-case basis.

Responsibility: County Planning Division, Planning Commission, County Board of Supervisors

Timing: Establish procedure for incentives by end of 2017

Funding: General Fund

Program 2.6 Large Sites for Housing for Lower Income Households. To facilitate the development of housing for lower income households, the County shall coordinate with developers on parcels larger than 10 acres to encourage land divisions and specific plans resulting in parcel sizes that facilitate multifamily developments and single family developments affordable to lower income households in light of State, Federal, and local financing programs. The County shall offer incentives for the development of affordable housing including, but not limited to:

- priority processing of subdivision maps that include affordable housing units;
- expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and Master Environmental Impact report;
- financial assistance (based on availability of Federal, State, local foundations, and private housing funds); and
- modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.

Responsibility: County Planning Division

Timing: Annually

Funding: General Fund

Program 2.7 **Public Services for Affordable Housing.** The County Planning Division shall provide a copy of the Housing Element to County Departments and responsible agencies to ensure priority processing for proposed developments that include affordable housing units to lower-income households. The County of Madera's Department of Public Utilities shall develop written policies and procedures that ensure water and sewer services are provided as a priority for developments that include units affordable to lower income households. The County of Madera will update its water management plan in compliance with the State of California Department of Water Resources guidelines and will include projected water use for single-family and multi-family housing needs for all economic segments of the community.

Responsibility: County Planning Division, County Public Utilities Department

Time: Provide copy within 1 month of adoption; establish procedures within one year of adoption

Funding: General Fund

Program 2.8 **Disseminate Housing Program Information.** The County shall update its website to include information on affordable housing programs, including the housing rehabilitation programs. The website should include links to Housing Authority website for the Housing Choice Voucher Program and cities within the county and the affordable housing projects in those cities.

Responsibility: County Planning Division, IT Department

Time: 2016, and annually thereafter

Funding: General Fund

GOAL HE-3

REHABILITATION AND CONSERVATION

Conserve and improve the existing housing stock and provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

Policies

Policy 3.1 The County shall continue to strive to maintain its housing stock in a safe and sanitary condition through housing rehabilitation programs and code enforcement.

- Policy 3.2 The County shall pursue Community Development Block Grants and other available State and Federal funds to prevent the decay of established residential areas.
- Policy 3.3 To the extent feasible, the County shall prevent the conversion of subsidized, affordable housing to market-rate housing.

Programs

- Program 3.1** **Housing Rehabilitation.** The County shall administer the Housing Rehabilitation Program, based on available Neighborhood Stabilization Program (NSP-3) funds or other available funding sources, to acquire, rehabilitate, and sell homes to very low-income individuals and families.
- Responsibility:** County Planning Division
Time: Analyze funding availability annually and apply as appropriate
Funding: Neighborhood Stabilization Program (NSP) Funds, Community Development Block Grants (CDBG)
- Program 3.2** **Housing Quality Survey.** The County shall complete a Housing Quality Survey in accordance with Community Development Block Grant guidelines.
- Responsibility:** County Planning Division
Time: 2018
- Program 3.3** **Code Enforcement.** The County Code Enforcement Division shall set a goal of conducting targeted neighborhood inspections of 200 housing units per year for potential health and safety issues and advise on available financial assistance.
- Responsibility:** County Code Enforcement
Time: Annually
Funding: General Fund

GOAL HE-4**SPECIAL NEEDS**

To provide safe, adequate, and affordable housing to all special needs groups.

Policies

- Policy 4.1 The County shall encourage the development of housing for homeless, elderly, disabled, and lower-income households where compatible with surrounding land uses and where site conditions and service capabilities permit. Sites considered especially appropriate for these uses are those accessible to transit, commercial, and medical services.
- Policy 4.2 The County shall encourage the provision of adequate housing for migrant farm workers.
- Policy 4.3 The County shall continue to support efforts to address the need for shelter for homeless residents, dislocated residents, and others in need of emergency assistance.
- Policy 4.4 The County shall continue to allow emergency shelters by-right (i.e., without discretionary review) in the CUR and IL zones.
- Policy 4.5 The County shall provide assistance to the development of local emergency shelters and housing for special needs groups by expediting permit processing for any applications required under the local zoning ordinance and forward requests for waivers of fees to the Board of Supervisors for consideration.
- Policy 4.6 The County shall encourage non-profit developers to apply for Section 202 or Section 811 funds to develop a project for seniors or persons with disabilities.
- Policy 4.7 The County shall encourage the development of larger units, both ownership and rental, to accommodate the housing needs of Madera County's larger average family sizes.
- Policy 4.8 The County shall provide developers incentives such as density bonuses for housing for larger families, senior citizens, and persons with disabilities, etc.
- Policy 4.9 The County shall encourage the development and maintenance of housing accessible to people with disabilities, including developmental disabilities.

- Policy 4.10 The County shall continue to provide reasonable accommodation for individuals with disabilities to make requests for relief from the various land use, zoning, and building laws, rules, policies, practices and/or procedures of the County to ensure equal access to housing.

Programs

- Program 4.1 Farmworker Housing Funding and Development.** The County shall partner with and encourage non-profits to seek funding for development of new farmworker housing projects, and shall work with local farm owners, developers, and community groups to establish plans for the development of varying housing types for farmworkers and their families. The County shall collaborate with developers and community groups to encourage and facilitate site identification for locating housing for farmworkers. The County, at a minimum, shall offer the following incentives to developers of farmworker housing: priority processing of all permits, fee deferrals, and relaxed development standards.

Responsibility: County Planning Division and local and state non-profits

Time: Coordinate at least biannually, starting in 2017

Funding: General Fund

- Program 4.2 Zoning for Agricultural (Farmworker) Housing.** The County shall update its Zoning Ordinance consistent with Health and Safety Code 17021.5 and 17021.6, which requires farmworker housing to be permitted by-right, without a Conditional Use Permit, in zones allowing single-family units if the housing is for less than six persons and in zones permitting agricultural uses with no more than 12 units or 36 beds.

Responsibility: County Planning Division

Time: 2017

Funding: General Fund

- Program 4.3 Emergency Shelter Grant Allocations.** The County shall monitor the availability of Emergency Shelter Grant (ESG) Program funds and apply for funds, as available and needed, to support social service agencies that provide services to the homeless.

Responsibility: County Social Services

Time: Monitor the availability of funding annually

Funding: Emergency Shelter Grant (ESG) Program funds

Program 4.4 Transitional and Supportive Housing. The County Planning Division shall work in partnership with the Madera Behavioral Health Department and the Fresno-Madera Continuum of Care to identify opportunities to construct transitional housing. The County shall apply for State and Federal funds, as available, to help subsidize developments and, based on available funds, shall publish a Request for Proposal from developers to pursue the developments. The County shall offer incentives for the development of transitional and supportive housing including, but not limited to:

- priority to processing building permits;
- financial assistance (based on availability of Federal, State, Local foundations, and private housing funds); and
- modification of development requirements on a case-by-case basis.

Responsibility: County Planning Division, Planning Commission, and Board of Supervisors

Funding: Review funding opportunities and coordinate annually

Time: Ongoing

Program 4.5 Funding for Large Family Affordable Housing. The County Planning Division or other nonprofit housing development agencies shall investigate funding sources, develop partnerships, and apply for available local, State, and Federal funds to assist in the production of affordable large-family units.

Responsibility: County Planning Division

Funding: General Fund

Time: Annually review Notice of Funding Availability for applicability

Program 4.6 Single Room Occupancy Housing. The County shall amend the Zoning Ordinance to allow single room occupancy (SRO) housing by right, in appropriate zoning districts.

Responsibility: County Planning Division

Funding: General Fund

Time: 2017

Program 4.7 **Coordinate with the Central Valley Regional Center.** The County shall coordinate with the Central Valley Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The County shall make information available on the County website.

Responsibility: County Social Services

Funding: General Fund

Time: Initiate coordination by 2018

GOAL HE-5	PREVENTION OF HOUSING DISCRIMINATION To provide decent housing and quality living environment for all Madera County residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.
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Policies

- Policy 5.1** The County shall promote housing opportunities for all persons regardless of age, race, religion, sex, marital status, national origin, color, disability, economic level, or other barriers that prevent choice in housing.
- Policy 5.2** The County shall disseminate information to the public about housing rights for individuals who are being discriminated against.

Programs

Program 5.1 **Fair Housing Information.** The County shall work with the Madera Fair Housing Center to ensure the availability of information on tenants' rights, credit references, and deposit assistance programs within public places, such as the County Library, County website, and appropriate County departments. The County shall work with local fair housing organizations to try to develop a formal fair housing complaint procedure in the county.

Responsibility: Madera Fair Housing Center, County Social Services

Funding: General Fund

Time: Provide information by 2016; pursue opportunities annually to establish a complaint procedure

Program 5.2 **Definition of “Family.”** The County shall amend the definition of “family” in the Zoning Ordinance to include unrelated individuals. The new definition of “family” shall read: “one person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit.”

Responsibility: County Planning Division

Funding: General Fund

Time: 2016

GOAL HE-6

NEIGHBORHOOD PRESERVATION

To provide for a variety of housing types, sizes, price ranges, and densities, compatible with the existing character and integrity of residential neighborhoods.

Policies

- Policy 6.1 The County shall endeavor to protect residential areas and neighborhoods from noise, incompatible land uses, traffic congestion, hazards and other objectionable elements.
- Policy 6.2 The County shall review new developments for their compatibility with existing neighborhoods.
- Policy 6.3 The County shall encourage appropriate non-residential uses and activities to be compatible with the residential neighborhoods they serve.
- Policy 6.4 The County shall promote quality design and appearance of all new multi-family units so that they add value to the community’s built environment and reduce potential for community objection.
- Policy 6.5 The County shall encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.
- Policy 6.6 The County shall strive to increase services to lower-income neighborhoods.
- Policy 6.7 The County shall use proactive efforts to reduce crime in high crime neighborhoods.

Programs

Program 6.1 **Neighborhood Infrastructure.** The County shall commit its best efforts to provide services, within budgetary allocations, for neighborhood infrastructure such as curbs, gutters, sidewalks, streets, ramps, driveway approaches, curb cuts, wheelchair ramps, and street lights necessary to accommodate existing units and facilitate development of undeveloped or underdeveloped properties.

Responsibility: County Public Works Department

Time: Budget for infrastructure improvements annually

Funding: Grant funding, road impact fees

Program 6.2 **Sheriff Service to High Crime Neighborhoods.** The County Sheriff's Department shall continue to focus on strategies to reduce crime in high crime areas. The department shall continue its prevention and intervention programs and activities in an effort to reduce crime.

Responsibility: County Sheriff Department

Time: Ongoing

Funding: General Fund

GOAL HE-7	JOBS HOUSING BALANCE To provide a well-balanced and diverse economy that provides an adequate number of jobs to support the local population.
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Policies

Policy 7.1 The County shall encourage a jobs-housing balance in existing urban areas and new growth areas.

Programs

Program 7.1 **Promote the Creation of New Jobs.** The County shall work with the Economic Development Commission and cities of Madera and Chowchilla to promote new jobs for existing residents by continuing efforts to attract business and industry compatible to the area. The County shall support efforts to receive Community Development Block Grants and other State and Federal grants to provide business loans and support job creation.

Responsibility: Madera County Board of Supervisors and Economic Development Commission

Time: Ongoing

Funding: General Fund

GOAL HE-8**ENERGY CONSERVATION**

To encourage energy efficiency and resource conservation in all new and existing housing.

Policies

- Policy 8.1 The County shall participate in regional efforts to promote resource conservation and energy efficiency in new development.
- Policy 8.2 The County shall encourage the use of building materials that conserve energy.
- Policy 8.3 The County shall promote cluster housing to help reduce greenhouse gas emissions.

Programs

- Program 8.1** **Participate in San Joaquin Valley Greenprint.** The County shall continue to participate in the San Joaquin Valley Greenprint Program to create long-term environmental and economic sustainability.

Responsibility: County Planning Division

Time: Ongoing

Funding: Proposition 84

- Program 8.2** **Energy Conservation.** The County shall encourage new development to use alternative building materials, water meters, weatherization methods, increased insulation, and other methods to conserve energy and lower the long term cost associated with utility bills, either through new ordinances or development agreements. The County shall encourage energy conservation with homebuilders and homeowners of existing housing stock by offering educational programs and marketing materials, setting aside funds as available to assist affordable housing developers to incorporate energy efficient features, and streamlining and expediting approval processes for housing built using green building and energy efficient techniques and standards.

Responsibility: Madera County Planning Division, Engineering Division, and Environmental Health Division

Time: Ongoing

Funding: General Funds, CDBG and other State and Federal funds, as available

Program 8.3 **Pursue Funding and Partnerships for Winterization Programs.** The County shall pursue State and Federal funding for rehabilitation and winterization programs and shall support the Community Action partnership of Madera County in providing energy assistance and weatherization referrals to lower-income homeowners.

Responsibility: Madera County Planning Division

Time: Evaluate funding opportunities annually

Funding: Pursue State and Federal funding

Program 8.4 **Cluster Housing.** The County shall make every effort to promote the use of cluster housing or planned developer concepts where existing urban services are available. This includes housing development on major street arterials and bus transportation corridors. The County shall provide one or more additional incentives for affordable housing in these types of planned developments, such as fee waiver, reductions, and/or deferrals, reduction of floor area to lot area ratio requirements, provision of priority reviews and processing, abbreviated, or modified processing may be used where permissible by law.

Responsibility: Madera County Planning Division, Roads, Engineering, Special Districts, Fire, and Environmental Health

Time: Ongoing

Quantified Objectives

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal for Madera County to achieve based on needs, resources, and constraints. Table 6-1 shows the quantified objectives for the 2016-2024 Housing Element planning period.

Madera County's 2015-2023 Regional Housing Needs Allocation is 5,962 units for the unincorporated county, including 1,405 very low-, 997 low-, 1,066 moderate-, and 2,494 above moderate-income housing units. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be, and are not intended to be, identical to the total housing needs.

The market provides for above moderate-income housing, and in many cases, moderate-income housing in Madera County. However, building affordable lower-income housing often requires deep government subsidies. While Madera County is dedicated to meeting its housing needs, the County is facing a lack of local resources for affordable housing. As the County enters this fifth Housing Element cycle, State and Federal funding for affordable housing is even more limited than in the past, making it more difficult than ever to build affordable housing. The quantified objectives shown in Table 6-1 represent targets. The quantified objectives are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

TABLE 6-1
SUMMARY OF QUANTIFIED OBJECTIVES
MADERA COUNTY
2016-2024

Program Types	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
New Construction	100	150	300	750	2,500
Housing Rehabilitation	-	50	50	-	-
Preservation (At Risk Housing)*	35	36	-	-	-
Rental Assistance (Section 8)	350	350	-	-	-
Conservation**		900			

*Affordability information for the 71 at-risk units is not known. They were assumed to be half ELI and half VLI.

**Assumes continued conservation of units in mobile home parks. As of December 2013, HCD reported 966 units in mobile home parks in Madera County.

Appendix A. Vacant Sites Inventory

TABLE A-1 VACANT SITES INVENTORY Madera County 2014							
APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
Ahwahnee Area Plan							
055-010-019	38.0	N	N	RER	RRS-5	2.0	76
055-023-001	43.0	N	N	RER	RRS-5	2.0	86
055-023-021	14.7	N	N	RER	RRS-5	2.0	29
055-023-032	5.1	N	N	RER	RRS-5	2.0	10
055-023-034	14.7	N	N	RER	RRS-5	2.0	29
055-024-029	1.7	N	N	RER	RRS-5	2.0	3
055-024-036	4.7	N	N	RER	RRS-2	2.0	9
055-024-050	2.7	N	N	VLDR	RRS-5	2.0	5
055-033-009	18.8	N	N	RER	RRS-5	2.0	38
055-033-023	4.2	N	N	RER	RRS-5	2.0	8
055-042-016	10.3	N	N	RER	RRS-5	2.0	21
055-042-018	5.8	N	N	RER	ARE-40	2.0	12
055-043-061	6.8	N	N	RER	RRS-5	2.0	14
055-043-069	27.0	N	N	RER	RRS-5	2.0	54
055-043-070	20.5	N	N	RER	RRS-5	2.0	41
055-043-073	6.5	N	N	RER	RRS-5	2.0	13
055-052-002	6.9	N	N	RER	RRS-5	2.0	14
055-052-005	13.0	N	N	RER	RRS-5	2.0	26
055-052-010	8.1	N	N	RER	RRS-5	2.0	16
055-052-013	8.1	N	N	RER	RRS-5	2.0	16
055-052-034	7.9	N	N	RER	RRS-5	2.0	16
055-052-035	9.2	N	N	RER	RRS-2 1/2	2.0	18
055-052-037	2.4	N	N	RR	RRS-5	0.5	1
055-053-026	10.3	N	N	RER	RRS-5	2.0	21
055-053-029	10.0	N	N	RER	RRS-5	2.0	20
055-053-040	5.3	N	N	RER	RRS-5	2.0	11
055-054-003	309.2	N	N	RER	RRS-5	2.0	618
055-071-011	5.2	N	N	RER	RRS-5	2.0	10
055-071-023	4.8	N	N	RER	RRS-5	2.0	10
055-071-028	5.0	N	N	RER	RRS-5	2.0	10
055-071-031	5.2	N	N	RER	RRS-5	2.0	10
055-071-035	4.9	N	N	RER	RRS-5	2.0	10
055-072-022	2.4	N	N	RER	RRS-5	2.0	5

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
055-090-012	6.6	N	N	RER	RMS	2.0	13
055-090-016	1.1	N	N	RER	RRS-5	2.0	2
055-090-039	4.4	N	N	RER	RRS	2.0	9
055-102-015	1.1	N	N	VLDR	RRS-5	2.0	2
055-130-037	2.3	N	N	RER	RRS-5	2.0	5
055-130-038	2.1	N	N	RER	RRS	2.0	4
055-130-045	11.4	N	N	VLDR	RRS-5	2.0	23
055-130-063	4.1	N	N	RER	RRS-5	2.0	8
055-130-064	3.3	N	N	RER	RRS-2 1/2	2.0	7
055-141-009	2.4	N	N	RR	RRS-2 1/2	0.5	1
055-141-050	7.5	N	Y	RR	RRS	0.5	4
055-150-050	5.1	N	Y	VLDR	RRS	2.0	10
055-150-051	9.2	N	Y	VLDR	RRS	2.0	18
055-150-056	9.2	N	Y	VLDR	RRS-2 1/2	2.0	18
055-161-036	10.5	N	N	RR	RRS-2 1/2	0.5	5
055-161-039	2.1	N	N	RR	RRS-2 1/2	0.5	1
055-161-040	4.6	N	N	RR	RRS-2 1/2	0.5	2
055-182-004	8.1	N	N	RR	RRS-2 1/2	0.5	4
055-182-046	1.0	N	N	LDR	RRS-2 1/2	1-7.5	4
055-182-076	2.8	N	N	RR	AR-5	0.5	1
055-182-077	3.0	N	N	RR	AR-5	0.5	2
055-182-079	2.7	N	N	RR	RRS-2 1/2	0.5	1
055-240-001	1.2	N	N	RR	RRS-2 1/2	0.5	1
055-240-014	3.6	N	N	RR	RRS-2 1/2	0.5	2
055-260-036	3.2	N	N	RR	RRS-2 1/2	0.5	2
055-260-042	1.9	N	N	RR	RRS-2 1/2	0.5	1
055-271-018	1.1	N	N	LDR	RRS-2 1/2	1-7.5	4
055-272-034	1.1	N	N	LDR	RRS	1-7.5	4
055-280-006	1.0	N	N	VLDR	RRS-5	2.0	2
055-300-015	9.1	N	N	RER	RRS-5	2.0	18
055-300-020	4.6	N	N	RER	RRS-5	2.0	9
055-300-021	2.2	N	N	RER	RRS-5	2.0	4
055-310-007	37.7	N	N	RER	RRS-5	2.0	75
055-310-015	15.9	N	N	RER	RRS-5	2.0	32
055-310-020	6.8	N	N	RER	RRS-5	2.0	14
055-310-021	10.0	N	N	RER	RRS-5	2.0	20
055-320-034	5.4	N	N	RER	RRS-5	2.0	11
055-320-038	24.3	N	N	RER	RRS-5	2.0	49

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
055-320-039	4.0	N	N	RER	RRS-5	2.0	8
055-320-040	6.0	N	N	RER	RRS-5	2.0	12
055-320-041	9.9	N	N	RER	RRS-5	2.0	20
055-320-044	6.5	N	N	RER	RRS-3	2.0	13
055-320-045	3.6	N	N	RER	RRS-5	2.0	7
055-320-046	6.1	N	N	RER	RRS-5	2.0	12
055-320-048	8.2	N	N	RER	RRS-3	2.0	16
055-320-049	4.3	N	N	RER	RRS-3	2.0	9
055-320-050	3.1	N	N	RER	RRS-3	2.0	6
055-320-051	3.4	N	N	RER	RRS-3	2.0	7
055-320-053	3.8	N	N	RER	RRS-5	2.0	8
055-320-055	3.5	N	N	RER	RRS-5	2.0	7
055-320-058	7.7	N	N	RER	RRS-5	2.0	15
055-320-059	11.4	N	N	RER	RRS-5	2.0	23
055-320-060	5.7	N	N	RER	RRS-5	2.0	11
055-320-061	5.4	N	N	RER	RRS-5	2.0	11
055-330-013	15.6	N	N	RER	RRS-5	2.0	31
055-330-016	8.2	N	N	RER	RRS-5	2.0	16
055-330-019	8.2	N	N	RER	RRS-5	2.0	16
055-330-045	2.4	N	N	RER	RRS-5	2.0	5
055-330-055	3.6	N	N	RER	RRS-5	2.0	7
055-330-061	7.5	N	N	RER	RRS-5	2.0	15
055-330-062	5.3	N	N	RER	RRS-5	2.0	11
055-340-006	7.7	N	N	RER	RRS-5	2.0	15
055-340-007	7.8	N	N	RER	RRS-5	2.0	16
055-340-010	7.2	N	N	RER	RRS-2 1/2	2.0	14
055-350-010	0.2	N	N	RR	RRS-2 1/2	0.5	1
055-350-057	2.5	N	N	RR	RRS	0.5	1
055-350-060	2.1	N	N	VLDR	RRS	2.0	4
055-360-010	1.6	N	N	VLDR	RRS-5	2.0	3
055-392-033	2.5	N	N	RER	RRS-5	2.0	5
055-420-001	41.6	N	N	RER	ARE-40	2.0	83
055-420-009	19.9	N	N	RER	RRS-5	2.0	40
055-420-015	20.0	N	N	RER	RRS-5	2.0	40
055-420-017	37.0	N	Y	RER	PCD	2.0	74
055-440-009	1.0	N	N	RR	RRS-2 1/2	0.5	1
055-440-061	2.7	N	N	RR	ARE-40	0.5	1
055-450-014	40.5	N	N	RER	RRS-2 1/2	2.0	81

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
055-460-044	5.4	N	N	RR	RRS-2 1/2	0.5	3
055-460-046	3.0	N	N	RR	RRS	0.5	1
055-460-058	1.4	N	N	VLDR	RUS	2.0	3
055-500-018	6.2	Y	N	LDR	ARE-40	1-7.5	25
055-570-005	146.6	N	Y	RR	RRS-2 1/2	0.5	73
055-570-006	156.8	N	Y	VLDR	RRS-2 1/2	2.0	314
055-570-008	19.9	N	Y	LDR	RRS	1-7.5	79
055-580-002	1.5	N	Y	VLDR	RRS	2.0	3
055-580-008	1.1	N	Y	VLDR	RRS	2.0	2
055-580-016	1.6	N	Y	VLDR	RRS-2	2.0	3
055-580-017	2.5	N	Y	VLDR	RRS-2	2.0	5
055-580-019	2.5	N	Y	VLDR	RRS-2	2.0	5
055-580-024	2.4	N	Y	VLDR	RRS	2.0	5
055-580-042	1.7	N	Y	VLDR	RRS-2	2.0	3
055-580-043	2.8	N	Y	VLDR	RRS-2	2.0	6
055-580-045	2.1	N	Y	VLDR	RRS-2	2.0	4
055-580-046	2.5	N	Y	VLDR	RRS-2	2.0	5
055-580-054	2.6	N	Y	VLDR	RRS-2 1/2	2.0	5
055-580-056	3.2	N	Y	VLDR	RRS	2.0	6
055-580-059	1.4	N	Y	VLDR	RRS	2.0	3
055-580-060	1.8	N	Y	VLDR	RRS	2.0	4
055-580-061	1.7	N	Y	VLDR	RRS-2 1/2	2.0	3
055-590-034	9.9	N	Y	RR	RMS	0.5	5
057-560-010	0.4	N	Y	RER	RRS-5	2.0	1
057-560-014	56.7	N	Y	RER	RRS-5	2.0	113
057-562-013	4.4	N	Y	RER	RRS-5	2.0	9
057-562-015	18.7	N	Y	RER	RRS-5	2.0	37
057-562-016	3.2	N	Y	RER	RMS	2.0	6
057-630-006	193.5	N	Y	RER	RMS	2.0	387
<i>Subtotal</i>	<i>1,871</i>						<i>3,455</i>
Coarsegold Area Plan							
054-061-015	22.6	N	N	RR	RMS	0.5	11
054-061-026	3.9	N	N	RR	RRS-2 1/2	0.5	2
054-062-015	3.5	N	N	RR	RMS	0.5	2
054-070-029	5.3	N	N	RR	RMS	0.5	3
054-070-030	5.7	N	N	RR	RMS	0.5	3
054-070-031	11.3	N	N	RR	RMS	0.5	6
054-070-034	6.7	N	N	RR	RMS	0.5	3

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
054-070-035	6.1	N	N	RR	RMS	0.5	3
054-070-048	4.8	N	N	RR	RRS-2 1/2	0.5	2
054-070-055	5.8	N	N	RR	RRS-2 1/2	0.5	3
054-070-057	14.1	N	N	RR	RRS-2 1/2	0.5	7
054-070-062	3.0	N	N	RR	RRS-2 1/2	0.5	2
054-070-069	18.7	N	N	RR	RMS	0.5	9
054-090-021	32.3	N	N	RR	RMS	0.5	16
054-090-031	6.4	N	N	RR	RMS	0.5	3
054-090-046	11.2	N	N	RR	ARF	0.5	6
054-090-052	38.4	N	N	RER	-RM	2.0	77
054-090-061	37.1	N	N	RR	RRS-2 1/2	0.5	19
054-090-063	5.1	N	N	RR	ARF	0.5	3
054-090-067	3.0	N	N	RR	RRS-2 1/2	0.5	1
054-090-068	6.4	N	N	RR	RRS-2 1/2	0.5	3
054-090-072	0.2	N	N	RR	ARF	0.5	1
054-090-077	2.9	N	N	RR	RRS-2 1/2	0.5	1
054-090-081	3.3	N	N	RR	RRS-2 1/2	0.5	2
054-090-082	2.5	N	N	RR	RRS-2 1/2	0.5	1
054-100-024	6.5	N	N	RR	ARF	0.5	3
054-100-028	11.5	N	N	RR	ARF	0.5	6
054-100-032	2.3	N	N	RR	ARF	0.5	1
054-114-013	6.6	N	N	RR	ARF	0.5	3
054-114-026	8.4	N	N	RR	ARF	0.5	4
054-114-028	17.5	N	N	RR	ARF	0.5	9
054-115-004	10.1	N	N	RR	ARF	0.5	5
054-122-001	46.9	N	N	RER	ARF	2.0	94
054-122-004	7.5	N	N	RR	ARF	0.5	4
054-122-023	39.6	N	N	RR	ARF	0.5	20
054-122-032	3.2	N	N	RR	RRS-2 1/2	0.5	2
054-122-043	5.3	N	N	RR	RRS-2 1/2	0.5	3
054-122-044	2.9	N	N	RR	RRS-2 1/2	0.5	1
054-122-045	3.3	N	N	RR	RRS-2 1/2	0.5	2
054-122-048	2.3	N	N	RR	RRS-2 1/2	0.5	1
054-122-051	2.6	N	N	RER	ARF	2.0	5
054-122-052	12.8	N	N	RER	RRS-3	2.0	26
054-123-008	5.1	N	N	RR	ARF	0.5	3
054-123-011	8.8	N	N	RR	ARF	0.5	4
054-132-049	3.2	N	N	RR	ARF	0.5	2

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
054-132-053	2.8	N	N	RR	ARF	0.5	1
054-132-063	8.3	N	N	RR	ARF	0.5	4
054-132-067	8.9	N	N	RR	ARF	0.5	4
054-132-071	3.6	N	N	RR	ARF	0.5	2
054-132-073	5.7	N	N	RR	ARF	0.5	3
054-132-075	11.6	N	N	RR	ARF	0.5	6
054-140-048	3.4	N	N	RR	RRS-2 1/2	0.5	2
054-140-050	1.4	N	N	RR	ARF	0.5	1
054-140-065	7.6	N	N	RR	RRS-2 1/2	0.5	4
054-140-066	2.6	N	N	RR	RRS-2 1/2	0.5	1
054-140-067	2.6	N	N	RR	RRS-2 1/2	0.5	1
054-140-068	2.7	N	N	RR	RRS-2 1/2	0.5	1
054-140-069	5.4	N	N	RR	RRS-2 1/2	0.5	3
054-151-013	9.6	N	N	RR	ARF	0.5	5
054-151-028	10.8	N	N	RR	ARF	0.5	5
054-151-031	9.5	N	N	RR	ARF	0.5	5
054-151-037	7.4	N	N	RR	ARF	0.5	4
054-151-046	4.8	N	N	RR	ARF	0.5	2
054-151-047	2.8	N	N	RR	ARF	0.5	1
054-151-062	2.8	N	N	RR	ARF	0.5	1
054-151-066	3.0	N	N	RR	ARF	0.5	2
054-151-067	2.9	N	N	RR	ARF	0.5	1
054-151-084	10.4	N	N	RR	ARF	0.5	5
054-152-009	7.9	N	N	RR	ARF	0.5	4
054-152-018	3.6	N	N	RR	ARF	0.5	2
054-153-005	9.7	N	N	RR	ARF	0.5	5
054-173-004	40.1	N	N	RER	RRS-2 1/2	2.0	80
054-173-010	3.2	N	Y	RR	RRS-2 1/2	0.5	2
054-173-012	13.7	N	Y	RR	RRS-2 1/2	0.5	7
054-173-013	5.2	N	Y	RR	RRS-2 1/2	0.5	3
054-174-006	1.5	N	N	RR	ARF	0.5	1
054-174-012	26.2	N	N	RER	ARF	2.0	52
054-174-019	2.6	N	N	RER	RRS-2 1/2	2.0	5
054-174-027	19.9	N	N	RR	RRS-2 1/2	0.5	10
054-175-009	5.1	N	N	RR	ARF	0.5	3
054-175-013	0.3	N	N	RR	ARF	0.5	1
054-175-027	40.1	N	N	RER	ARE-40	2.0	80
054-184-021	9.1	N	N	VLDR	RMS	2.0	18

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
054-184-022	4.4	N	N	VLDR	RMS	2.0	9
054-184-031	5.2	N	Y	VLDR	RMS	2.0	10
054-184-032	10.0	N	Y	VLDR	RMS	2.0	20
054-184-035	2.9	N	Y	VLDR	RRS-3	2.0	6
054-185-005	2.5	N	Y	RR	RRS-2 1/2	0.5	1
054-185-009	3.2	N	Y	RR	RRS-2 1/2	0.5	2
054-185-014	2.4	N	Y	RR	RRS-2 1/2	0.5	1
054-185-037	3.6	N	Y	RR	RRS-2 1/2	0.5	2
054-185-038	5.7	N	Y	RR	RRS-2 1/2	0.5	3
054-186-023	3.3	N	Y	RR	RRS-2 1/2	0.5	2
054-186-026	4.1	N	Y	RR	RRS-2 1/2	0.5	2
054-186-046	5.8	N	N	RR	AR-5	0.5	3
054-186-047	5.2	N	N	RR	AR-5	0.5	3
054-187-001	68.7	N	N	RER	ARF	2.0	137
054-187-003	43.6	N	N	RER	ARF	2.0	87
054-187-017	0.4	N	Y	RR	ARF	0.5	1
054-187-019	9.5	N	Y	RR	ARF	0.5	5
054-187-042	3.8	N	Y	RR	ARF	0.5	2
054-187-046	4.2	N	N	RR	ARF	0.5	2
054-190-023	5.3	N	N	RR	RMS	0.5	3
054-211-001	4.4	N	N	RR	ARF	0.5	2
054-211-014	3.2	N	N	RR	RRS-2 1/2	0.5	2
054-211-021	3.7	N	N	RR	RRS-2 1/2	0.5	2
054-211-024	12.2	N	N	RR	RRS-2 1/2	0.5	6
054-211-034	39.6	N	N	RR	RRS-2 1/2	0.5	20
054-211-043	3.0	N	N	RR	RRS-2 1/2	0.5	1
054-211-051	2.6	N	N	RR	RRS-2 1/2	0.5	1
054-211-053	2.4	N	N	RR	RRS-2 1/2	0.5	1
054-211-054	3.4	N	N	RR	RRS-2 1/2	0.5	2
054-211-057	2.8	N	N	RR	RRS-2 1/2	0.5	1
054-211-058	3.3	N	N	RR	RRS-2 1/2	0.5	2
054-211-060	2.8	N	N	RR	RRS-2 1/2	0.5	1
054-211-061	2.5	N	N	RR	RRS-2 1/2	0.5	1
054-211-062	5.8	N	N	RR	RRS-2 1/2	0.5	3
054-212-008	20.0	N	N	RER	ARF	2.0	40
054-212-009	22.2	N	N	RER	ARF	2.0	44
054-213-031	19.2	N	N	RR	RRS-2 1/2	0.5	10
054-213-032	25.7	N	N	RR	RRS-2 1/2	0.5	13

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
054-213-041	7.9	N	N	RR	RRS-2 1/2	0.5	4
054-213-042	3.1	N	N	RR	RRS-2 1/2	0.5	2
054-223-001	61.7	N	N	RER	ARF	2.0	123
054-223-016	23.5	N	N	RER	ARF	2.0	47
054-223-019	10.4	N	N	RER	ARF	2.0	21
054-223-021	4.3	N	N	RR	ARF	0.5	2
054-223-025	1.4	N	N	RR	ARF	0.5	1
054-223-028	6.9	N	N	RR	ARF	0.5	3
054-223-042	41.3	N	N	RER	ARE-40	2.0	83
054-224-006	5.5	N	N	RR	RMS	0.5	3
054-224-010	3.1	N	N	RR	RMS	0.5	2
054-224-033	2.5	N	N	RR	RRS-2 1/2	0.5	1
054-226-009	4.6	N	N	RR	ARF	0.5	2
054-226-012	10.2	N	N	RR	ARF	0.5	5
054-226-031	3.2	N	N	RR	ARF	0.5	2
054-231-006	7.1	N	N	RR	ARF	0.5	4
054-231-011	11.4	N	N	RR	ARF	0.5	6
054-231-016	28.6	N	N	RER	ARF	2.0	57
054-231-017	37.8	N	N	RER	ARF	2.0	76
054-232-002	51.9	N	N	RER	ARF	2.0	104
054-232-025	3.2	N	N	RR	RRS-2 1/2	0.5	2
054-233-016	8.6	N	N	RR	RRS-2 1/2	0.5	4
054-233-017	5.1	N	N	RR	RRS-2 1/2	0.5	3
054-233-018	3.5	N	N	RR	RRS-2 1/2	0.5	2
054-233-019	5.0	N	N	RR	RRS-2 1/2	0.5	2
054-270-004	20.4	N	Y	RR	-RM	0.5	10
054-270-017	10.5	N	Y	RR	-RM	0.5	5
054-270-021	0.2	N	Y	RR	-RM	0.5	1
054-270-022	8.0	N	Y	RR	-RM	0.5	4
054-270-023	8.5	N	Y	RR	-RM	0.5	4
054-270-024	0.3	N	Y	RR	-RM	0.5	1
054-270-025	6.7	N	Y	RR	-RM	0.5	3
054-270-033	5.5	N	Y	RR	RRS-5	0.5	3
054-281-002	5.0	N	N	RR	ARF	0.5	2
054-281-021	2.7	N	N	RR	ARF	0.5	1
054-281-034	45.8	N	N	RER	ARF	2.0	92
054-281-036	4.3	N	N	RR	ARF	0.5	2
054-281-043	4.4	N	N	RR	ARF	0.5	2

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
054-291-001	2.9	N	N	RR	ARF	0.5	1
054-292-012	2.7	N	N	RR	ARF	0.5	1
054-292-013	2.6	N	N	RR	ARF	0.5	1
054-292-017	2.9	N	N	RR	ARF	0.5	1
054-292-033	2.7	N	N	RR	ARF	0.5	1
054-292-034	3.1	N	N	RR	ARF	0.5	2
054-292-035	3.1	N	N	RR	ARF	0.5	2
054-292-038	2.9	N	N	RR	ARF	0.5	1
054-292-045	2.9	N	N	RR	ARF	0.5	1
054-292-046	3.1	N	N	RR	ARF	0.5	2
054-292-047	3.5	N	N	RR	ARF	0.5	2
054-293-024	4.1	N	N	RR	ARF	0.5	2
054-301-012	2.5	N	N	RR	ARF	0.5	1
054-304-006	38.7	N	N	RR	ARF	0.5	19
054-304-013	12.1	N	N	RR	ARF	0.5	6
054-304-016	3.2	N	N	RR	ARF	0.5	2
054-305-001	5.3	N	N	RR	ARF	0.5	3
054-305-003	5.3	N	N	RR	ARF	0.5	3
054-306-001	5.3	N	N	RR	RRS-2 1/2	0.5	3
054-306-055	2.3	N	N	RR	RRS-2 1/2	0.5	1
054-311-008	32.3	N	N	RER	RRS-2 1/2	2.0	65
054-311-013	2.4	N	N	RR	RRS-2 1/2	0.5	1
054-311-014	3.1	N	N	RR	RRS-2 1/2	0.5	2
054-311-023	41.1	N	N	RER	ARF	2.0	82
054-312-002	13.1	N	N	RR	ARF	0.5	7
054-312-007	10.0	N	N	RR	ARF	0.5	5
054-312-008	10.2	N	N	RR	ARF	0.5	5
054-312-012	17.4	N	N	RR	ARF	0.5	9
054-312-014	10.4	N	N	RR	ARF	0.5	5
054-312-015	9.2	N	N	RR	RRS-2 1/2	0.5	5
054-313-019	2.3	N	N	RR	RRS-2 1/2	0.5	1
054-313-024	2.6	N	N	RR	RRS-2 1/2	0.5	1
054-313-052	2.5	N	N	RR	ARF	0.5	1
054-322-002	19.8	N	N	RR	ARF	0.5	10
054-322-004	8.8	N	N	RR	ARF	0.5	4
054-322-006	2.8	N	N	RR	ARF	0.5	1
054-322-007	2.5	N	N	RR	ARF	0.5	1
054-322-008	38.8	N	N	RR	ARF	0.5	19

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
054-322-013	0.4	N	N	RR	ARF	0.5	1
054-322-014	41.3	N	N	RR	ARF	0.5	21
054-322-016	5.1	N	N	RR	ARF	0.5	3
054-322-021	3.0	N	N	RR	ARF	0.5	2
054-322-022	2.5	N	N	RR	ARF	0.5	1
054-322-023	10.2	N	N	RR	ARF	0.5	5
054-322-040	0.4	N	N	RR	RRS-2 1/2	0.5	1
054-322-047	5.0	N	N	RR	ARF	0.5	3
054-322-052	3.4	N	N	RR	ARF	0.5	2
054-322-059	3.5	N	N	RR	ARF	0.5	2
054-330-020	37.8	N	N	RR	RRS-5	0.5	19
054-330-064	4.7	N	N	RR	ARF	0.5	2
054-330-069	12.4	N	N	RR	ARF	0.5	6
054-330-079	4.6	N	N	RR	ARF	0.5	2
054-330-080	4.3	N	N	RR	RRS-2 1/2	0.5	2
054-330-084	3.2	N	N	RR	ARF	0.5	2
054-330-087	6.3	N	N	RR	ARF	0.5	3
054-330-089	6.0	N	N	RR	ARF	0.5	3
054-330-095	5.3	N	N	RR	ARE-40	0.5	3
054-341-004	80.2	N	N	RER	ARF	2.0	160
054-341-017	6.1	N	N	RER	ARF	2.0	12
054-342-002	36.0	N	N	RER	ARF	2.0	72
054-342-006	8.0	N	N	RER	ARE-40	2.0	16
054-342-012	208.8	N	N	RER	RRS-3	2.0	418
054-342-014	39.2	N	N	RER	RRS-3	2.0	78
054-342-015	37.5	N	N	RER	RRS-3	2.0	75
054-342-016	38.4	N	N	RER	RMS	2.0	77
054-361-011	1.0	N	Y	VLDR	RMS	2.0	2
054-361-017	10.4	N	Y	VLDR	RMS	2.0	21
054-393-002	1.0	N	Y	VLDR	RMS	2.0	2
054-394-001	1.2	N	Y	VLDR	RMS	2.0	2
054-395-013	25.3	N	Y	VLDR	RMS	2.0	51
054-405-003	12.2	N	Y	VLDR	RMS	2.0	24
054-422-012	1.1	N	Y	VLDR	RMS	2.0	2
054-423-001	1.1	N	Y	VLDR	ARF	2.0	2
054-441-012	16.1	N	N	RR	ARF	0.5	8
054-441-017	10.5	N	N	RR	ARF	0.5	5
054-441-019	6.1	N	N	RR	RRS-2 1/2	0.5	3

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
054-441-058	3.1	N	N	RR	RRS-2 1/2	0.5	2
054-441-059	3.0	N	N	RR	RRS-2 1/2	0.5	1
054-441-061	13.4	N	N	RR	RRS-2 1/2	0.5	7
054-441-062	3.6	N	N	RR	ARF	0.5	2
054-442-011	2.0	N	N	RR	ARF	0.5	1
054-442-012	1.3	N	N	RR	ARE-40	0.5	1
054-442-046	9.3	N	N	RR	ARF	0.5	5
054-442-051	3.6	N	N	RR	ARF	0.5	2
054-442-061	2.5	N	N	RR	ARF	0.5	1
054-442-064	2.7	N	N	RR	ARF	0.5	1
054-442-069	3.8	N	N	RR	ARF	0.5	2
054-442-078	3.6	N	N	RR	RRS-2 1/2	0.5	2
054-460-026	2.6	N	N	RR	ARF	0.5	1
054-471-001	10.1	N	N	RR	ARF	0.5	5
054-471-005	4.2	N	N	RR	RRS-2 1/2	0.5	2
054-471-034	40.2	N	N	RER	ARF	2.0	80
054-471-035	40.9	N	N	RER	ARF	2.0	82
054-471-039	4.7	N	N	RER	ARF	2.0	9
054-471-043	0.2	N	N	RER	ARF	2.0	1
054-471-046	63.7	N	N	RER	RRS-5	2.0	127
054-471-056	42.0	N	N	RER	RRS-2 1/2	2.0	84
054-471-061	2.8	N	N	RR	RRS-2 1/2	0.5	1
054-471-062	5.0	N	N	RR	ARF	0.5	3
054-472-008	11.3	N	N	RR	RRS-2 1/2	0.5	6
054-472-024	4.9	N	N	RR	ARF	0.5	2
054-472-038	17.9	N	N	RR	RRS-2 1/2	0.5	9
054-480-047	2.8	N	N	RR	ARF	0.5	1
054-490-025	10.5	N	N	RR	ARF	0.5	5
054-490-026	11.8	N	N	RR	ARF	0.5	6
054-490-055	3.4	N	N	RR	ARF	0.5	2
054-490-060	38.6	N	N	RR	ARF	0.5	19
054-490-063	2.6	N	N	RR	RRS-2 1/2	0.5	1
054-490-071	3.0	N	N	RR	ARF	0.5	2
054-490-075	4.9	N	N	RR	ARF	0.5	2
054-500-062	4.2	N	N	RR	ARF	0.5	2
054-500-063	3.4	N	N	RR	ARF	0.5	2
054-500-069	8.5	N	N	RR	RRS-2 1/2	0.5	4
054-500-082	2.5	N	N	RR	RRS-2 1/2	0.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
054-500-094	2.4	N	N	RR	RRS-2 1/2	0.5	1
054-500-096	7.4	N	N	RR	ARF	0.5	4
054-510-011	10.2	N	N	RR	ARF	0.5	5
054-510-015	2.5	N	N	RR	RRS-2	0.5	1
054-520-030	2.9	N	N	RR	RRS-2 1/2	0.5	1
054-520-054	2.8	N	N	RR	ARF	0.5	1
054-530-003	4.3	N	N	RER	ARF	2.0	9
054-530-004	3.8	N	N	RER	ARF	2.0	8
054-530-005	0.4	N	N	RER	RRS-5	2.0	1
054-541-001	8.1	N	Y	RR	RRS-5	0.5	4
054-541-007	5.2	N	Y	RR	RRS-5	0.5	3
054-541-009	5.1	N	Y	RR	RRS-10	0.5	3
054-541-020	16.5	N	Y	RR	RRS-2 1/2	0.5	8
054-541-022	3.5	N	Y	RR	RRS-5	0.5	2
054-541-028	0.5	N	Y	RR	RRS-5	0.5	1
054-542-011	3.2	N	Y	RR	RRS-5	0.5	2
054-542-012	3.1	N	Y	RR	RRS-5	0.5	2
054-542-013	3.1	N	Y	RR	RRS-2 1/2	0.5	2
054-542-014	3.3	N	Y	RR	RRS-5	0.5	2
054-542-018	5.4	N	Y	RR	RRS-2 1/2	0.5	3
054-542-019	0.2	N	Y	RR	RRS-2 1/2	0.5	1
054-542-021	3.8	N	Y	RR	RRS-2 1/2	0.5	2
054-542-022	3.2	N	Y	RR	RRS-2 1/2	0.5	2
054-542-026	3.6	N	Y	RR	RRS-2 1/2	0.5	2
054-542-036	0.2	N	Y	RR	RRS-2 1/2	0.5	1
054-543-003	2.7	N	Y	RR	RRS-5	0.5	1
054-543-005	4.7	N	Y	RR	RRS-2 1/2	0.5	2
054-543-006	3.1	N	Y	RR	RRS-2 1/2	0.5	2
054-543-007	2.7	N	Y	RR	RRS-2 1/2	0.5	1
054-543-011	9.0	N	Y	RR	RRS-2 1/2	0.5	5
054-544-005	4.6	N	Y	RR	RRS-2 1/2	0.5	2
054-544-006	4.0	N	Y	RR	RRS-10	0.5	2
054-544-007	5.5	N	Y	RR	RRS-2 1/2	0.5	3
054-544-020	3.2	N	Y	RR	RRS-5	0.5	2
054-544-030	5.4	N	Y	RR	ARE-40	0.5	3
061-510-040	5.4	N	N	RR	RRS-2 1/2	0.5	3
064-120-005	0.6	N	N	RR	RMS	0.5	1
064-120-025	33.1	N	N	RER	RMS	2.0	66

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
064-120-045	2.1	N	N	RR	RMS	0.5	1
064-120-048	5.4	N	N	RR	RMS	0.5	3
064-130-003	37.3	N	N	RER	RMS	2.0	75
064-130-005	40.4	N	N	RER	RMS	2.0	81
064-130-009	2.8	N	N	RR	RMS	0.5	1
064-130-019	0.9	N	N	RER	RMS	2.0	2
064-130-022	12.5	N	N	RR	ARE-160	0.5	6
064-130-024	6.6	N	N	RR	RMS	0.5	3
064-130-026	1.7	N	N	RER	RMS	2.0	3
064-130-027	1.0	N	N	RER	RMS	2.0	2
064-130-034	0.1	N	N	RR	RMS	0.5	1
066-090-017	0.0	N	N	RR	RRS-2	0.5	1
066-090-064	2.7	N	N	RR	RRS-2	0.5	1
066-100-001	11.5	N	N	RR	RRS-2	0.5	6
066-100-034	1.4	N	N	RR	RMS	0.5	1
066-100-050	2.6	N	N	RR	ARF	0.5	1
066-100-052	1.9	N	N	RR	ARF	0.5	1
066-140-020	4.2	N	N	RR	RRS-10	0.5	2
066-140-067	4.9	N	N	RR	RRS-10	0.5	2
066-140-086	2.4	N	N	RR	RRS-2 1/2	0.5	1
066-150-016	4.6	N	N	RR	RRS-2 1/2	0.5	2
066-150-048	2.4	N	N	RR	RRS-2 1/2	0.5	1
066-160-085	2.5	N	N	RR	RRS-2	0.5	1
066-160-086	2.3	N	N	RR	RMS	0.5	1
066-161-020	4.8	N	N	RR	RRS-2 1/2	0.5	2
066-161-023	11.6	N	N	RR	RRS-2 1/2	0.5	6
066-391-001	2.7	N	N	RR	RMS	0.5	1
066-391-027	11.5	N	N	RR	RMS	0.5	6
066-391-030	6.0	N	N	RR	RMS	0.5	3
066-392-015	6.0	N	N	RR	RRS-2 1/2	0.5	3
066-392-023	73.0	N	N	RR	RRS-2 1/2	0.5	37
092-010-016	5.3	N	N	RR	AR-5	0.5	3
092-050-019	1.6	N	N	VLDR	RMS	2.0	3
092-100-017	1.1	N	N	VLDR	RMS	2.0	2
092-110-011	1.1	N	N	VLDR	RMS	2.0	2
092-120-009	1.4	N	N	VLDR	RMS	2.0	3
092-120-016	1.1	N	N	VLDR	AR-5	2.0	2
092-120-030	1.6	N	N	VLDR	AR-5	2.0	3

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
092-180-016	1.1	N	N	VLDR	RMS	2.0	2
092-260-003	1.1	N	N	VLDR	RMS	2.0	2
092-310-027	1.2	N	N	VLDR	RMS	2.0	2
092-310-028	1.1	N	N	VLDR	RMS	2.0	2
092-310-031	1.4	N	N	VLDR	RMS	2.0	3
092-330-001	1.0	N	N	VLDR	RMS	2.0	2
092-340-001	0.9	N	N	VLDR	RMS	2.0	2
092-370-009	1.0	N	N	VLDR	RMS	2.0	2
092-390-012	1.2	N	N	VLDR	RMS	2.0	2
092-400-004	0.9	N	N	VLDR	AR-5	2.0	2
093-020-018	1.4	N	N	VLDR	RMS	2.0	3
093-050-038	1.1	N	N	VLDR	RMS	2.0	2
093-070-002	1.2	N	N	VLDR	RMS	2.0	2
093-070-025	1.1	N	N	VLDR	RMS	2.0	2
093-110-018	1.2	N	N	VLDR	AR-5	2.0	2
093-120-010	1.1	N	N	VLDR	RMS	2.0	2
093-120-019	1.1	N	N	VLDR	RMS	2.0	2
093-130-012	1.1	N	N	VLDR	RMS	2.0	2
093-140-031	9.4	N	N	RR	RMS	0.5	5
093-160-002	0.9	N	N	VLDR	RMS	2.0	2
093-170-004	0.9	N	N	VLDR	RMS	2.0	2
093-180-020	0.3	N	N	VLDR	RMS	2.0	1
093-190-016	1.1	N	N	VLDR	RMS	2.0	2
093-190-030	1.4	N	N	VLDR	RMS	2.0	3
093-230-016	1.2	N	N	VLDR	RMS	2.0	2
093-240-003	1.2	N	N	VLDR	RMS	2.0	2
093-240-011	1.0	N	N	VLDR	RMS	2.0	2
093-250-035	1.9	N	N	VLDR	RMS	2.0	4
093-310-021	1.2	N	N	VLDR	RMS	2.0	2
093-350-023	4.4	N	N	RR	RMS	0.5	2
093-360-024	1.6	N	N	VLDR	RMS	2.0	3
093-360-031	6.9	N	N	VLDR	AR-5	2.0	14
093-420-024	4.6	N	N	RR	RMS	0.5	2
093-460-023	1.8	N	N	VLDR	RMS	2.0	4
093-510-001	1.3	N	N	VLDR	RMS	2.0	3
093-560-012	2.4	N	N	RR	RRS	0.5	1
093-570-023	1.4	N	N	VLDR	PRD	2.0	3
093-570-024	1.5	N	N	VLDR	RUS	2.0	3

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
<i>Subtotal</i>	<i>3,609.4</i>						<i>4,285</i>
Gunner Ranch West Area Plan							
049-084-035	105.2	N	N	VLDR	ARV-20	2	210
<i>Subtotal</i>	<i>105.2</i>						<i>210</i>
North Fork Area Plan							
060-017-023	0.2	N	N	RR	RRS-3	0.5	1
060-017-028	5.2	N	N	RR	RMS	0.5	3
060-017-029	5.1	N	N	RR	RMS	0.5	3
060-018-007	3.4	N	N	RR	AR-5	0.5	2
060-020-038	1.6	N	N	RR	RMS	0.5	1
060-020-040	6.6	N	N	RR	AR-5	0.5	3
060-020-052	4.5	N	N	RR	RRS-2 1/2	0.5	2
060-020-071	10.0	N	N	RR	ARE-40	0.5	5
060-020-072	5.0	N	N	RR	RRS-5	0.5	2
060-020-087	3.8	N	N	RR	RRS-5	0.5	2
060-020-089	38.3	N	N	RR	RRS-5	0.5	19
060-021-001	5.0	N	N	RR	RRS-5	0.5	3
060-021-002	5.1	N	N	RR	RRS-5	0.5	3
060-021-003	5.3	N	N	RR	RRS-5	0.5	3
060-021-004	5.3	N	N	RR	RRS-5	0.5	3
060-021-005	5.7	N	N	RR	RRS-5	0.5	3
060-021-006	5.6	N	N	RR	RRS-5	0.5	3
060-021-007	5.6	N	N	RR	RMS	0.5	3
060-021-008	5.2	N	N	RR	RMS	0.5	3
060-021-009	5.1	N	N	RR	RMS	0.5	3
060-030-019	78.8	N	N	RR	RMS	0.5	39
060-030-020	37.0	N	N	RR	RMS	0.5	18
060-030-024	21.3	N	N	RR	RMS	0.5	11
060-040-014	0.9	N	N	RR	RMS	0.5	1
060-040-015	0.9	N	N	RR	RMS	0.5	1
060-040-035	6.3	N	N	RR	RMS	0.5	3
060-040-042	2.2	Y	N	RR	RMS	0.5	1
060-040-044	0.3	Y	N	RR	RMS	0.5	1
060-040-053	3.3	N	N	RR	RMS	0.5	2
060-040-056	3.1	N	N	RR	RMS	0.5	2
060-040-077	1.5	N	N	RR	RMS	0.5	1
060-040-078	20.2	N	N	RR	RRS-5	0.5	10
060-040-079	13.9	N	N	RR	RMS	0.5	7

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
060-040-080	25.4	N	N	RR	-RM	0.5	13
060-050-010	0.5	N	N	RR	RRS-2 1/2	0.5	1
060-050-017	5.4	N	N	RR	RRS-2 1/2	0.5	3
060-050-030	0.2	N	N	RR	RRS-5	0.5	1
060-050-032	6.2	N	N	RR	RRS-2 1/2	0.5	3
060-050-034	7.0	N	N	RR	RRS-2 1/2	0.5	3
060-050-035	3.6	N	N	RR	RRS-3	0.5	2
060-050-038	16.3	N	N	RR	RRS-3	0.5	8
060-050-039	9.2	N	N	RR	-RM	0.5	5
060-050-041	3.2	N	N	RR	ARE-40	0.5	2
060-050-042	3.3	N	N	RR	AR-5	0.5	2
060-060-017	19.0	N	N	RR	AR-5	0.5	9
060-060-021	60.9	N	N	RR	RRS-2 1/2	0.5	30
060-060-029	5.2	N	N	RR	RRS-2 1/2	0.5	3
060-060-030	5.2	N	N	RR	ARE-40	0.5	3
060-060-035	9.4	N	N	RR	RMS	0.5	5
060-060-036	9.9	N	N	RR	RMS	0.5	5
060-081-015	0.6	N	N	RR	RMS	0.5	1
060-082-017	5.8	N	N	RR	RRS-5	0.5	3
060-082-021	5.4	N	N	RR	RMS	0.5	3
060-082-032	2.3	N	N	RR	RMS	0.5	1
060-082-037	10.6	N	N	RR	RMS	0.5	5
060-082-048	5.5	Y	N	RR	RMS	0.5	3
060-090-013	0.9	N	N	RR	RUS	0.5	1
060-100-003	41.3	Y	N	RR	RMS	0.5	21
060-100-028	11.2	Y	N	RR	RUM	0.5	6
060-120-007	1.1	Y	N	HDR	RUM	12to25	22
060-120-018	0.6	Y	N	RR	RUS	0.5	1
060-130-031	0.2	Y	N	HDR	RUS	12to25	3
060-140-015	0.2	Y	N	HDR	RMS	12to25	3
060-160-005	0.2	Y	N	HDR	RMS	12to25	3
060-160-028	9.1	Y	N	HDR	RMS	12to25	181
060-170-004	25.2	Y	N	RR	-RM	0.5	13
060-170-052	4.1	Y	N	RR	RRS-2 1/2	0.5	2
060-180-023	2.1	Y	N	RR	RRS-2 1/2	0.5	1
060-180-038	10.1	Y	N	RR	-RM	0.5	5
060-180-043	6.4	Y	N	RR	-RM	0.5	3
060-180-048	5.0	Y	N	RR	-RM	0.5	2

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
060-190-034	1.9	N	N	RR	-RM	0.5	1
060-190-047	2.5	N	N	VLDR	-RM	2.0	5
060-190-048	3.5	N	N	RR	-RM	0.5	2
060-190-051	2.3	N	N	VLDR	RRS-5	2.0	5
060-190-052	2.4	N	N	VLDR	RMS	2.0	5
060-190-057	3.2	N	N	RR	RMS	0.5	2
060-200-021	0.1	N	N	RR	RMS	0.5	1
060-200-026	27.6	N	N	RR	RMS	0.5	14
060-200-028	29.0	N	N	RR	RRS-5	0.5	15
060-200-034	19.9	N	N	RR	RRS-5	0.5	10
060-200-037	6.7	N	N	RR	RRS-5	0.5	3
060-200-057	3.2	N	N	RR	RRS	0.5	2
060-200-072	3.0	N	N	RR	RRS	0.5	2
060-200-075	3.7	N	N	RR	-RM	0.5	2
060-210-003	0.4	N	N	LDR	ARE-40	1-7.5	2
060-240-047	0.5	N	N	VLDR	-RM	2.0	1
060-280-005	4.2	N	N	RR	-RM	0.5	2
060-280-011	465.3	N	N	RR	RMS	0.5	233
060-280-017	7.3	N	N	RR	RRS-2 1/2	0.5	4
060-280-024	3.8	N	N	RR	RRS-5	0.5	2
060-292-004	23.3	N	N	RR	-RM	0.5	12
060-301-012	0.4	N	N	RR	-RM	0.5	1
060-301-016	1.1	N	N	RR	-RM	0.5	1
060-301-024	17.2	N	N	RR	-RM	0.5	9
060-301-025	16.7	N	N	RR	-RM	0.5	8
060-301-029	0.6	N	N	RR	-RM	0.5	1
060-301-038	12.4	N	N	RR	-RM	0.5	6
060-301-041	39.6	N	N	RR	AR-5	0.5	20
060-301-042	39.0	N	N	RR	RRS-5	0.5	20
060-301-044	39.7	N	N	RR	RRS-2 1/2	0.5	20
060-301-048	5.1	N	N	RR	RMS	0.5	3
060-301-069	5.8	N	N	RR	RMS	0.5	3
060-301-071	4.9	N	N	RR	RMS	0.5	2
060-310-010	0.6	N	N	RR	RMS	0.5	1
060-310-037	2.4	N	N	RR	RMS	0.5	1
060-310-045	2.3	N	N	RR	ARE-40	0.5	1
060-320-016	0.1	N	N	RR	-RM	0.5	1
060-320-019	1.2	N	N	RR	RMS	0.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
060-360-025	17.6	N	N	RR	-RM	0.5	9
060-370-017	0.7	N	N	RR	RMS	0.5	1
060-380-001	7.1	N	N	RR	RMS	0.5	4
060-380-007	20.4	N	N	RR	RMS	0.5	10
060-380-011	8.6	N	N	RR	-RM	0.5	4
060-380-012	0.8	N	N	RR	-RM	0.5	1
060-390-005	2.4	N	N	RR	RMS	0.5	1
060-400-003	19.7	N	N	RR	-RM	0.5	10
060-400-004	57.2	N	N	RR	RRS	0.5	29
060-462-009	5.9	N	N	RR	RRS	0.5	3
060-472-003	1.5	N	N	RR	RRS	0.5	1
060-490-009	10.8	N	N	VLDR	RRS-3	2.0	22
060-490-028	0.2	N	N	VLDR	RMS	2.0	1
060-490-050	6.0	N	N	VLDR	RMS	2.0	12
060-512-019	22.7	N	N	RR	RMS	0.5	11
060-512-021	3.0	N	N	RR	RUM	0.5	2
060-512-022	6.2	N	N	RR	-RM	0.5	3
060-520-022	1.2	Y	N	RR	-RM	0.5	1
060-520-024	7.8	Y	N	RR	-RM	0.5	4
060-520-024	7.8	Y	N	RR	-RM	0.5	4
060-520-024	7.8	Y	N	RR	-RM	0.5	4
060-520-028	2.6	Y	Y	HDR	-RM	12 to 25	51
060-530-025	3.9	N	N	RR	RRS-5	0.5	2
060-530-027	4.8	N	N	RR	-RM	0.5	2
060-530-045	4.9	N	N	RR	-RM	0.5	2
060-530-046	4.2	N	N	RR	-RM	0.5	2
060-530-063	4.0	N	N	RR	-RM	0.5	2
060-540-004	20.3	N	N	RR	-RM	0.5	10
060-550-002	42.0	N	N	RR	-RM	0.5	21
060-550-005	119.3	N	N	RR	RRS-5	0.5	60
060-550-028	2.2	N	N	RR	-RM	0.5	1
060-550-029	2.6	N	N	RR	-RM	0.5	1
060-550-031	2.3	N	N	RR	-RM	0.5	1
060-550-035	2.9	N	N	RR	-RM	0.5	1
060-560-001	353.3	N	N	RR	RRS-5	0.5	177
060-560-004	39.4	N	N	RR	RRS-5	0.5	20
060-570-014	7.7	N	N	RR	RRS-5	0.5	4
060-570-015	8.2	N	N	RR	RRS-5	0.5	4

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
060-570-021	3.2	N	N	RR	RRS-3	0.5	2
060-570-022	3.1	N	N	RR	RRS-3	0.5	2
060-570-025	3.0	N	N	RR	RRS-3	0.5	1
060-570-026	2.8	N	N	RR	-RM	0.5	1
060-570-029	3.0	N	N	RR	-RM	0.5	2
060-570-030	4.4	N	N	RR	AR-5	0.5	2
060-570-031	99.8	N	N	RR	-RM	0.5	50
060-580-015	0.9	N	N	RR	RRS-2 1/2	0.5	1
060-580-017	144.4	N	N	RR	RRS-2 1/2	0.5	72
060-590-038	4.9	N	N	RR	RRS-2 1/2	0.5	2
060-590-045	15.2	N	N	RR	RRS-3	0.5	8
060-590-051	4.8	N	N	RR	RRS-3	0.5	2
060-590-057	3.0	N	N	RR	RRS-2	0.5	1
060-590-063	3.2	N	N	RR	RMS	0.5	2
060-590-067	8.4	N	N	RR	RMS	0.5	4
060-590-068	9.3	N	N	RR	RMS	0.5	5
061-012-012	5.2	N	N	RR	RMS	0.5	3
061-021-015	32.6	N	N	RR	RMS	0.5	16
061-021-031	1.0	N	N	RR	RMS	0.5	1
061-022-002	119.3	N	N	RR	RRS-5	0.5	60
061-022-009	41.6	N	N	RR	RMS	0.5	21
061-022-014	7.0	N	N	RR	RRS-3	0.5	3
061-022-022	2.0	N	N	RR	RRS-3	0.5	1
061-022-032	3.0	N	N	RR	RMS	0.5	2
061-022-035	4.9	N	N	RR	-RM	0.5	2
061-022-036	3.2	N	N	RR	-RM	0.5	2
061-022-037	6.1	N	N	RR	AR-5	0.5	3
061-023-005	3.1	N	N	RR	AR-5	0.5	2
061-051-004	1.1	N	N	RR	RRS-5	0.5	1
061-051-008	1.9	N	N	RR	RMS	0.5	1
061-051-013	18.3	N	N	RR	RRS-2 1/2	0.5	9
061-051-026	3.0	N	N	RR	RRS-3	0.5	2
061-052-015	6.0	N	N	RR	-RM	0.5	3
061-052-032	30.5	N	N	RR	-RM	0.5	15
061-052-039	3.8	N	N	RR	RRS-5	0.5	2
061-052-040	23.3	N	N	RR	RRS-2 1/2	0.5	12
061-052-042	6.2	N	N	RR	RRS-2 1/2	0.5	3
061-063-037	4.1	N	N	RR	RRS-3	0.5	2

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
061-063-041	5.5	N	N	RR	RMS	0.5	3
061-063-058	3.8	N	N	RR	RMS	0.5	2
061-063-060	3.1	N	N	RR	RMS	0.5	2
061-063-061	5.9	N	N	RR	RMS	0.5	3
061-064-001	93.1	N	N	RR	RRS-2 1/2	0.5	47
061-065-002	5.9	N	N	RR	RRS-2 1/2	0.5	3
061-065-006	21.7	N	N	RR	RMS	0.5	11
061-065-007	10.3	N	N	RR	RMS	0.5	5
061-067-009	7.1	N	N	RR	RMS	0.5	4
061-067-011	3.0	N	N	RR	-RM	0.5	2
061-067-012	2.1	N	N	RR	RMS	0.5	1
061-067-023	1.2	N	N	RR	RMS	0.5	1
061-071-011	2.4	N	N	RR	-RM	0.5	1
061-073-016	4.0	N	N	VLDR	ARE-40	2.0	8
061-080-031	7.7	N	N	RR	RMS	0.5	4
061-080-035	1.6	N	N	RR	RMS	0.5	1
061-090-041	7.3	N	N	RR	RMS	0.5	4
061-350-031	1.5	N	N	VLDR	RMS	2.0	3
061-350-036	0.2	N	N	VLDR	RMS	2.0	1
061-390-013	0.5	N	N	VLDR	RMS	2.0	1
061-400-019	1.0	N	N	VLDR	-RM	2.0	2
061-400-021	0.4	N	N	VLDR	-RM	2.0	1
061-410-017	0.5	N	N	RR	RMS	0.5	1
061-410-021	2.0	N	N	RR	RMS	0.5	1
061-410-051	19.4	N	N	RR	RMS	0.5	10
061-410-058	20.7	N	N	RR	RMS	0.5	10
061-410-065	3.2	N	N	RR	RMS	0.5	2
061-410-066	2.8	N	N	RR	RMS	0.5	1
061-410-068	2.4	N	N	RR	RMS	0.5	1
061-420-057	0.5	N	Y	LDR	RMS	1 - 7.5	2
061-430-007	0.2	N	Y	LDR	RMS	1 - 7.5	1
061-440-032	0.9	N	N	VLDR	RMS	2.0	2
061-440-033	1.4	N	N	VLDR	RMS	2.0	3
061-440-039	0.7	N	N	VLDR	RMS	2.0	1
061-440-041	0.8	N	N	VLDR	RMS	2.0	2
061-440-045	0.9	N	N	VLDR	RMS	2.0	2
061-440-049	0.7	N	N	VLDR	RMS	2.0	1
061-450-020	0.8	N	N	VLDR	RMS	2.0	2

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
061-450-021	0.8	N	N	VLDR	RRS-2	2.0	2
061-450-022	0.7	N	N	VLDR	RRS-5	2.0	1
061-460-027	3.2	N	N	VLDR	RRS-3	2.0	6
061-470-034	0.8	N	N	VLDR	-RM	2.0	2
061-500-032	4.3	N	N	RR	RRS-2 1/2	0.5	2
061-520-003	49.6	N	Y	RR	RRS-2 1/2	0.5	25
061-520-011	3.5	N	Y	RR	RRS-5	0.5	2
061-520-020	3.2	N	Y	RR	RRS-3	0.5	2
061-520-032	0.4	N	Y	RR	RRS-3	0.5	1
061-520-033	5.2	N	Y	RR	RRM	0.5	3
061-520-034	7.1	N	Y	RR	RRM	0.5	4
061-520-037	22.8	N	Y	RR	RRS-2 1/2	0.5	11
061-520-038	216.6	N	Y	RR	PRD	0.5	108
Subtotal	3,507.4						2,114
Oakhurst Area Plan							
057-031-009	7.9	N	N	RR	RMS	0.5	4
057-040-011	0.4	N	N	RR	RMS	0.5	1
057-040-027	1.6	N	N	RR	RMS	0.5	1
057-040-030	1.1	N	N	RR	RMS	0.5	1
057-040-034	5.0	N	N	RR	RMS	0.5	2
057-040-035	3.3	N	N	RR	RMS	0.5	2
057-060-004	0.3	N	N	VLDR	RMS	2.0	1
057-060-025	0.3	N	N	VLDR	RMS	2.0	1
057-060-029	0.4	N	N	VLDR	RMS	2.0	1
057-070-046	0.2	N	N	VLDR	RMS	2.0	1
057-132-029	18.6	N	N	RR	RMS	0.5	9
057-132-030	5.0	N	N	RR	RMS	0.5	3
057-132-033	4.6	N	N	RR	RMS	0.5	2
057-155-007	26.8	Y	N	RER	RMS	2.0	54
057-155-010	48.6	Y	N	RER	RMS	2.0	97
057-155-012	5.1	Y	N	RER	RMS	2.0	10
057-155-013	11.7	Y	N	RER	RMS	2.0	23
057-155-014	13.0	Y	N	RER	RMS	2.0	26
057-155-015	9.2	Y	N	RER	RMS	2.0	18
057-160-018	0.9	Y	N	RER	RMS	2.0	2
057-160-026	38.3	Y	N	RER	RMS	2.0	77
057-160-027	39.7	Y	N	RER	RMS	2.0	79
057-180-049	21.9	N	N	RR	RMS	0.5	11

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
057-200-038	2.7	N	N	RER	RMS	2.0	5
057-200-045	1.2	N	N	RER	RMS	2.0	2
057-200-047	1.3	N	N	RER	RMS	2.0	3
057-230-058	3.6	N	N	RR	RRS-5	0.5	2
057-230-073	10.3	N	N	RER	RRS-5	2.0	21
057-230-074	8.7	N	N	RER	RRS-10	2.0	17
057-230-075	21.2	N	N	RER	RMS	2.0	42
057-240-025	0.9	N	N	RR	RRS-2 1/2	0.5	1
057-240-066	2.3	N	N	RR	RRS-2 1/2	0.5	1
057-240-068	3.6	N	N	RR	RRS-2 1/2	0.5	2
057-240-070	2.9	N	N	RR	RRS-2 1/2	0.5	1
057-240-071	2.3	N	N	RR	RMS	0.5	1
057-250-015	1.4	N	N	RR	RMS	0.5	1
057-250-018	1.3	N	N	RR	RMS	0.5	1
057-260-009	4.2	N	N	VLDR	RMS	2.0	8
057-260-012	0.3	N	N	RR	RRS-2 1/2	0.5	1
057-260-028	3.0	N	N	RR	RMS	0.5	1
057-280-002	1.2	N	N	RR	RMS	0.5	1
057-280-027	1.6	N	N	RR	RMS	0.5	1
057-290-005	1.0	N	N	RR	RMS	0.5	1
057-290-009	25.7	N	N	RR	RMS	0.5	13
057-290-012	1.3	N	N	RR	RMS	0.5	1
057-290-014	7.0	N	N	RR	RMS	0.5	4
057-310-026	16.4	N	N	RR	RMS	0.5	8
057-340-015	0.4	N	N	VLDR	RMS	2.0	1
057-340-016	0.4	N	N	VLDR	RMS	2.0	1
057-340-020	0.2	N	N	VLDR	RMS	2.0	1
057-350-013	0.4	N	N	VLDR	RMS	2.0	1
057-350-021	4.5	N	N	VLDR	RMS	2.0	9
057-350-025	2.2	N	N	VLDR	RMS	2.0	4
057-350-026	0.0	N	N	VLDR	RMS	2.0	1
057-360-027	2.0	N	N	VLDR	RMS	2.0	4
057-370-023	4.7	N	N	RR	RMS	0.5	2
057-370-048	1.0	N	N	RR	RMS	0.5	1
057-370-050	0.3	N	N	RR	RMS	0.5	1
057-370-051	0.7	N	N	RR	RMS	0.5	1
057-370-055	1.4	N	N	RR	RMS	0.5	1
057-370-056	0.9	N	N	RR	RMS	0.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
057-370-059	1.3	N	N	RR	RMS	0.5	1
057-370-062	1.5	N	N	RR	RRS-2 1/2	0.5	1
057-370-073	2.1	N	N	RR	RMS	0.5	1
057-421-002	0.3	N	N	RR	RMS	0.5	1
057-421-015	0.5	N	N	RR	RMS	0.5	1
057-421-016	0.5	N	N	RR	RMS	0.5	1
057-421-028	0.8	N	N	RR	RMS	0.5	1
057-421-029	0.6	N	N	RR	RMS	0.5	1
057-421-033	2.3	N	N	RR	RMS	0.5	1
057-450-032	1.0	N	N	VLDR	RMS	2.0	2
057-450-033	1.1	N	N	VLDR	RMS	2.0	2
057-460-011	0.1	N	N	VLDR	RMS	2.0	1
057-460-024	1.3	N	N	VLDR	RMS	2.0	3
057-460-025	0.5	N	N	VLDR	RMS	2.0	1
057-472-010	8.0	N	N	RR	RMS	0.5	4
057-472-013	7.5	N	N	RR	RMS	0.5	4
057-480-017	1.1	N	N	VLDR	RMS	2.0	2
057-490-002	2.1	N	N	RR	RMS	0.5	1
057-501-002	0.7	N	N	VLDR	RMS	2.0	1
057-512-011	0.3	N	N	VLDR	RMS	2.0	1
057-520-020	0.6	N	N	VLDR	RMS	2.0	1
057-531-006	1.9	N	N	VLDR	RMS	2.0	4
057-533-001	0.9	N	N	VLDR	RMS	2.0	2
057-533-003	3.7	N	N	VLDR	RMS	2.0	7
057-540-003	1.2	N	N	RR	RMS	0.5	1
057-540-004	0.3	N	N	RR	RRS-5	0.5	1
057-570-003	9.7	N	N	RER	RMS	2.0	19
057-570-005	12.0	N	N	RER	RMS	2.0	24
057-570-006	13.0	N	N	RER	RMS	2.0	26
057-570-016	33.3	N	N	RER	ARE-20	2.0	67
057-570-044	7.7	N	N	RER	AR-5	2.0	15
057-570-045	9.1	N	N	RER	AR-5	2.0	18
057-570-047	5.6	N	N	RER	AR-5	2.0	11
057-570-049	4.4	N	N	RER	AR-5	2.0	9
057-570-053	11.3	N	N	RER	AR-5	2.0	23
057-570-055	4.7	N	N	RER	AR-5	2.0	9
057-570-065	5.5	N	N	RER	AR-5	2.0	11
057-570-070	6.6	N	N	RER	RRS-2 1/2	2.0	13

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
057-570-073	3.0	N	N	RR	RRS-2 1/2	0.5	2
057-570-074	3.1	N	N	RR	AR-5	0.5	2
057-570-079	5.8	N	N	RER	AR-5	2.0	12
057-570-081	6.1	N	N	RER	AR-5	2.0	12
057-570-082	23.0	N	N	RER	AR-5	2.0	46
057-570-088	5.7	N	N	RER	AR-5	2.0	11
057-570-089	5.1	N	N	RER	AR-5	2.0	10
057-570-090	4.7	N	N	RER	AR-5	2.0	9
057-570-091	5.0	N	N	RER	AR-5	2.0	10
057-570-092	8.4	N	N	RER	RMS	2.0	17
057-580-030	5.3	N	N	RR	RMS	0.5	3
057-580-034	2.7	N	N	RR	RMS	0.5	1
057-580-039	5.8	N	N	RR	RMS	0.5	3
057-590-015	41.4	N	N	RER	RMS	2.0	83
057-590-032	1.9	N	N	RER	ARE-40	2.0	4
057-590-040	1.9	N	N	RER	RMS	2.0	4
057-590-041	0.7	N	N	RER	RMS	2.0	1
059-081-011	1.2	N	N	RR	RRS-5	0.5	1
059-230-029	4.3	N	N	RR	RMS	0.5	2
059-230-033	1.2	N	N	RR	RMS	0.5	1
064-010-001	51.1	N	N	RR	RRS-2 1/2	0.5	26
064-020-001	8.9	N	N	RR	RRS-2 1/2	0.5	4
064-020-006	38.5	N	N	RR	RRS-2 1/2	0.5	19
064-030-017	26.4	N	N	MDR	PRD	5 to 12	224
064-030-018	3.6	N	N	MDR	RRS-2 1/2	5 to 12	30
064-030-022	6.1	N	N	RR	RRS-2 1/2	0.5	3
064-030-023	5.6	N	N	RR	RRS-2 1/2	0.5	3
064-030-026	6.5	N	N	RR	RRS-2 1/2	0.5	3
064-030-027	7.0	N	N	RR	RMS	0.5	3
064-030-028	2.6	N	N	RR	RMS	0.5	1
064-030-029	6.4	N	N	RR	RRS-2 1/2	0.5	3
064-030-030	5.3	N	N	RR	RMS	0.5	3
064-041-002	5.0	Y	N	RR	RMS	0.5	3
064-041-009	1.3	Y	N	RR	RUM	0.5	1
064-041-039	2.5	Y	N	RR	RUS	0.5	1
064-041-041	0.1	Y	N	RR	RRM	0.5	1
064-050-015	2.4	Y	N	VLDR	PRD	2.0	5
064-062-025	0.8	Y	N	RR	RMS	0.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
064-080-016	1.2	Y	N	LDR	RRS-2 1/2	1 - 7.5	5
064-080-020	1.3	Y	N	HDR	RRS-2 1/2	12 to 25	26
064-080-073	14.0	Y	N	HDR	RRS-2 1/2	12 to 25	280
064-080-076	0.6	Y	N	HDR	RRS-2 1/2	12 to 25	11
064-080-077	4.0	Y	N	HDR	RRS-2 1/2	12 to 25	79
064-080-078	4.5	Y	N	HDR	RRS-2 1/2	12 to 25	90
064-080-079	3.6	Y	N	HDR	PRD	12 to 25	72
064-080-080	7.8	Y	N	LDR	PRD	1 - 7.5	31
064-080-084	4.7	Y	N	LDR	PRD	1 - 7.5	19
064-080-085	3.1	Y	N	LDR	PRD	1 - 7.5	12
064-081-001	0.1	Y	N	HDR	PRD	12 to 25	2
064-081-015	4.2	Y	N	HDR	RUM	12 to 25	85
064-082-001	0.4	Y	N	HDR	RMS	12 to 25	8
064-082-007	1.6	Y	N	HDR	-RM	12 to 25	32
064-083-025	0.5	Y	N	HDR	RRS-2	12 to 25	10
064-083-030	5.3	Y	N	HDR	RRS-2	12 to 25	107
064-083-036	1.3	Y	N	HDR	RMS	12 to 25	26
064-180-012	0.6	Y	N	HDR	RUS	12 to 25	13
064-180-013	1.5	Y	N	HDR	RRS-2 1/2	12 to 25	29
064-180-016	7.6	Y	N	HDR	RRM	12 to 25	153
064-180-017	3.0	Y	N	HDR	RRM	12 to 25	60
064-180-018	0.1	Y	N	HDR	RMS	12 to 25	3
064-200-001	0.4	Y	N	LDR	RRS-2 1/2	1 - 7.5	2
064-210-001	0.6	Y	N	LDR	RMS	1 - 7.5	2
065-010-046	13.8	N	N	RR	RMS	0.5	7
065-020-012	4.6	N	N	RR	RMS	0.5	2
065-030-007	3.0	N	N	RR	RMS	0.5	1
065-030-032	5.7	N	N	RR	RUM	0.5	3
065-040-012	30.2	Y	N	RR	RMS	0.5	15
065-040-018	39.1	N	N	RR	RMS	0.5	20
065-050-073	8.3	Y	N	RR	RMS	0.5	4
065-061-019	13.0	Y	N	RR	RMS	0.5	7
065-062-024	1.2	Y	N	RR	RMS	0.5	1
065-062-033	3.9	Y	N	RR	RMS	0.5	2
065-091-007	0.2	Y	N	VLDR	RMS	2.0	1
065-092-012	0.3	Y	N	VLDR	RMS	2.0	1
065-104-015	0.1	Y	N	VLDR	RMS	2.0	1
065-123-008	0.5	Y	N	VLDR	RMS	2.0	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
065-130-016	0.9	Y	N	VLDR	RMS	2.0	2
065-130-017	0.9	Y	N	VLDR	RMS	2.0	2
065-130-028	0.3	Y	N	HDR	RMS	12 to 25	5
065-141-009	1.6	Y	N	VLDR	RMS	2.0	3
065-141-018	1.9	Y	N	VLDR	RMS	2.0	4
065-141-019	1.6	Y	N	VLDR	RMS	2.0	3
065-141-028	1.5	Y	N	VLDR	RMS	2.0	3
065-141-029	1.3	Y	N	VLDR	RRS-10	2.0	3
065-141-030	1.4	Y	N	VLDR	RMS	2.0	3
065-141-031	1.3	Y	N	VLDR	RMS	2.0	3
065-141-035	1.6	Y	N	VLDR	RRS-2 1/2	2.0	3
065-141-038	1.9	Y	N	VLDR	RRS-2 1/2	2.0	4
065-141-039	1.4	Y	N	VLDR	RMS	2.0	3
065-141-040	2.1	Y	N	VLDR	RMS	2.0	4
065-142-005	10.4	N	N	RER	RMS	2.0	21
065-142-012	6.8	Y	N	RR	RRS-2 1/2	0.5	3
065-142-016	17.2	Y	N	RR	RMS	0.5	9
065-142-021	4.3	Y	N	RR	RRS-2 1/2	0.5	2
065-142-028	2.0	Y	N	RR	RMS	0.5	1
065-150-048	2.4	Y	N	RR	RRS-2 1/2	0.5	1
065-160-019	2.6	Y	N	RR	RMS	0.5	1
065-160-073	3.4	Y	N	RR	RMS	0.5	2
065-160-082	2.7	Y	N	RR	ARE-40	0.5	1
065-170-005	8.3	Y	N	RR	ARE-40	0.5	4
065-170-024	3.0	Y	N	RR	RMS	0.5	1
065-170-032	9.2	Y	N	RR	-RM	0.5	5
065-181-016	3.1	N	N	RR	-RM	0.5	2
065-182-021	1.1	N	N	RR	-RM	0.5	1
065-182-034	3.0	N	N	RR	-RM	0.5	2
065-182-041	41.4	N	N	RER	RMS	2.0	83
065-182-042	42.4	N	N	RER	RMS	2.0	85
065-182-043	20.8	Y	N	RR	RMS	0.5	10
065-183-012	1.9	N	N	RR	RRS-2 1/2	0.5	1
065-183-021	2.7	N	N	RR	RRS-2	0.5	1
065-183-023	1.0	N	N	RR	RRS-2	0.5	1
065-183-026	1.9	N	N	RR	RRS-2	0.5	1
065-200-036	0.3	N	N	VLDR	RRS-5	2.0	1
065-220-036	0.1	N	N	RR	RRS-5	0.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
065-220-042	3.2	N	N	RR	RRS-2 1/2	0.5	2
065-220-067	3.4	N	N	RR	RMS	0.5	2
065-231-057	3.2	Y	N	RR	RRS-2 1/2	0.5	2
065-231-064	3.4	Y	N	RR	RRS-2 1/2	0.5	2
065-231-069	2.8	Y	N	RR	RRS-2 1/2	0.5	1
065-232-020	8.0	Y	N	RR	RRS-2 1/2	0.5	4
065-233-004	9.0	Y	N	RR	RRS-2 1/2	0.5	5
065-233-016	2.7	Y	N	RR	RRS-10	0.5	1
065-233-041	3.4	Y	N	RR	RRS-2 1/2	0.5	2
065-233-053	2.4	Y	N	RR	RMS	0.5	1
065-233-057	6.1	Y	N	RR	RRM	0.5	3
065-233-060	3.4	Y	N	RR	RRM	0.5	2
065-233-061	4.4	Y	N	RR	RRS-2 1/2	0.5	2
065-233-062	2.6	Y	N	RR	RMS	0.5	1
065-233-064	9.8	Y	N	RER	RRM	2.0	20
065-233-066	3.9	Y	N	RR	RRM	0.5	2
065-233-071	1.9	Y	N	RR	RMS	0.5	1
065-233-072	1.8	Y	N	RR	RRS-10	0.5	1
065-240-004	2.3	Y	N	VLDR	RMS	2.0	5
065-240-022	1.2	Y	N	VLDR	RRS-10	2.0	2
065-240-067	2.6	Y	N	RR	RRS-10	0.5	1
065-240-069	1.6	Y	N	RR	RMS	0.5	1
065-240-081	1.7	Y	N	VLDR	RMS	2.0	3
065-240-084	1.3	Y	N	VLDR	RRS-10	2.0	3
065-250-024	4.6	Y	N	RR	RMS	0.5	2
065-261-008	9.6	N	N	RER	RMS	2.0	19
065-261-032	23.5	N	N	RER	RMS	2.0	47
065-262-020	10.4	N	N	RER	RMS	2.0	21
065-262-023	40.1	N	N	RER	RMS	2.0	80
065-262-027	5.8	N	N	RER	RRS-10	2.0	12
065-270-007	40.3	N	N	RER	RRS-10	2.0	81
065-270-008	39.5	N	N	RER	RRS-10	2.0	79
065-270-014	6.4	N	N	RER	RRS-10	2.0	13
065-270-019	8.9	N	N	RER	RRS-10	2.0	18
065-270-025	3.2	N	N	RER	RMS	2.0	6
065-270-026	12.4	N	N	RER	RMS	2.0	25
065-270-027	27.8	N	N	RER	RUM	2.0	56
065-270-029	13.2	N	N	RER	RUM	2.0	26

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
065-270-030	10.7	N	N	RER	RMS	2.0	21
065-270-032	3.9	N	N	RER	RMS	2.0	8
065-270-033	12.7	N	N	RER	RMS	2.0	25
065-270-034	15.8	N	N	RER	RMS	2.0	32
065-270-036	21.4	N	N	RER	RMS	2.0	43
065-290-001	1.0	Y	N	VLDR	RMS	2.0	2
066-021-015	1.3	Y	N	LDR	RMS	1 - 7.5	5
066-024-002	0.1	Y	N	LDR	RMS	1 - 7.5	1
066-040-003	5.4	Y	N	LDR	RMS	1 - 7.5	22
066-040-019	19.2	Y	N	LDR	RRS-2	1 - 7.5	77
066-040-020	25.8	Y	N	LDR	RRS-2	1 - 7.5	103
066-040-022	21.4	Y	N	LDR	RMS	1 - 7.5	85
066-070-021	0.4	Y	N	RR	RMS	0.5	1
066-070-031	2.2	Y	N	RR	RRS-2	0.5	1
066-080-001	50.8	N	N	RR	RRS-2	0.5	25
066-090-007	0.7	N	N	RR	RMS	0.5	1
066-091-008	2.5	N	N	RR	RRS-2	0.5	1
066-160-048	2.7	N	N	RR	RRS-2	0.5	1
066-160-089	19.3	N	N	RR	RMS	0.5	10
066-160-091	19.5	N	N	RR	RMS	0.5	10
066-160-094	2.7	N	N	RR	RMS	0.5	1
066-160-097	2.6	N	N	RR	RRS-2 1/2	0.5	1
066-160-098	2.6	N	N	RR	RMS	0.5	1
066-170-016	0.3	N	N	RR	RMS	0.5	1
066-170-025	1.4	N	N	RR	-RM	0.5	1
066-170-026	8.8	N	N	RR	RMS	0.5	4
066-170-028	5.2	N	N	RR	RRS-2 1/2	0.5	3
066-170-054	18.8	N	N	RR	RRS-2 1/2	0.5	9
066-170-060	14.1	N	N	RR	RRS-2 1/2	0.5	7
066-180-019	15.2	N	N	RR	RMS	0.5	8
066-180-045	3.3	N	N	RR	RMS	0.5	2
066-180-062	1.2	N	N	RR	RRS-2 1/2	0.5	1
066-190-027	20.4	N	N	RR	RRS-2 1/2	0.5	10
066-200-030	2.7	N	N	RR	RMS	0.5	1
066-200-074	2.5	N	N	RR	RMS	0.5	1
066-200-076	2.5	N	N	RR	RRS-2 1/2	0.5	1
066-200-082	2.5	N	N	RR	RMS	0.5	1
066-210-004	5.8	Y	N	RR	RMS	0.5	3

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
066-210-017	44.2	N	N	RR	RMS	0.5	22
066-210-027	4.1	Y	N	RR	-RM	0.5	2
066-210-028	2.3	Y	N	RR	-RM	0.5	1
066-210-030	32.8	Y	N	RR	-RM	0.5	16
066-220-010	4.7	Y	N	RR	-RM	0.5	2
066-231-009	2.3	N	N	RR	-RM	0.5	1
066-231-027	2.2	N	N	RR	-RM	0.5	1
066-231-040	8.2	N	N	RR	-RM	0.5	4
066-231-041	5.6	N	N	RR	-RM	0.5	3
066-232-016	2.5	N	N	RR	-RM	0.5	1
066-232-017	13.9	N	N	RR	-RM	0.5	7
066-232-018	5.3	N	N	RR	RMS	0.5	3
066-232-032	3.1	N	N	RR	RMS	0.5	2
066-232-033	2.1	N	N	RR	RMS	0.5	1
066-232-038	3.6	N	N	RR	RMS	0.5	2
066-232-040	3.4	N	N	RR	RMS	0.5	2
066-232-046	3.2	N	N	RR	RMS	0.5	2
066-232-055	8.7	N	N	RR	RMS	0.5	4
066-232-057	4.9	N	N	RR	RMS	0.5	2
066-240-040	0.1	Y	N	RR	RMS	0.5	1
066-240-052	0.3	Y	N	RR	RMS	0.5	1
066-251-034	2.0	Y	N	RR	RMS	0.5	1
066-251-035	1.4	Y	N	RR	RMS	0.5	1
066-252-004	1.2	Y	N	RR	RMS	0.5	1
066-252-011	0.8	Y	N	RR	RMS	0.5	1
066-252-013	1.5	Y	N	RR	RRS-2 1/2	0.5	1
066-280-001	1.3	Y	N	RR	RMS	0.5	1
066-280-006	2.5	Y	N	RR	RRS-2 1/2	0.5	1
066-280-010	1.3	Y	N	RR	RMS	0.5	1
066-280-014	3.1	N	N	RR	RMS	0.5	2
066-280-018	0.8	N	N	RR	RMS	0.5	1
066-300-004	0.1	Y	N	RR	RMS	0.5	1
066-300-013	1.0	Y	N	RR	RMS	0.5	1
066-300-016	2.8	Y	Y	RR	RRS-2 1/2	0.5	1
066-310-009	0.5	Y	N	VLDR	RMS	2.0	1
066-320-013	2.5	Y	N	RR	RMS	0.5	1
066-343-012	1.1	Y	N	VLDR	RMS	2.0	2
066-344-010	9.3	Y	N	VLDR	RMS	2.0	19

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
066-360-019	33.7	Y	N	VLDR	PRD	2.0	67
066-360-028	1.9	Y	N	RR	PRD	0.5	1
066-360-042	2.8	Y	N	RR	PRD	0.5	1
066-360-045	4.7	Y	N	RR	RRS-2	0.5	2
066-370-006	0.4	Y	N	VLDR	RRS-2	2.0	1
066-370-009	28.0	Y	N	VLDR	RRS-2	2.0	56
066-370-010	6.9	Y	N	VLDR	ARF	2.0	14
066-380-034	4.1	Y	N	VLDR	ARF	2.0	8
066-381-027	1.5	Y	N	HDR	RMS	12 to 25	31
066-382-021	2.3	Y	N	HDR	RRS-2 1/2	12 to 25	46
066-384-017	1.1	Y	N	HDR	RMS	12 to 25	22
066-400-009	2.9	Y	N	RR	ARE-20	0.5	1
066-400-034	2.8	Y	N	RR	RRS-2 1/2	0.5	1
066-410-001	9.8	N	N	RR	RRS-2 1/2	0.5	5
066-410-013	2.7	Y	N	RR	RRS-2 1/2	0.5	1
066-410-025	2.9	Y	N	RR	RRS-2 1/2	0.5	1
066-410-026	3.0	Y	N	RR	RMS	0.5	2
066-410-033	2.5	Y	N	RR	RMS	0.5	1
066-410-036	4.0	Y	N	RR	RMS	0.5	2
066-420-003	99.2	N	N	RR	RRS-2 1/2	0.5	50
066-420-004	12.2	Y	N	RR	RRS-2 1/2	0.5	6
066-420-005	7.1	Y	N	RR	RRS-2 1/2	0.5	4
066-420-006	4.6	Y	N	RR	RMS	0.5	2
066-420-007	3.6	Y	N	RR	RMS	0.5	2
066-430-008	0.7	Y	N	RR	RMS	0.5	1
066-430-020	1.8	Y	N	RR	RMS	0.5	1
066-430-025	1.8	Y	N	RR	RRS-2 1/2	0.5	1
066-430-036	0.3	N	N	RR	RRS-5	0.5	1
066-430-038	25.5	N	N	RR	RRS-2 1/2	0.5	13
066-430-039	20.4	N	N	RR	RRS-2	0.5	10
066-440-012	9.7	N	N	RR	RRS-5	0.5	5
066-440-016	7.4	N	N	RR	PRD	0.5	4
066-440-020	4.9	N	N	RR	PRD	0.5	2
066-440-021	5.1	N	N	RR	PRD	0.5	3
066-440-029	2.9	N	N	RR	PRD	0.5	1
066-450-002	5.6	Y	Y	RR	PRD	0.5	3
066-450-005	3.4	Y	Y	RR	PRD	0.5	2
066-450-023	2.5	Y	Y	RR	PRD	0.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
066-450-028	1.0	Y	Y	RR	PRD	0.5	1
066-460-001	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-002	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-460-003	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-004	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-005	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-006	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-007	0.4	Y	N	LDR	PRD	1 - 7.5	2
066-460-008	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-460-009	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-010	0.4	Y	N	LDR	PRD	1 - 7.5	1
066-460-011	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-012	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-013	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-014	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-015	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-016	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-460-017	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-460-018	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-460-019	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-460-020	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-460-021	0.4	Y	N	LDR	PRD	1 - 7.5	2
066-460-022	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-460-023	1.2	Y	N	LDR	PRD	1 - 7.5	5
066-460-024	0.7	Y	N	LDR	PRD	1 - 7.5	3
066-460-025	1.1	Y	N	LDR	PRD	1 - 7.5	4
066-460-026	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-460-027	0.9	Y	N	LDR	PRD	1 - 7.5	4
066-461-001	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-002	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-003	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-004	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-005	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-006	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-007	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-008	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-009	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-461-010	0.3	Y	N	LDR	PRD	1 - 7.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
066-461-011	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-461-012	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-013	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-014	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-015	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-016	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-017	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-018	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-019	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-020	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-021	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-022	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-023	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-461-024	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-461-025	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-461-026	0.6	Y	N	LDR	PRD	1 - 7.5	3
066-461-027	2.8	Y	N	LDR	PRD	1 - 7.5	11
066-461-028	0.1	Y	N	LDR	PRD	1 - 7.5	1
066-461-029	4.4	Y	N	LDR	PRD	1 - 7.5	18
066-461-030	0.8	Y	N	LDR	PRD	1 - 7.5	3
066-461-031	1.3	Y	N	LDR	PRD	1 - 7.5	5
066-462-001	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-462-002	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-462-003	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-462-004	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-462-005	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-462-006	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-462-007	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-462-008	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-462-009	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-462-010	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-462-011	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-462-012	5.7	Y	N	LDR	PRD	1 - 7.5	23
066-462-013	1.2	Y	N	LDR	PRD	1 - 7.5	5
066-462-014	0.7	Y	N	LDR	PRD	1 - 7.5	3
066-462-015	0.9	Y	N	LDR	PRD	1 - 7.5	4
066-462-016	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-001	0.2	Y	N	LDR	PRD	1 - 7.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
066-463-002	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-003	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-004	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-005	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-006	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-463-007	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-008	0.4	Y	N	LDR	PRD	1 - 7.5	2
066-463-009	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-010	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-011	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-012	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-013	0.4	Y	N	LDR	PRD	1 - 7.5	1
066-463-014	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-015	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-463-016	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-463-017	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-463-018	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-019	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-020	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-021	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-022	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-023	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-463-024	1.9	Y	N	LDR	PRD	1 - 7.5	7
066-463-025	4.1	Y	N	LDR	PRD	1 - 7.5	16
066-463-026	1.5	Y	N	LDR	PRD	1 - 7.5	6
066-463-027	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-463-028	1.4	Y	N	LDR	PRD	1 - 7.5	6
066-463-029	1.1	Y	N	LDR	PRD	1 - 7.5	4
066-463-030	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-464-001	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-464-002	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-464-003	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-464-004	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-464-005	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-464-006	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-464-007	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-464-008	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-464-009	0.2	Y	N	LDR	PRD	1 - 7.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
066-464-010	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-464-011	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-464-012	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-464-013	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-464-014	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-464-015	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-464-016	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-464-017	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-464-018	0.4	Y	N	LDR	PRD	1 - 7.5	2
066-464-019	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-464-020	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-464-021	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-464-022	2.3	Y	N	LDR	PRD	1 - 7.5	9
066-464-023	4.2	Y	N	LDR	PRD	1 - 7.5	17
066-464-024	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-464-025	5.9	Y	N	LDR	PRD	1 - 7.5	24
066-464-026	0.5	Y	N	LDR	PRD	1 - 7.5	2
066-464-027	3.4	Y	N	LDR	PRD	1 - 7.5	13
066-464-028	0.8	Y	N	LDR	PRD	1 - 7.5	3
066-465-001	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-465-002	0.2	Y	N	LDR	PRD	1 - 7.5	1
066-465-003	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-465-004	0.3	Y	N	LDR	PRD	1 - 7.5	1
066-465-005	0.3	Y	N	LDR	RMS	1 - 7.5	1
066-465-006	0.3	Y	N	LDR	RMS	1 - 7.5	1
066-465-007	0.3	Y	N	LDR	RMS	1 - 7.5	1
066-465-008	0.3	Y	N	LDR	RMS	1 - 7.5	1
066-465-009	0.3	Y	N	LDR	RMS	1 - 7.5	1
066-465-010	0.2	Y	N	LDR	RMS	1 - 7.5	1
066-465-011	0.4	Y	N	LDR	RMS	1 - 7.5	2
066-465-012	0.4	Y	N	RR	RMS	0.5	1
066-465-013	0.7	Y	N	LDR	RMS	1 - 7.5	3
Subtotal	2,591.8						4,865
O'Neals Area Plan							
050-043-018	5.5	N	N	RR	RRS-5	0.5	3
050-101-005	156.3	N	N	RR	-RM	0.5	78
050-146-019	8.3	N	N	RR	RMS	0.5	4
050-146-021	6.6	N	N	RR	RMS	0.5	3

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
050-146-026	5.0	N	N	RR	ARF	0.5	3
050-146-037	2.5	N	N	RR	ARF	0.5	1
050-146-038	3.7	N	N	RR	ARF	0.5	2
050-146-040	0.5	N	N	RR	RMS	0.5	1
050-146-047	5.7	N	N	RR	ARF	0.5	3
050-150-014	0.2	N	N	RR	ARE-40	0.5	1
051-083-002	0.5	N	Y	VLDR	RMS	2.0	1
051-083-003	0.4	N	Y	VLDR	RMS	2.0	1
051-084-003	0.5	N	Y	VLDR	RMS	2.0	1
051-084-004	0.4	N	Y	VLDR	RMS	2.0	1
051-084-005	0.4	N	Y	VLDR	RMS	2.0	1
051-084-006	0.3	N	Y	VLDR	RMS	2.0	1
051-085-002	0.4	N	Y	VLDR	RMS	2.0	1
051-085-003	0.4	N	Y	VLDR	RMS	2.0	1
051-085-004	0.5	N	Y	VLDR	RMS	2.0	1
051-085-008	1.7	N	Y	VLDR	RMS	2.0	3
051-085-012	1.0	N	Y	VLDR	RMS	2.0	2
051-086-002	0.2	N	Y	VLDR	RMS	2.0	1
051-086-003	0.3	N	Y	VLDR	RMS	2.0	1
051-086-004	0.4	N	Y	VLDR	RMS	2.0	1
051-091-006	0.5	N	Y	VLDR	RMS	2.0	1
051-092-004	0.3	N	Y	VLDR	RMS	2.0	1
051-092-005	4.0	N	Y	VLDR	RMS	2.0	8
051-093-002	0.6	N	Y	VLDR	RMS	2.0	1
051-093-003	0.2	N	Y	VLDR	RMS	2.0	1
051-094-004	1.0	N	Y	VLDR	RMS	2.0	2
051-094-005	0.4	N	Y	VLDR	RMS	2.0	1
051-094-006	0.7	N	Y	VLDR	RMS	2.0	1
051-094-012	0.6	N	Y	VLDR	RMS	2.0	1
051-094-016	0.4	N	Y	VLDR	RMS	2.0	1
051-100-009	0.1	N	Y	VLDR	RMS	2.0	1
051-111-003	0.2	N	Y	VLDR	RMS	2.0	1
051-111-004	0.7	N	Y	VLDR	RMS	2.0	1
051-112-002	0.2	N	Y	VLDR	RMS	2.0	1
051-112-003	0.3	N	Y	VLDR	RMS	2.0	1
051-112-007	0.3	N	Y	VLDR	RMS	2.0	1
051-113-002	0.2	N	Y	VLDR	RMS	2.0	1
051-113-003	0.2	N	Y	VLDR	RMS	2.0	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
051-113-004	0.3	N	Y	VLDR	RMS	2.0	1
051-114-004	0.2	N	Y	VLDR	RMS	2.0	1
051-121-007	0.3	N	Y	VLDR	RMS	2.0	1
051-121-009	0.8	N	Y	VLDR	RMS	2.0	2
051-242-013	0.7	N	Y	VLDR	RMS	2.0	1
051-243-005	1.3	N	Y	VLDR	RMS	2.0	3
051-243-007	0.4	N	Y	VLDR	RMS	2.0	1
051-243-010	0.6	N	Y	VLDR	RMS	2.0	1
051-243-013	0.5	N	Y	VLDR	RMS	2.0	1
051-243-014	0.4	N	Y	VLDR	RMS	2.0	1
051-243-015	0.5	N	Y	VLDR	RMS	2.0	1
051-243-019	0.6	N	Y	VLDR	RMS	2.0	1
051-244-002	0.7	N	Y	VLDR	RMS	2.0	1
051-244-003	0.6	N	Y	VLDR	RMS	2.0	1
051-244-008	0.5	N	Y	VLDR	RMS	2.0	1
051-244-009	0.7	N	Y	VLDR	RMS	2.0	1
051-244-010	0.7	N	Y	VLDR	RMS	2.0	1
051-244-011	0.9	N	Y	VLDR	RMS	2.0	2
051-251-002	0.3	N	Y	VLDR	RMS	2.0	1
051-251-003	0.4	N	Y	VLDR	RMS	2.0	1
051-252-003	0.4	N	Y	VLDR	RMS	2.0	1
051-252-004	0.4	N	Y	VLDR	RMS	2.0	1
051-252-005	0.5	N	Y	VLDR	RMS	2.0	1
051-252-007	0.3	N	Y	VLDR	RMS	2.0	1
051-252-008	0.4	N	Y	VLDR	RMS	2.0	1
051-253-002	0.3	N	Y	VLDR	RMS	2.0	1
051-253-003	0.8	N	Y	VLDR	RMS	2.0	2
051-253-004	0.8	N	Y	VLDR	RMS	2.0	2
051-253-005	1.2	N	Y	VLDR	RMS	2.0	2
051-253-009	0.7	N	Y	VLDR	RMS	2.0	1
051-253-012	0.8	N	Y	VLDR	RMS	2.0	2
051-261-001	0.4	N	Y	VLDR	RMS	2.0	1
051-261-002	0.4	N	Y	VLDR	RMS	2.0	1
051-261-003	0.4	N	Y	VLDR	RMS	2.0	1
051-261-011	0.5	N	Y	VLDR	RMS	2.0	1
051-262-009	0.6	N	Y	VLDR	RMS	2.0	1
051-263-003	0.4	N	Y	VLDR	RMS	2.0	1
051-264-001	1.1	N	Y	VLDR	RMS	2.0	2

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
051-264-005	0.9	N	Y	VLDR	RMS	2.0	2
051-264-006	1.0	N	Y	VLDR	RMS	2.0	2
051-264-007	0.9	N	Y	VLDR	RMS	2.0	2
051-264-008	1.1	N	Y	VLDR	RMS	2.0	2
051-264-009	0.6	N	Y	VLDR	RMS	2.0	1
051-264-010	0.7	N	Y	VLDR	RMS	2.0	1
051-264-011	0.8	N	Y	VLDR	RMS	2.0	2
051-264-012	0.7	N	Y	VLDR	RMS	2.0	1
051-264-013	0.6	N	Y	VLDR	RMS	2.0	1
051-265-002	0.4	N	Y	VLDR	RMS	2.0	1
051-265-010	0.9	N	Y	VLDR	RMS	2.0	2
051-265-011	0.6	N	Y	VLDR	RMS	2.0	1
051-271-004	0.5	N	Y	VLDR	RMS	2.0	1
051-283-002	2.3	N	N	RR	RRS-2	0.5	1
051-291-002	2.3	N	N	RR	RRS-2	0.5	1
051-291-015	2.3	N	N	RR	RRS-2	0.5	1
051-322-002	2.3	N	N	RR	RRS-2	0.5	1
051-322-003	2.3	N	N	RR	RRS-2	0.5	1
051-322-015	2.3	N	N	RR	RRS-2	0.5	1
051-331-004	2.3	N	N	RR	RRS-2	0.5	1
051-332-012	2.3	N	N	RR	RRS-2	0.5	1
051-343-004	2.3	N	N	RR	RRS-2	0.5	1
051-352-010	2.3	N	N	RR	RRS-2	0.5	1
051-373-009	1.2	N	N	VLDR	RRM	2.0	2
051-373-010	1.3	N	N	VLDR	RRM	2.0	3
051-392-006	2.0	N	N	VLDR	RRS-2	2.0	4
051-411-004	9.2	N	N	RR	RRS-2	0.5	5
051-411-027	2.0	N	N	RR	RRS-2	0.5	1
051-412-005	2.3	N	N	RR	RRS-2	0.5	1
051-460-031	2.4	N	N	RR	RRS-2	0.5	1
051-470-002	2.3	N	N	RR	RRS-2	0.5	1
051-491-011	2.1	N	N	RR	RRS-2	0.5	1
051-501-007	3.3	N	N	RR	RRS-2	0.5	2
051-501-010	2.3	N	N	RR	RRS-2	0.5	1
051-522-004	2.8	N	N	RR	RRS-2	0.5	1
051-541-010	1.5	N	N	RR	RRM	0.5	1
051-542-017	2.8	N	N	RR	RRS-2	0.5	1
051-552-002	3.3	N	N	RR	RRS-2	0.5	2

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
051-553-006	3.3	N	N	RR	RRS-2	0.5	2
051-571-010	2.3	N	N	RR	RRS-2	0.5	1
051-582-002	2.3	N	N	RR	RRS-2	0.5	1
051-583-011	2.3	N	N	RR	RRS-2	0.5	1
051-601-002	2.2	N	N	RR	RRS-2	0.5	1
051-603-002	2.3	N	N	RR	RRS-2	0.5	1
051-613-004	2.3	N	N	RR	RRS-2	0.5	1
051-615-008	2.3	N	N	RR	RRS-2	0.5	1
051-621-013	2.3	N	N	RR	RRS-2	0.5	1
051-621-016	2.2	N	N	RR	RRS-2	0.5	1
051-622-005	2.2	N	N	RR	RRS-2	0.5	1
051-631-010	2.2	N	N	RR	RRS-2	0.5	1
051-632-010	2.2	N	N	RR	RRS-2	0.5	1
051-643-002	2.3	N	N	RR	RRS-2	0.5	1
051-643-003	2.3	N	N	RR	RRS-2	0.5	1
051-644-006	2.3	N	N	RR	RRS-2	0.5	1
051-644-007	2.3	N	N	RR	RRS-2	0.5	1
051-660-008	2.0	N	N	RR	RRS-2	0.5	1
051-673-009	2.3	N	N	RR	RRS-2	0.5	1
Subtotal	351.1						265
Raymond Area Plan							
052-050-021	5.8	N	N	RR	RMS	0.5	3
052-050-023	3.1	N	N	RR	RMS	0.5	2
052-050-024	3.5	N	N	RR	RMS	0.5	2
052-050-029	2.8	N	N	RR	RMS	0.5	1
052-210-009	0.5	N	Y	VLDR	RMS	2.0	1
052-210-023	0.4	N	Y	VLDR	RMS	2.0	1
052-210-026	0.5	N	Y	VLDR	RMS	2.0	1
052-220-006	0.3	N	Y	VLDR	RMS	2.0	1
052-220-008	0.5	N	Y	VLDR	RMS	2.0	1
052-220-015	0.6	N	Y	VLDR	RMS	2.0	1
052-220-022	0.5	N	Y	VLDR	RMS	2.0	1
052-220-038	6.0	N	Y	VLDR	RMS	2.0	12
053-123-036	2.6	N	N	RR	ARF	0.5	1
053-123-048	2.5	N	N	RR	ARF	0.5	1
053-123-059	10.4	N	N	RR	ARF	0.5	5
053-123-065	3.8	N	N	RR	ARF	0.5	2
053-123-067	6.7	N	N	RR	ARF	0.5	3

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
053-123-068	8.7	N	N	RR	ARF	0.5	4
053-123-069	5.4	N	N	RR	ARF	0.5	3
053-123-070	6.8	N	N	RR	ARF	0.5	3
053-165-005	35.1	N	N	RR	ARF	0.5	18
053-165-006	100.1	N	N	RR	ARF	0.5	50
053-165-007	9.1	N	N	RR	ARF	0.5	5
053-166-001	59.7	N	N	RR	ARF	0.5	30
053-166-002	313.8	N	N	RR	ARF	0.5	157
053-166-007	7.6	N	N	RR	ARF	0.5	4
053-172-001	0.4	N	N	VLDR	RMS	2.0	1
053-172-003	1.4	N	N	VLDR	RMS	2.0	3
053-172-004	42.8	N	N	RR	ARF	0.5	21
053-172-009	0.1	N	N	RR	RMS	0.5	1
053-180-014	0.7	N	N	HDR	RRM	12 to 25	14
053-180-016	0.2	N	N	VLDR	RMS	2.0	1
053-190-007	0.5	N	N	HDR	RRM	12 to 25	10
053-190-008	0.3	N	N	VLDR	RMS	2.0	1
053-204-001	0.2	N	N	HDR	RRM	12 to 25	4
053-204-005	0.3	N	N	HDR	RRM	12 to 25	5
053-207-002	0.3	N	N	HDR	RRM	12 to 25	5
053-207-004	0.3	N	N	HDR	RRM	12 to 25	7
053-211-002	0.2	N	N	VLDR	RMS	2.0	1
053-216-001	0.1	N	N	HDR	RRM	12 to 25	3
053-216-006	0.5	N	N	HDR	RRM	12 to 25	9
053-216-011	0.5	N	N	HDR	RRM	12 to 25	10
053-216-013	0.3	N	N	HDR	RRM	12 to 25	6
053-230-020	39.1	N	N	RR	ARF	0.5	20
053-230-021	40.4	N	N	RR	ARF	0.5	20
053-230-024	11.5	N	N	RR	ARF	0.5	6
053-230-025	17.6	N	N	RR	ARF	0.5	9
053-260-014	80.9	N	N	RR	ARF	0.5	40
053-260-042	41.5	N	N	RR	ARF	0.5	21
053-260-043	40.8	N	N	RR	ARF	0.5	20
053-260-044	37.0	N	N	RR	ARF	0.5	19
053-260-045	42.8	N	N	RR	ARF	0.5	21
053-260-055	4.9	N	N	RR	ARF	0.5	2
053-260-057	59.3	N	N	RR	ARF	0.5	30
053-270-007	79.2	N	N	RR	ARF	0.5	40

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
053-270-018	0.7	N	N	RR	RMS	0.5	1
053-270-041	20.7	N	N	RR	ARF	0.5	10
053-270-047	18.7	N	N	RR	ARF	0.5	9
053-270-049	3.4	N	N	RR	ARF	0.5	2
053-270-050	3.5	N	N	RR	ARF	0.5	2
053-270-051	3.4	N	N	RR	ARF	0.5	2
053-270-052	25.8	N	N	RR	ARF	0.5	13
053-270-054	4.7	N	N	RR	ARF	0.5	2
053-270-055	5.0	N	N	RR	ARF	0.5	3
053-270-057	0.8	N	N	RR	RMS	0.5	1
053-270-074	3.7	N	N	RR	ARF	0.5	2
053-270-075	3.0	N	N	RR	ARF	0.5	2
053-270-076	3.4	N	N	RR	ARF	0.5	2
053-270-077	3.6	N	N	RR	ARF	0.5	2
053-271-003	37.1	N	N	RR	ARF	0.5	19
053-271-004	39.7	N	N	RR	ARF	0.5	20
053-271-009	6.1	N	N	RR	RRS-5	0.5	3
053-271-013	15.3	N	N	RR	RRS-5	0.5	8
053-280-005	0.2	N	N	RR	RMS	0.5	1
053-280-018	1.8	N	N	RR	RMS	0.5	1
053-290-004	0.7	N	N	RR	RMS	0.5	1
053-290-007	0.2	N	N	RR	RMS	0.5	1
053-310-001	146.5	N	N	RR	ARF	0.5	73
053-310-010	4.5	N	N	RR	AR-5	0.5	2
053-310-011	4.7	N	N	RR	AR-5	0.5	2
053-310-012	4.7	N	N	RR	AR-5	0.5	2
053-310-026	6.8	N	N	RR	AR-5	0.5	3
053-310-028	6.4	N	N	RR	AR-5	0.5	3
053-310-033	5.5	N	N	RR	AR-5	0.5	3
053-310-034	5.4	N	N	RR	AR-5	0.5	3
053-320-027	2.7	N	N	RR	ARF	0.5	1
053-320-049	4.9	N	N	RR	RRS-2 1/2	0.5	2
053-320-051	7.4	N	N	RR	ARF	0.5	4
053-320-052	3.1	N	N	RR	ARF	0.5	2
053-320-054	1.0	N	N	RR	ARF	0.5	1
Subtotal	1,545.4						871
Rio Mesa Area Plan							
049-026-014	36.6	N	N	HDR	ARV-20	12 to 25	733

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
049-032-005	142.8	N	N	LDR	ARE-40	1 - 7.5	571
049-032-014	39.8	N	N	LDR	ARE-40	1 - 7.5	159
049-032-015	39.6	N	N	LDR	ARE-40	1 - 7.5	158
049-032-021	38.4	N	N	HDR	ARE-40	12 to 25	768
049-032-024	13.9	N	N	LDR	ARE-40	1 - 7.5	56
049-032-026	43.2	N	N	LDR	ARE-40	1 - 7.5	173
049-032-027	62.2	N	N	LDR	ARE-40	1 - 7.5	249
049-055-007	40.5	N	N	MDR	ARE-40	5 to 12	344
049-055-010	38.4	N	N	MDR	ARE-40	5 to 12	327
049-061-022	66.1	N	N	MDR	ARE-40	5 to 12	562
049-670-001	42.9	N	N	VLDR	ARE-160	2.0	86
051-200-028	7.6	N	N	VLDR	ARF	2.0	15
051-200-029	1.3	N	N	VLDR	ARF	2.0	3
051-200-030	8.3	N	N	VLDR	ARF	2.0	17
051-220-006	318.3	N	N	LDR	ARF	1 - 7.5	1,273
051-220-007	102.7	N	N	LDR	ARF	1 - 7.5	411
051-220-022	55.0	N	Y	MDR	TV-MDR	5 to 12	468
051-720-011	31.3	N	N	VLDR	ARF	2.0	63
051-720-012	27.4	N	N	VLDR	ARF	2.0	55
051-720-013	0.3	N	N	VLDR	ARF	2.0	1
Subtotal	1,156.7						6,492
Remaining County							
020-050-030	0.2	N	N	LDR	RRS	1 - 7.5	1
025-210-043	1.3	N	N	VLDR	RRS	2.0	3
025-210-044	1.3	N	N	VLDR	RRS	2.0	3
025-230-004	0.5	N	Y	VLDR	RRS	2.0	1
025-230-026	0.2	N	Y	VLDR	RRS	2.0	1
026-240-067	4.6	N	N	MDR	AR-5	5 to 12	39
026-240-068	4.6	N	N	MDR	AR-5	5 to 12	39
026-240-069	4.8	N	N	MDR	AR-5	5 to 12	41
026-240-070	4.8	N	N	MDR	AR-5	5 to 12	41
026-240-071	4.7	N	N	MDR	AR-5	5 to 12	40
026-240-072	5.1	N	N	MDR	AR-5	5 to 12	43
026-240-073	4.7	N	N	MDR	AR-5	5 to 12	40
026-271-042	32.3	N	N	VLDR	RRS	2.0	65
026-271-058	11.0	N	N	VLDR	RRS	2.0	22
026-310-033	2.1	N	N	VLDR	RRM	2.0	4
026-310-040	8.2	N	N	VLDR	RRM	2.0	16

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
027-031-015	9.2	N	N	RR	AR-5	0.5	5
027-031-016	9.6	N	N	RR	AR-5	0.5	5
027-031-017	19.3	N	N	RR	AR-5	0.5	10
027-031-065	4.7	N	N	RR	AR-5	0.5	2
027-031-067	4.6	N	N	RR	AR-5	0.5	2
027-031-068	5.0	N	N	RR	AR-5	0.5	2
027-054-022	0.3	N	N	RR	AR-5	0.5	1
027-054-027	3.4	N	N	RR	AR-5	0.5	2
027-061-011	2.1	N	N	RR	AR-5	0.5	1
027-061-014	2.4	N	N	RR	ARE-40	0.5	1
027-061-020	10.1	N	N	RR	AR-5	0.5	5
027-061-024	18.1	N	N	RR	AR-5	0.5	9
027-061-026	9.8	N	N	RR	AR-5	0.5	5
027-061-032	14.4	N	N	RR	AR-5	0.5	7
027-061-040	9.0	N	N	RR	AR-5	0.5	5
027-061-041	8.8	N	N	RR	AR-5	0.5	4
027-061-046	4.9	N	N	RR	AR-5	0.5	2
027-071-027	9.8	N	N	RR	RRS-2	0.5	5
027-071-030	3.3	N	N	RR	RRS-2	0.5	2
027-071-031	3.3	N	N	RR	RRS-2	0.5	2
027-101-018	0.6	N	Y	LDR	RUS	1 - 7.5	2
027-101-028	0.9	N	Y	LDR	RUS	1 - 7.5	4
027-101-029	0.9	N	Y	LDR	RUS	1 - 7.5	4
027-102-002	0.3	N	Y	LDR	RUS	1 - 7.5	1
027-102-010	1.0	N	Y	LDR	RUS	1 - 7.5	4
027-103-007	0.7	N	Y	LDR	RUS	1 - 7.5	3
027-110-004	7.0	N	Y	LDR	RUS	1 - 7.5	28
027-110-005	8.4	N	Y	LDR	RUS	1 - 7.5	34
027-121-025	0.1	N	Y	LDR	RUS	1 - 7.5	1
027-124-011	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-125-001	9.5	N	Y	LDR	RUS	1 - 7.5	38
027-131-002	9.4	N	N	LDR	RUS	1 - 7.5	38
027-131-004	0.7	N	N	LDR	RUS	1 - 7.5	3
027-132-001	0.3	N	Y	LDR	RUS	1 - 7.5	1
027-141-018	8.6	N	Y	LDR	RUS	1 - 7.5	35
027-141-027	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-142-005	0.1	N	Y	LDR	RUS	1 - 7.5	1
027-145-003	0.3	N	Y	LDR	RUS	1 - 7.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
027-146-001	1.5	N	Y	LDR	RUS	1 - 7.5	6
027-147-004	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-147-006	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-152-004	0.1	N	Y	LDR	RUS	1 - 7.5	1
027-152-007	0.1	N	Y	LDR	RUS	1 - 7.5	1
027-152-010	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-152-012	0.1	N	Y	LDR	RUS	1 - 7.5	1
027-152-013	0.1	N	Y	LDR	RUS	1 - 7.5	1
027-153-001	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-153-023	0.2	N	Y	LDR	RUM	1 - 7.5	1
027-153-026	0.2	N	Y	LDR	RUM	1 - 7.5	1
027-153-027	0.2	N	Y	LDR	RUM	1 - 7.5	1
027-153-028	0.2	N	Y	LDR	RUM	1 - 7.5	1
027-153-029	0.2	N	Y	LDR	RUM	1 - 7.5	1
027-153-034	0.1	N	Y	LDR	RUM	1 - 7.5	1
027-153-035	0.2	N	Y	LDR	RUM	1 - 7.5	1
027-154-017	0.3	N	Y	LDR	RUS	1 - 7.5	1
027-154-018	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-154-019	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-155-005	0.3	N	Y	LDR	RUS	1 - 7.5	1
027-155-006	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-155-007	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-155-008	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-155-009	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-155-010	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-155-011	0.4	N	Y	LDR	RUS	1 - 7.5	2
027-155-012	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-155-013	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-155-014	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-155-015	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-155-016	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-155-017	0.2	N	Y	LDR	RUS	1 - 7.5	1
027-161-004	1.7	N	N	LDR	AR-5	1 - 7.5	7
027-161-011	0.8	N	N	LDR	RUS	1 - 7.5	3
029-322-004	2.4	N	N	VLDR	RRS	2.0	5
029-323-004	1.0	N	N	VLDR	RRM	2.0	2
030-221-001	0.3	N	N	LDR	ARE-20	1 - 7.5	1
030-221-002	0.2	N	N	LDR	ARE-20	1 - 7.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
030-221-003	7.5	N	N	LDR	ARE-20	1 - 7.5	30
030-221-004	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-221-005	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-221-006	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-221-007	8.2	N	N	LDR	ARE-20	1 - 7.5	33
030-221-008	7.9	N	N	LDR	ARE-20	1 - 7.5	32
030-221-009	8.1	N	N	LDR	ARE-20	1 - 7.5	32
030-221-010	7.7	N	N	LDR	ARE-20	1 - 7.5	31
030-221-011	8.0	N	N	LDR	ARE-20	1 - 7.5	32
030-221-012	8.1	N	N	LDR	ARE-20	1 - 7.5	32
030-221-013	7.6	N	N	LDR	ARE-20	1 - 7.5	30
030-221-014	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-221-015	7.6	N	N	LDR	ARE-20	1 - 7.5	31
030-221-016	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-221-017	6.9	N	N	LDR	ARE-20	1 - 7.5	28
030-221-018	7.8	N	N	LDR	ARE-20	1 - 7.5	31
030-221-021	7.7	N	N	LDR	ARE-20	1 - 7.5	31
030-221-022	7.9	N	N	LDR	ARE-20	1 - 7.5	32
030-221-023	0.1	N	N	LDR	ARE-20	1 - 7.5	1
030-221-024	7.2	N	N	LDR	ARE-20	1 - 7.5	29
030-221-025	7.2	N	N	LDR	ARE-20	1 - 7.5	29
030-221-026	7.7	N	N	LDR	ARE-20	1 - 7.5	31
030-221-027	7.2	N	N	LDR	ARE-20	1 - 7.5	29
030-221-028	0.3	N	N	LDR	ARE-20	1 - 7.5	1
030-222-001	7.5	N	N	LDR	ARE-20	1 - 7.5	30
030-222-004	7.4	N	N	LDR	ARE-20	1 - 7.5	30
030-222-005	0.1	N	N	LDR	ARE-20	1 - 7.5	1
030-222-008	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-222-009	7.0	N	N	LDR	ARE-20	1 - 7.5	28
030-222-012	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-222-013	0.5	N	N	LDR	ARE-20	1 - 7.5	2
030-222-014	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-222-015	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-222-016	7.7	N	N	LDR	ARE-20	1 - 7.5	31
030-222-017	0.1	N	N	LDR	ARE-20	1 - 7.5	1
030-222-018	0.3	N	N	LDR	ARE-20	1 - 7.5	1
030-222-019	7.8	N	N	LDR	ARE-20	1 - 7.5	31
030-222-020	7.2	N	N	LDR	ARE-20	1 - 7.5	29

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
030-222-021	0.4	N	N	LDR	ARE-20	1 - 7.5	2
030-222-022	0.4	N	N	LDR	ARE-20	1 - 7.5	2
030-222-023	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-223-001	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-223-002	8.7	N	N	LDR	ARE-20	1 - 7.5	35
030-223-003	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-223-004	7.3	N	N	LDR	ARE-20	1 - 7.5	29
030-223-005	6.8	N	N	LDR	ARE-20	1 - 7.5	27
030-223-006	0.1	N	N	LDR	ARE-20	1 - 7.5	1
030-223-007	6.8	N	N	LDR	ARE-20	1 - 7.5	27
030-223-008	0.1	N	N	LDR	ARE-20	1 - 7.5	1
030-223-009	0.1	N	N	LDR	ARE-20	1 - 7.5	1
030-224-004	0.1	N	N	LDR	ARE-20	1 - 7.5	1
030-224-005	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-224-006	0.1	N	N	LDR	ARE-20	1 - 7.5	1
030-224-007	0.1	N	N	LDR	ARE-20	1 - 7.5	1
030-224-008	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-224-009	7.3	N	N	LDR	ARE-20	1 - 7.5	29
030-224-010	0.5	N	N	LDR	ARE-20	1 - 7.5	2
030-224-011	0.2	N	N	LDR	ARE-20	1 - 7.5	1
030-224-012	0.4	N	N	LDR	ARE-20	1 - 7.5	2
030-224-013	9.8	N	N	LDR	ARE-20	1 - 7.5	39
030-224-015	0.3	N	N	LDR	ARE-20	1 - 7.5	1
031-052-002	2.8	N	N	RR	ARE-40	0.5	1
031-082-008	2.4	N	N	RR	ARE-40	0.5	1
031-143-034	4.3	Y	Y	LDR	RUS	1 - 7.5	17
031-240-015	1.9	N	N	VLDR	RRS	2.0	4
031-240-016	2.2	N	N	VLDR	RRS	2.0	4
031-240-030	1.9	N	N	VLDR	RRS	2.0	4
031-240-032	1.9	N	N	VLDR	RRS	2.0	4
031-240-033	1.5	N	N	VLDR	RRS	2.0	3
031-251-003	7.5	N	N	VLDR	RRS	2.0	15
031-251-013	0.8	N	N	VLDR	RRS	2.0	2
031-251-019	2.9	N	N	VLDR	RRS	2.0	6
031-251-028	1.2	N	N	VLDR	RRS	2.0	2
031-251-031	0.9	N	N	VLDR	RRS	2.0	2
031-251-034	0.9	N	N	VLDR	RRS	2.0	2
031-251-048	0.9	N	N	VLDR	RRS	2.0	2

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
031-251-062	2.0	N	N	VLDR	RRS	2.0	4
031-251-064	0.5	N	N	VLDR	RRS	2.0	1
031-251-065	0.4	N	N	VLDR	RRS	2.0	1
031-251-073	0.9	N	N	VLDR	RRS	2.0	2
031-252-006	0.5	N	N	VLDR	RRS	2.0	1
031-252-007	1.0	N	N	VLDR	RRS	2.0	2
031-261-006	1.0	N	N	VLDR	RRS	2.0	2
031-262-002	1.0	N	N	VLDR	RRS	2.0	2
031-262-003	1.0	N	N	VLDR	RRS	2.0	2
031-262-004	1.0	N	N	VLDR	RRS	2.0	2
031-262-005	1.0	N	N	VLDR	RRS	2.0	2
031-262-006	0.9	N	N	VLDR	RRS	2.0	2
031-263-027	0.7	N	N	VLDR	RRS	2.0	1
031-263-029	0.7	N	N	VLDR	RRS	2.0	1
031-271-028	1.3	N	N	VLDR	RRS	2.0	3
031-271-037	0.5	N	N	VLDR	RRS	2.0	1
031-271-038	0.6	N	N	VLDR	RRS	2.0	1
031-271-039	0.5	N	N	VLDR	RRS	2.0	1
031-271-047	0.2	N	N	VLDR	RRS	2.0	1
031-271-048	0.3	N	N	VLDR	RRS	2.0	1
031-271-050	0.4	N	N	VLDR	RRS	2.0	1
031-272-001	1.0	N	N	VLDR	RRS	2.0	2
031-273-001	8.4	N	N	VLDR	RRS	2.0	17
031-273-006	1.0	N	N	VLDR	RRS	2.0	2
031-273-009	2.7	N	N	VLDR	RRS	2.0	5
031-273-010	2.7	N	N	VLDR	RRS	2.0	5
031-274-002	8.6	N	N	VLDR	RRS	2.0	17
031-274-007	1.2	N	N	VLDR	RRS	2.0	2
031-281-006	0.9	N	N	VLDR	RRS	2.0	2
031-282-005	1.9	N	N	RER	RRM	2.0	4
031-292-012	2.0	N	N	RR	RRS-2	0.5	1
031-311-004	2.5	N	N	RR	RRM	0.5	1
031-311-005	2.5	N	N	RR	RRM	0.5	1
031-313-001	2.8	N	N	RR	RRM	0.5	1
031-322-007	2.0	N	N	RR	RRS-2	0.5	1
031-323-007	1.9	N	N	RR	RRS-2	0.5	1
031-341-009	2.0	N	N	RR	RRS-2	0.5	1
031-381-007	2.0	N	N	RR	RRS-2	0.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
031-411-012	2.0	N	N	RR	RRS-2	0.5	1
031-412-002	1.9	N	N	RR	RRS-2	0.5	1
031-412-008	1.9	N	N	RR	RRS-2	0.5	1
031-413-001	2.0	N	N	RR	RRS-2	0.5	1
031-413-012	2.0	N	N	RR	RRS-2	0.5	1
031-421-012	1.9	N	N	RR	RRS-2	0.5	1
031-422-010	2.0	N	N	RR	RRS-2	0.5	1
031-431-001	2.0	N	N	RR	RRS-2	0.5	1
031-442-005	1.9	N	N	RR	RRS-2	0.5	1
031-451-007	2.0	N	N	RR	RRS-2	0.5	1
031-451-009	2.0	N	N	RR	RRS-2	0.5	1
031-471-007	1.9	N	N	RR	RRS-2	0.5	1
031-471-008	2.0	N	N	RR	RRS-2	0.5	1
031-472-008	1.9	N	N	RR	RRS-2	0.5	1
031-473-003	2.0	N	N	RR	RRS-2	0.5	1
031-473-007	2.0	N	N	RR	RRS-2	0.5	1
031-473-015	2.0	N	N	RR	RRS-2	0.5	1
031-481-007	2.0	N	N	RR	RRS-2	0.5	1
031-481-008	2.0	N	N	RR	RRS-2	0.5	1
031-482-007	2.0	N	N	RR	RRS-2	0.5	1
031-482-008	2.0	N	N	RR	RRS-2	0.5	1
031-483-007	2.0	N	N	RR	RRS-2	0.5	1
031-483-008	2.0	N	N	RR	RRS-2	0.5	1
031-492-007	1.8	N	N	RR	RRS-2	0.5	1
031-492-008	1.8	N	N	RR	RRS-2	0.5	1
031-493-007	2.0	N	N	RR	RRS-2	0.5	1
031-493-008	2.0	N	N	RR	RRS-2	0.5	1
031-503-008	2.0	N	N	RR	RRS-2	0.5	1
031-503-010	2.0	N	N	RR	RRS-2	0.5	1
031-512-003	4.8	N	N	RR	RRS-2	0.5	2
031-515-007	2.0	N	N	RR	RRS-2	0.5	1
031-516-006	2.0	N	N	RR	RRS-2	0.5	1
031-521-004	4.5	N	N	RR	RRS-2	0.5	2
031-522-004	4.5	N	N	RR	RRS-2	0.5	2
031-523-004	5.0	N	N	RR	RRS-2	0.5	2
031-524-002	1.8	N	N	RR	RRS-2	0.5	1
031-524-003	1.8	N	N	RR	RRS-2	0.5	1
031-524-004	1.8	N	N	RR	RRS-2	0.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
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APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
031-524-007	1.8	N	N	RR	RRS-2	0.5	1
031-526-007	2.0	N	N	RR	RRS-2	0.5	1
031-531-004	4.9	N	N	RR	RRS-2	0.5	2
031-534-002	2.0	N	N	RR	RRS-2	0.5	1
031-535-002	1.9	N	N	RR	RRS-2	0.5	1
031-535-007	1.9	N	N	RR	RRS-2	0.5	1
031-536-002	2.0	N	N	RR	RRS-2	0.5	1
031-536-007	1.9	N	N	RR	RRS-2	0.5	1
031-542-004	4.6	N	N	RR	RRS-2	0.5	2
031-542-005	4.5	N	N	RR	RRS-2	0.5	2
031-561-008	1.1	N	N	RR	RRS	0.5	1
031-561-009	3.5	N	N	RR	RRS-2	0.5	2
031-562-004	1.2	N	N	RR	RRS	0.5	1
031-572-002	1.1	N	N	RR	RRS	0.5	1
031-601-005	1.6	N	N	RR	RRS	0.5	1
031-601-006	2.7	N	N	RR	RRS	0.5	1
031-602-004	1.9	N	N	RR	RRS	0.5	1
031-602-005	1.9	N	N	RR	RRS	0.5	1
032-011-013	1.6	N	N	VLDR	RRS-2	2.0	3
032-020-002	0.3	N	N	VLDR	RRM	2.0	1
032-020-013	3.7	N	N	VLDR	RRS	2.0	7
032-040-009	1.0	N	N	VLDR	RRM	2.0	2
032-050-052	0.8	N	N	VLDR	RRM	2.0	2
032-395-013	0.6	N	N	VLDR	RRS	2.0	1
032-406-025	0.4	N	N	VLDR	RRM	2.0	1
032-423-024	0.6	N	N	VLDR	RRM	2.0	1
032-431-039	0.5	N	N	VLDR	RRM	2.0	1
032-490-017	0.8	N	N	VLDR	RRM	2.0	2
032-500-013	1.0	N	N	VLDR	RRM	2.0	2
032-500-029	1.1	N	N	VLDR	RRM	2.0	2
032-500-045	1.0	N	N	VLDR	RRM	2.0	2
032-510-013	3.5	N	N	VLDR	RRM	2.0	7
032-510-014	1.0	N	N	VLDR	RRM	2.0	2
032-510-017	1.4	N	N	VLDR	RRM	2.0	3
032-510-028	1.3	N	N	VLDR	RRM	2.0	3
032-510-032	1.2	N	N	VLDR	RRM	2.0	2
032-510-045	0.9	N	N	VLDR	RRM	2.0	2
032-510-051	1.1	N	N	VLDR	RRM	2.0	2

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
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APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
032-510-060	1.1	N	N	VLDR	RRM	2.0	2
032-510-061	1.7	N	N	VLDR	RRM	2.0	3
032-520-018	1.2	N	N	VLDR	RRM	2.0	2
032-551-007	0.4	N	N	LDR	RRM	1 - 7.5	2
032-561-010	0.4	N	N	LDR	RRM	1 - 7.5	2
032-572-002	1.2	N	N	VLDR	RRM	2.0	2
032-581-012	1.2	N	N	VLDR	RRM	2.0	2
032-592-004	1.2	N	N	VLDR	RRM	2.0	2
032-623-006	0.8	N	N	VLDR	RRM	2.0	2
032-624-003	0.9	N	N	VLDR	RRM	2.0	2
032-632-006	1.1	N	N	VLDR	RRS	2.0	2
032-634-003	0.6	N	N	VLDR	RRM	2.0	1
032-642-007	0.3	N	N	LDR	RRM	1 - 7.5	1
032-672-008	0.4	N	N	LDR	RRM	1 - 7.5	2
032-673-005	0.4	N	N	LDR	RRM	1 - 7.5	1
032-692-006	0.9	N	N	VLDR	RRM	2.0	2
032-692-011	1.2	N	N	VLDR	RRM	2.0	2
032-693-002	0.9	N	N	VLDR	RRM	2.0	2
032-711-010	1.2	N	N	VLDR	RRM	2.0	2
032-712-003	1.1	N	N	VLDR	RRM	2.0	2
032-732-004	1.0	N	N	VLDR	RRM	2.0	2
032-733-007	1.8	N	N	VLDR	RRM	2.0	4
032-741-010	1.7	N	N	VLDR	RRM	2.0	3
032-742-010	1.2	N	N	VLDR	RRM	2.0	2
032-743-002	1.1	N	N	VLDR	RRM	2.0	2
032-743-013	1.0	N	N	VLDR	RRM	2.0	2
032-752-010	1.2	N	N	VLDR	RRM	2.0	2
032-762-003	0.4	N	N	VLDR	RRS	2.0	1
032-772-006	0.2	N	N	VLDR	RRS	2.0	1
034-130-016	0.3	Y	Y	LDR	RRS	1 - 7.5	1
034-130-017	0.3	Y	Y	LDR	RRS	1 - 7.5	1
034-130-018	0.3	Y	Y	LDR	RRS	1 - 7.5	1
034-130-019	0.3	Y	Y	LDR	RRS	1 - 7.5	1
034-140-010	5.0	N	N	HDR	RUM	12 to 25	99
034-151-019	8.6	Y	Y	VLDR	AR-5	2.0	17
034-161-002	0.5	Y	Y	VLDR	RRS	2.0	1
034-162-025	3.1	Y	Y	VLDR	RRS	2.0	6
034-164-020	0.6	Y	Y	HDR	RRS	12 to 25	12

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
034-170-023	0.2	Y	Y	VLDR	RRS	2.0	1
034-170-025	1.5	Y	Y	VLDR	AR-5	2.0	3
034-170-032	1.1	Y	Y	VLDR	RRS	2.0	2
034-170-035	2.3	Y	Y	VLDR	RRS	2.0	5
034-170-036	1.1	Y	Y	VLDR	RRS	2.0	2
034-170-038	1.1	Y	Y	VLDR	RRS	2.0	2
034-170-039	1.0	Y	Y	VLDR	RRS	2.0	2
034-180-038	6.1	Y	Y	VLDR	AR-5	2.0	12
034-181-086	3.7	Y	Y	VLDR	RUS	2.0	7
034-202-001	71.0	N	N	RR	AR-5	0.5	35
034-231-001	4.5	N	N	RR	AR-5	0.5	2
034-232-003	4.8	N	N	RR	AR-5	0.5	2
034-232-005	5.0	N	N	RR	CRR	0.5	3
034-232-007	4.7	N	N	RR	CRR	0.5	2
034-232-015	3.1	N	N	RR	AR-5	0.5	2
034-233-001	4.9	N	N	RR	AR-5	0.5	2
034-241-019	2.3	N	N	RR	AR-5	0.5	1
034-250-083	2.5	N	N	RR	AR-5	0.5	1
034-282-021	2.2	N	N	RR	RRS-2	0.5	1
034-290-041	2.3	N	N	RR	RRS-2	0.5	1
034-290-042	2.2	N	N	RR	RRS-2	0.5	1
034-330-004	2.2	N	N	RR	RRS-2	0.5	1
034-381-006	1.3	N	N	VLDR	RRS-2	2.0	3
034-382-019	1.2	N	N	VLDR	RRS-2	2.0	2
034-390-059	1.5	Y	Y	VLDR	AR-5	2.0	3
034-390-060	7.2	N	N	RR	AR-5	0.5	4
034-390-062	2.3	N	N	RR	AR-5	0.5	1
034-390-063	2.5	N	N	RR	AR-5	0.5	1
034-390-066	0.5	Y	Y	VLDR	RRS	2.0	1
034-390-067	0.5	Y	Y	VLDR	RRS	2.0	1
034-390-069	0.1	N	N	RR	AR-5	0.5	1
034-390-072	2.6	N	N	RR	AR-5	0.5	1
034-400-001	11.0	N	N	RR	AR-5	0.5	5
034-400-004	1.0	N	N	RR	AR-5	0.5	1
034-400-006	2.5	N	N	RR	AR-5	0.5	1
034-400-011	2.6	N	N	VLDR	AR-5	2.0	5
034-400-013	0.4	N	N	VLDR	AR-5	2.0	1
034-400-015	0.6	N	N	VLDR	AR-5	2.0	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
034-400-019	0.5	N	N	VLDR	AR-5	2.0	1
034-410-011	5.1	N	N	RR	AR-5	0.5	3
034-410-045	8.1	N	N	VLDR	AR-5	2.0	16
034-410-046	0.3	N	N	VLDR	AR-5	2.0	1
034-410-052	16.9	N	N	RR	AR-5	0.5	8
034-410-054	1.1	Y	Y	VLDR	RRS	2.0	2
034-410-061	1.2	N	N	VLDR	RRS	2.0	2
034-411-020	0.9	Y	Y	VLDR	RUS	2.0	2
034-430-030	0.7	N	Y	VLDR	RRS	2.0	1
035-020-036	5.8	N	N	RR	RRS-2	0.5	3
035-030-015	1.4	N	N	VLDR	RRM	2.0	3
035-030-016	1.4	N	N	MDR	RRM	5 to 12	12
035-030-017	10.1	N	N	VLDR	RRS	2.0	20
035-040-064	4.7	N	N	RR	AR-5	0.5	2
035-040-082	6.4	N	N	RR	RRS-2	0.5	3
035-040-083	2.6	N	N	RR	RRS-2	0.5	1
035-040-084	3.0	N	N	RR	RRS-2	0.5	1
035-040-085	2.5	N	N	RR	RRS-2	0.5	1
035-091-001	0.7	N	N	MDR	RRM	5 to 12	6
035-110-055	4.6	N	N	RER	AR-5	2.0	9
035-110-063	1.2	N	N	RER	RRS	2.0	2
035-120-003	44.1	N	N	RR	AR-5	0.5	22
035-161-003	7.4	N	N	LDR	RRS	1 - 7.5	29
035-191-015	1.3	N	N	LDR	RRS	1 - 7.5	5
035-191-017	5.7	N	N	LDR	RRS	1 - 7.5	23
035-191-050	3.7	N	N	LDR	RRS	1 - 7.5	15
035-290-030	1.3	N	N	VLDR	RRS	2.0	3
035-300-020	1.4	N	N	VLDR	RRS-2	2.0	3
035-310-059	1.3	N	N	VLDR	RRS-2	2.0	3
035-320-023	1.5	N	N	VLDR	RRS	2.0	3
035-320-026	1.4	N	N	VLDR	RRS	2.0	3
035-320-039	1.2	N	N	VLDR	RRS	2.0	2
035-340-026	1.1	N	N	VLDR	RRS-2	2.0	2
035-350-003	5.0	N	N	RR	RRS-2	0.5	3
035-350-007	3.8	N	N	RR	RRS-2	0.5	2
035-350-010	4.4	N	N	RR	RRS-2	0.5	2
035-350-024	5.4	N	N	RR	RRS-2	0.5	3
035-360-012	2.9	N	N	RR	RRS-2	0.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
035-370-016	4.3	N	N	RR	RRS-2	0.5	2
035-391-007	2.5	N	N	RR	RRS-2	0.5	1
035-402-003	2.2	N	N	RR	RRS-2	0.5	1
036-010-005	18.3	N	N	RR	AR-5	0.5	9
036-010-006	19.7	N	N	RR	AR-5	0.5	10
036-010-007	18.8	N	N	RR	AR-5	0.5	9
036-010-011	4.9	N	N	RR	AR-5	0.5	2
036-025-005	0.2	N	N	VLDR	RRS	2.0	1
036-046-005	0.5	N	N	VLDR	RRS	2.0	1
036-062-002	0.5	N	N	VLDR	RRS	2.0	1
036-075-005	0.5	N	N	VLDR	RRS	2.0	1
036-101-009	9.7	N	N	VLDR	RRS	2.0	19
036-101-010	0.7	N	N	VLDR	RRS	2.0	1
036-122-010	0.5	N	N	VLDR	RRM	2.0	1
036-123-005	0.1	N	N	VLDR	RRS	2.0	1
036-132-010	1.0	N	N	VLDR	RRM	2.0	2
036-152-017	0.3	N	N	VLDR	RRS	2.0	1
036-173-006	0.5	N	N	VLDR	RRS	2.0	1
036-233-005	0.1	N	N	VLDR	RRM	2.0	1
036-240-016	0.6	N	N	VLDR	RRM	2.0	1
036-251-002	1.0	N	N	VLDR	RRM	2.0	2
036-253-004	0.2	N	N	VLDR	RRM	2.0	1
036-253-008	1.3	N	N	VLDR	RRM	2.0	3
036-261-028	8.4	N	N	VLDR	RRM	2.0	17
036-273-001	1.2	N	N	VLDR	RRM	2.0	2
036-280-013	0.3	N	N	VLDR	RRS	2.0	1
037-010-005	4.4	N	N	RR	AR-5	0.5	2
037-010-008	0.9	N	N	RR	AR-5	0.5	1
037-010-018	9.2	N	N	RR	AR-5	0.5	5
037-010-037	2.4	N	N	RR	RRS-2	0.5	1
037-010-039	2.5	N	N	RR	RRS-2	0.5	1
037-010-040	2.4	N	N	RR	RRS-2	0.5	1
037-020-018	9.9	N	N	LDR	AR-5	1 - 7.5	40
037-040-003	3.7	N	N	LDR	RRS	1 - 7.5	15
037-040-004	4.7	N	N	LDR	RRS	1 - 7.5	19
037-112-001	4.1	N	N	VLDR	AR-5	2.0	8
037-112-002	2.8	N	N	VLDR	AR-5	2.0	6
037-131-007	2.3	N	N	LDR	RRS	1 - 7.5	9

**TABLE A-1
VACANT SITES INVENTORY**

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APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
037-131-008	1.3	N	N	LDR	RRS	1 - 7.5	5
037-133-024	0.2	N	N	LDR	RRS	1 - 7.5	1
037-150-008	8.8	N	N	VLDR	AR-5	2.0	18
037-150-009	0.2	N	N	VLDR	AR-5	2.0	1
037-150-010	0.2	N	N	VLDR	AR-5	2.0	1
037-150-011	7.3	N	N	VLDR	AR-5	2.0	15
037-150-012	7.9	N	N	VLDR	AR-5	2.0	16
037-150-013	3.9	N	N	VLDR	AR-5	2.0	8
037-150-014	4.0	N	N	VLDR	AR-5	2.0	8
037-150-015	0.1	N	N	VLDR	AR-5	2.0	1
037-150-016	0.0	N	N	VLDR	AR-5	2.0	1
037-150-017	0.2	N	N	VLDR	AR-5	2.0	1
037-150-018	0.2	N	N	LDR	AR-5	1 - 7.5	1
037-150-021	0.1	N	N	LDR	AR-5	1 - 7.5	1
038-010-003	6.4	N	N	LDR	AR-5	1 - 7.5	26
038-010-010	4.4	N	N	LDR	AR-5	1 - 7.5	18
038-010-030	9.7	N	N	LDR	AR-5	1 - 7.5	39
038-010-033	2.0	N	N	LDR	AR-5	1 - 7.5	8
038-020-007	0.2	N	N	LDR	AR-5	1 - 7.5	1
038-020-014	1.1	N	N	LDR	AR-5	1 - 7.5	4
038-020-018	0.5	N	N	LDR	AR-5	1 - 7.5	2
038-020-024	4.8	N	N	LDR	AR-5	1 - 7.5	19
038-060-001	8.1	N	N	VLDR	AR-5	2.0	16
038-060-004	0.8	N	N	VLDR	AR-5	2.0	2
038-060-008	0.5	N	N	VLDR	RRM	2.0	1
038-060-017	6.8	N	N	VLDR	RRS	2.0	14
038-060-022	4.9	N	N	VLDR	AR-5	2.0	10
038-070-012	4.9	N	N	LDR	AR-5	1 - 7.5	20
038-070-014	1.5	N	N	LDR	AR-5	1 - 7.5	6
038-070-019	5.1	N	N	LDR	AR-5	1 - 7.5	20
038-070-021	0.9	N	N	LDR	AR-5	1 - 7.5	4
038-070-025	5.3	N	N	LDR	AR-5	1 - 7.5	21
038-081-011	1.1	N	N	LDR	RRS	1 - 7.5	4
038-082-016	4.2	N	N	LDR	RRS	1 - 7.5	17
038-090-014	0.2	N	N	LDR	RRS	1 - 7.5	1
038-090-018	0.1	N	N	LDR	RRS	1 - 7.5	1
038-090-019	0.2	N	N	LDR	RRS	1 - 7.5	1
038-090-020	0.2	N	N	LDR	RRS	1 - 7.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
038-090-021	0.2	N	N	LDR	RRS	1 - 7.5	1
038-090-022	0.1	N	N	LDR	RRS	1 - 7.5	1
038-090-025	0.2	N	N	LDR	RRS	1 - 7.5	1
038-100-006	2.6	N	N	LDR	AR-5	1 - 7.5	10
038-100-008	4.7	N	N	LDR	AR-5	1 - 7.5	19
038-110-005	3.1	N	N	VLDR	AR-5	2.0	6
038-110-010	4.7	N	N	VLDR	RRM	2.0	9
038-110-011	0.4	N	N	VLDR	RRM	2.0	1
038-110-015	5.0	N	N	VLDR	RRM	2.0	10
038-110-020	2.4	N	N	VLDR	RRS	2.0	5
038-110-022	1.1	N	N	VLDR	RRS	2.0	2
040-060-017	0.3	N	N	VLDR	RRS	2.0	1
040-060-018	0.2	N	N	VLDR	RRS	2.0	1
040-060-026	0.3	N	N	VLDR	RRS	2.0	1
042-010-011	20.8	N	N	LDR	AR-5	1 - 7.5	83
042-010-017	1.0	N	N	LDR	AR-5	1 - 7.5	4
042-010-046	2.6	N	N	LDR	AR-5	1 - 7.5	11
042-020-001	0.4	N	N	LDR	RRS	1 - 7.5	2
044-221-029	0.5	Y	Y	HDR	RUM	12 to 25	9
044-230-009	0.7	Y	Y	LDR	RRS	1 - 7.5	3
044-230-010	0.1	Y	Y	LDR	RRS	1 - 7.5	1
044-230-012	0.9	Y	Y	LDR	RRS	1 - 7.5	4
045-090-069	1.2	N	N	LDR	RRM	1 - 7.5	5
045-132-026	0.9	N	N	LDR	RRS	1 - 7.5	4
045-132-027	0.9	N	N	LDR	RRS	1 - 7.5	4
045-152-037	0.9	N	N	HDR	RRS-2 1/2	12 to 25	17
045-152-038	3.8	N	N	HDR	AR-5	12 to 25	75
045-152-046	6.6	N	N	HDR	AR-5	12 to 25	132
045-152-053	4.6	N	N	LDR	AR-5	1 - 7.5	19
045-152-055	4.4	N	N	MDR	AR-5	5 to 12	37
045-152-056	4.8	N	N	LDR	AR-5	1 - 7.5	19
045-152-058	4.9	N	N	MDR	AR-5	5 to 12	42
045-152-059	4.9	N	N	MDR	AR-5	5 to 12	42
047-030-035	3.5	Y	Y	LDR	RRS	1 - 7.5	14
047-031-017	3.5	Y	Y	LDR	RRS	1 - 7.5	14
047-150-013	0.4	N	N	VLDR	RRS	2.0	1
047-161-003	9.3	N	N	VLDR	RRS	2.0	19
047-161-004	9.3	N	N	VLDR	RRS	2.0	19

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
047-161-005	0.2	N	N	VLDR	RRS	2.0	1
047-162-001	0.9	N	N	VLDR	RRS	2.0	2
047-162-003	0.2	N	N	VLDR	RRS	2.0	1
047-162-008	0.9	N	N	VLDR	RRS	2.0	2
047-162-009	0.8	N	N	VLDR	RRS	2.0	2
047-172-006	9.2	N	N	VLDR	RRS	2.0	18
047-172-009	0.6	N	N	VLDR	RRS	2.0	1
047-172-010	0.4	N	N	VLDR	RRS	2.0	1
047-172-012	0.6	N	N	VLDR	RRS	2.0	1
047-172-014	9.2	N	N	VLDR	RRS	2.0	18
047-172-015	0.2	N	N	VLDR	RRS	2.0	1
047-190-025	40.2	N	N	RR	ARE-40	0.5	20
047-190-026	96.9	N	N	RR	ARE-40	0.5	48
047-380-012	0.2	N	N	LDR	RUS	1 - 7.5	1
047-380-063	3.0	N	N	LDR	RUS	1 - 7.5	12
048-050-017	0.3	Y	Y	LDR	RRS	1 - 7.5	1
048-090-006	0.3	N	N	LDR	RRS	1 - 7.5	1
048-090-044	1.2	N	N	LDR	RRS	1 - 7.5	5
048-090-046	0.2	N	N	LDR	RRS	1 - 7.5	1
048-280-009	25.3	N	N	LDR	PRD	1 - 7.5	101
048-280-011	19.1	N	N	LDR	PRD	1 - 7.5	77
049-120-018	0.9	N	Y	VLDR	RRS	2.0	2
049-130-003	2.2	N	Y	VLDR	RRS-2	2.0	4
049-140-009	2.0	N	Y	VLDR	RRS-2	2.0	4
049-201-009	1.3	N	Y	RR	RRM	0.5	1
049-203-011	1.4	N	Y	RR	RRM	0.5	1
049-212-013	1.0	N	Y	VLDR	RRM	2.0	2
049-218-008	1.0	N	Y	VLDR	RRM	2.0	2
049-252-005	0.3	N	Y	VLDR	RRS	2.0	1
049-293-018	1.4	N	Y	RR	RRM	0.5	1
049-303-015	1.7	N	Y	RR	RRM	0.5	1
049-422-006	0.1	N	Y	VLDR	RRM	2.0	1
049-434-007	1.1	N	Y	RR	RRM	0.5	1
049-434-009	1.2	N	Y	RR	RRM	0.5	1
049-435-012	0.2	N	Y	RR	RRS	0.5	1
049-437-002	1.2	N	Y	RR	RRS	0.5	1
049-445-009	1.2	N	Y	RR	RRS	0.5	1
049-445-014	0.1	N	Y	RR	RRS	0.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
049-450-015	0.6	N	Y	VLDR	RRS	2.0	1
049-500-016	0.4	N	Y	VLDR	RRS	2.0	1
049-513-004	0.1	N	Y	VLDR	RRM	2.0	1
049-521-005	1.0	N	Y	VLDR	RRS	2.0	2
049-521-006	1.1	N	Y	VLDR	RRS	2.0	2
049-521-007	0.9	N	Y	VLDR	RRS	2.0	2
049-533-012	0.1	N	Y	VLDR	RRM	2.0	1
049-572-006	0.2	N	Y	VLDR	RRM	2.0	1
049-640-001	1.5	N	N	VLDR	RRS	2.0	3
049-640-011	1.5	N	N	VLDR	RRS	2.0	3
049-640-012	1.6	N	N	VLDR	RRS	2.0	3
059-032-013	0.3	N	N	VLDR	RMS	2.0	1
059-032-016	0.3	N	N	VLDR	RMS	2.0	1
059-032-017	0.3	N	N	VLDR	RMS	2.0	1
059-033-012	0.3	N	N	VLDR	RMS	2.0	1
059-033-036	0.3	N	N	VLDR	RMS	2.0	1
059-042-007	0.2	N	N	VLDR	RMS	2.0	1
059-042-018	0.3	N	N	VLDR	RMS	2.0	1
059-042-037	0.3	N	N	VLDR	RMS	2.0	1
059-082-011	1.2	N	N	RR	RMS	0.5	1
059-082-012	1.6	N	N	RR	RMS	0.5	1
059-082-015	4.7	N	N	RR	RMS	0.5	2
059-110-032	1.4	N	N	LDR	RMS	1 - 7.5	6
059-110-036	9.5	N	N	LDR	RMS	1 - 7.5	38
059-110-039	0.3	N	N	LDR	RMS	1 - 7.5	1
059-120-001	0.5	N	N	LDR	RMS	1 - 7.5	2
059-120-015	0.3	N	N	LDR	RMS	1 - 7.5	1
059-120-020	0.3	N	N	LDR	RMS	1 - 7.5	1
059-120-022	0.0	N	N	LDR	RMS	1 - 7.5	1
059-120-028	2.1	N	N	LDR	ARE-40	1 - 7.5	8
059-130-011	2.0	N	N	RR	RMS	0.5	1
059-130-063	0.9	N	N	RR	RMS	0.5	1
059-153-007	2.9	Y	Y	VLDR	RUS	2.0	6
059-153-014	6.3	Y	Y	VLDR	RRM	2.0	13
059-191-019	0.1	Y	Y	LDR	RMS	1 - 7.5	1
059-191-028	7.1	Y	Y	LDR	RMS	1 - 7.5	29
059-200-012	8.6	Y	N	LDR	RUS	1 - 7.5	34
059-210-015	2.8	Y	Y	RR	RMS	0.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
059-210-016	4.5	Y	Y	RR	RMS	0.5	2
059-222-007	0.2	Y	Y	LDR	RMS	1 - 7.5	1
059-230-002	9.7	N	N	RR	RMS	0.5	5
059-270-010	0.2	Y	N	LDR	RMS	1 - 7.5	1
059-270-014	0.1	Y	N	LDR	PRD	1 - 7.5	1
059-270-020	0.6	Y	N	LDR	PRD	1 - 7.5	2
059-270-032	2.1	Y	N	LDR	ARE-40	1 - 7.5	8
059-280-054	7.1	Y	N	LDR	ARE-40	1 - 7.5	28
059-290-066	7.4	Y	N	LDR	RRS-5	1 - 7.5	30
061-180-011	0.1	N	N	LDR	RMS	1 - 7.5	1
061-190-007	0.2	N	N	LDR	RMS	1 - 7.5	1
061-360-018	0.3	N	N	LDR	AR-5	1 - 7.5	1
070-032-028	0.4	Y	N	LDR	RMS	1 - 7.5	2
070-032-037	5.8	Y	N	LDR	RMS	1 - 7.5	23
070-033-014	1.9	Y	N	LDR	RMS	1 - 7.5	8
070-061-039	0.1	Y	N	LDR	RMS	1 - 7.5	1
070-062-018	0.1	Y	N	LDR	RMS	1 - 7.5	1
070-062-020	0.1	Y	N	LDR	RMS	1 - 7.5	1
070-072-038	5.2	Y	N	LDR	RMS	1 - 7.5	21
070-074-004	0.1	Y	N	LDR	RMS	1 - 7.5	1
070-082-035	0.2	Y	N	LDR	RRM	1 - 7.5	1
070-101-040	0.1	Y	N	LDR	RRM	1 - 7.5	1
070-101-041	1.7	Y	N	LDR	RRM	1 - 7.5	7
070-101-042	4.5	Y	N	LDR	PRD	1 - 7.5	18
070-101-046	8.8	Y	N	LDR	RUS	1 - 7.5	35
070-102-015	4.3	Y	N	LDR	RUS	1 - 7.5	17
070-102-020	0.1	Y	N	LDR	RUM	1 - 7.5	1
070-102-022	0.4	Y	N	LDR	RMS	1 - 7.5	2
070-103-001	0.4	Y	N	LDR	RMS	1 - 7.5	1
070-111-002	10.8	N	N	MDR	PRD	5 to 12	92
070-111-003	0.7	Y	N	HDR	RMS	12 to 25	14
070-111-004	5.3	Y	N	VLDR	RMS	2.0	11
070-111-005	3.2	Y	N	LDR	RMS	1 - 7.5	13
070-111-008	0.2	Y	N	LDR	RMS	1 - 7.5	1
070-111-014	0.2	Y	N	LDR	RMS	1 - 7.5	1
070-111-017	3.1	Y	N	HDR	RMS	12 to 25	62
070-132-020	0.2	Y	N	LDR	RMS	1 - 7.5	1
070-150-034	0.1	Y	N	LDR	RMS	1 - 7.5	1

**TABLE A-1
VACANT SITES INVENTORY**

**Madera County
2014**

APN	Acres	Sewer	Water	General Plan	Zoning	Allowable Density (units/acre)	Realistic Unit Capacity
070-150-035	9.9	Y	N	LDR	RMS	1 - 7.5	40
070-150-036	5.7	Y	N	LDR	RUS	1 - 7.5	23
070-160-048	0.2	Y	N	LDR	RUS	1 - 7.5	1
070-160-049	0.2	Y	N	LDR	RUS	1 - 7.5	1
070-171-012	0.3	Y	N	LDR	RUS	1 - 7.5	1
070-171-014	0.2	Y	N	LDR	RUS	1 - 7.5	1
070-250-010	0.4	Y	Y	LDR	RUS	1 - 7.5	1
070-250-027	6.6	Y	Y	LDR	RUS	1 - 7.5	27
070-300-005	0.5	N	N	RR	RMS	0.5	1
070-300-006	0.7	N	N	RR	RMS	0.5	1
070-330-012	0.3	Y	N	LDR	AR-5	1 - 7.5	1
070-330-034	0.3	Y	N	LDR	RMS	1 - 7.5	1
070-330-060	0.3	Y	N	LDR	RMS	1 - 7.5	1
070-330-063	0.4	Y	N	LDR	RMS	1 - 7.5	1
070-330-064	0.4	Y	N	LDR	RMS	1 - 7.5	1
070-330-071	0.2	Y	N	LDR	AR-5	1 - 7.5	1
070-340-027	0.9	Y	N	VLDR	RMS	2.0	2
070-340-029	1.7	Y	N	VLDR	RMS	2.0	3
Subtotal	1,953.1						4,703
Total	16,586.3						27,260

Appendix B. Summary of Community Input

Housing Element Task Force

The Task Force Committee consists of representatives from various housing organizations, businesses, civic, and community groups. Task Force members include the following:

- Mike Pistoiresim DMP Development
- Joe Correa
- Jenny Gonzales, Adolescent and Veterans Services
- Tim Collishaw, Self Help Enterprises
- Tara Davis, Chowchilla Chamber of Commerce
- Geri Kendall Cox, Madera County Office of Education
- Dave Padilla, California Department of Transportation
- Steven Lewis
- Adiran Buca
- Mike Prandini, BIA Fresno-Madera
- Baldwin Moy, California Rural Legal Assistance

Task Force Meeting #1 – Summary

On July 25, 2014, the County held the first of two Task Force Meetings on the Housing Element Update. The purpose of the meeting was to hear from Task Force members on the housing issues facing Madera County and what can be done to address the issues. There were five Task Force members, three County staff, and a consultant from Mintier Harnish in attendance at the meeting. Following a presentation by the consultant, the Task Force members were asked to respond to the following questions:

1. What members of the community are most in need of housing and services?
2. What housing issues would you like to see addressed in Madera County?
3. What are the barriers to providing adequate housing in Madera County?

4. What can be done to address these issues and barriers?

The following is a summary of the discussion:

- Farmworker housing is the predominate need in Madera County. It's difficult for farmworkers to find adequate housing in the unincorporated areas. Most farmworkers that have entered into affordable housing in the County are coming from overcrowded, dilapidated units.
- Along Gateway to D street, and Cleveland to the River, there are a lot of people living in small units and overcrowded conditions. This area also tends to be more expensive; people are getting overcharged.
- The densities called for in State law (20 units per acre) aren't appropriate for most communities in the county and the infrastructure can't support it.
 - Parksdale Self-Help affordable project is about 10-11 units per acre. This is fairly high density for the county.
 - Most areas of the county don't have the sewer infrastructure to handle development at higher densities, and it's not possible to develop on septic at this density. Lack of sewer infrastructure is the biggest impediment to multifamily housing development.
- It's not just the unincorporated County that has infrastructure constraints. Chowchilla is also struggling to provide adequate water and sewer infrastructure.
- There's also an infrastructure constraint related to natural gas in the unincorporated areas. A lot of the rural county is on propane. In order to accommodate growth in the Gunner, Riverstone, and other areas in the eastern county, PG&E will need to expand transmission lines through the eastern county. PG&E now requires a 50-foot buffer around transmission lines.
- The County should plan for affordable housing in new development areas and require new development areas to provide affordable units (i.e., inclusionary requirements) because they will include new retail and service uses that require workers. If housing in new development areas is not affordable to these workers, they will be driving more to serve these areas, which will have impacts on roads and vehicle emissions. Requirements could include setting aside land and working with non-profits to build affordable housing
- *In response to the suggestion of inclusionary requirements:* But if the county does that, there will have to be incentives, because the infrastructure investments needed to develop in these areas will be so costly.

- New development will have impacts on roadways.
 - Avenue 9 will need to be expanded in order to accommodate new development.
 - *County staff response:* The County has changed identification to a limited expressway, which limits access. There are also road improvements planned. Gunner has agreed to pay increased transportation fees to fund improvements on Avenue 9.
 - Circulation in the Rio Mesa area needs additional points of access.
 - *County staff response:* The County is talking to developers and the California Department of Transportation to build Rio Mesa Blvd to provide additional access.
- The obvious answer to how to solve housing issues is simple: “More money.”

Task Force Meeting #2 – Summary

The County held the second Task Force Meeting on December 11, 2014 to present the Draft Housing Element and solicit comments. The County also mailed hard copies of the Draft Housing Element to each member of the Task Force (listed in Appendix B). Two members of the Task Force attended the meetings. There were no comments.

Community Workshop – Summary

The workshop was held on September 25, 2014. In addition to posting flyers, the County sent out an email to the Task Force Members as well as representatives with following groups and agencies inviting them to the workshop and asking them to help spread the word:

- Madera County Chamber of Commerce
- Building Industry of Fresno and Madera Counties
- City of Chowchilla Community and Economic Development Department
- City of Madera Community Development Department
- California Rural Legal Assistance, Inc.
- Camarena Health Centers, Inc.
- Chukchansi Indian Housing Authority
- Fresno-Madera Continuum of Care
- Habitat for Humanity

- Housing Authority of the City of Madera
- Madera County Department of Social Services
- Madera County Economic Development Commission
- Madera County Workforce Assistance Center
- Madera Rescue Mission
- Cedar Creek Senior Living
- Fresno-Madera Area Agency on Aging

At the workshop, the consultants gave a presentation and then led a discussion on housing issues in the county. One member of the community, a representative from Housing Authority of the City of Madera, attended the workshop and made the following statements.

- The biggest barrier to affordable housing is a lack of access to funds. Major funding sources for affordable housing in Madera include HUD, HCD, LIHTC, and MSHA (responsible for one small project in the Oakhurst area). HOME and other funds trigger the prevailing wage.
- There is a lack of vouchers for veterans. Some are available but the population has a lot of turnover. The Housing Authority is looking to add vouchers and programs for disabled veterans, who require good case management.
- The City and County could pursue a joint housing authority. Stanislaus County is an example of this. The Housing Authority has the capacity to handle the project implementation.
- The Housing Authority is looking at buying market rate housing and converting it to affordable housing. This requires less funding than building new affordable housing.
- There is a lack of supportive services and agencies for special needs populations. The Housing Authority of the City of Madera stays focused on special needs populations.
- There are a lot of seniors making 50 percent of the area median income.
- Public housing is set up under the RAD Program (244 units). This program will sell public housing to non-profits and leverage the money to build and acquire new housing.