

2016 - 2024

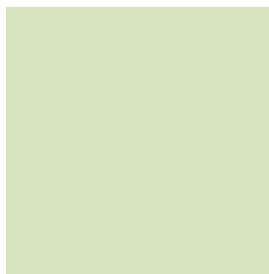
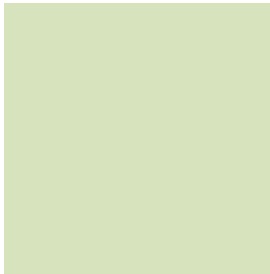
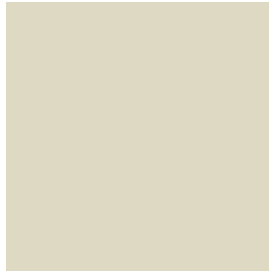
Housing Element Update

Revised for 2020-2024

Adopted January
28, 2020

Re-adopted on
May 12, 2020

2040
General Plan



CITY OF CHOWCHILLA

2016 -2024 HOUSING ELEMENT UPDATE REVISED FOR 2020-2024

Prepared for:

Contact Person: Mark Hamilton, Director of Community and Economic Development
Phone: (559) 665-8615 x400

Consultant:



2816 Park Avenue
Merced, CA 95340
Contact: Desmond Johnston, AICP
Phone: (209) 723-2066

Re-adopted on May 12, 2020

Adopted by the Chowchilla City Council on January 28, 2020

The only changes in this May 2020 version were made on pages 3-3, 3-4, 3-6 of the document and in Appendix A for Parcel number 42, 43, and 97 through 101.

Table of Contents

CHAPTER 1 - Introduction	1-1
1.1 - Overview of State Requirements	1-1
1.2 - Regional Housing Needs Allocation (RHNA)	1-2
1.3 - Relationship of the Housing Element to Other Plans	1-3
1.3.1 - General Plan Consistency	1-3
1.4 - General Plan and Housing Element Differences	1-5
1.5 - Current Legislation	1-5
1.6 - Organization of the Housing Element	1-8
CHAPTER 2 - Population, Housing Stock Data, and Unit Characteristics	2-1
2.1 - Demographic and Employment Characteristics and Trends	2-1
2.1.1 - Population	2-1
2.1.2 - Household Characteristics	2-4
2.1.3 - Household Size	2-4
2.1.4 - Housing Units	2-5
2.1.5 - Occupied Housing Units	2-5
2.1.6 - Vacancy Rates	2-6
2.2 - Employment and Income	2-7
2.2.1 - Employment	2-7
2.2.2 - Employment Projections	2-10
2.2.3 - Unemployment	2-11
2.2.4 - Income and Poverty	2-11
2.2.5 - Median Income	2-12
2.2.6 - Definitions of Median income and Housing Income Limits	2-12
2.2.7 - Lower income	2-17
2.2.8 - Poverty Level Income	2-18
2.3 - Housing Stock	2-19
2.3.1 - Housing Quality	2-20
2.3.2 - Survey Criteria	2-20
2.3.3 - Survey Methodology	2-20
2.3.4 - Age of Housing Stock	2-21
2.3.5 - Overcrowded Housing Units	2-23
2.4 - Housing Costs	2-26
2.5 - Housing Value	2-26
2.5.1 - Home Sales Prices	2-27
2.5.2 - Lending Rates in California	2-28
2.5.3 - Units at Risk of Conversion	2-30
2.5.4 - Alternatives to Traditional Single-Family Housing	2-33
2.5.5 - Funding Programs for Affordable Housing	2-35
2.5.6 - Special Housing Needs of Other Groups	2-37

2.5.7 - Transitional and Supportive Housing	2-47
2.6 - Future Housing Needs.....	2-47
2.6.1 - Chowchilla's Share of 2016 - 2024 Housing Needs	2-48
2.7 - Residential Development Activity (2009 to 2018).....	2-48
<i>CHAPTER 3 - Land Availability.....</i>	<i>3-1</i>
3.1 - Housing Resources	3-1
3.1.1 - Available Land Inventory	3-1
3.1.2 - Available Land Currently Planned for Residential Use	3-1
3.1.3 - Analysis of Zoning to Encourage and Facilitate Lower-Income Households.....	3-3
3.1.4 - Fee Waivers	3-4
3.1.5 - Analysis of Development Potential Versus Projected Housing Need	3-4
3.1.6 - Adequacy of Public Facilities and Infrastructure.....	3-7
3.1.7 - Energy Conservation Opportunities	3-12
3.2 - Constraints.....	3-13
3.2.1 - Potential Housing Constraints	3-13
3.2.2 - Potential Government Constraints.....	3-13
3.2.3 - General Plan Designations and Zoning.....	3-14
3.2.4 - Potential Non-Governmental/Market Constraints	3-45
<i>CHAPTER 4 - Goals, Objectives, Policies, Actions/Implementation Measures.....</i>	<i>4-1</i>
4.1 - State Housing Goals.....	4-1
4.2 - Housing Element Update.....	4-1
4.3 - 2016 - 2023 (Revised for 2020-2024) Housing Goal, Objective, Policy, Action Analysis	4-1
4.4 - Proposed Amendments to the 2016 - 2023 (Revised for 2020-2024) Housing Element	4-2
4.5 - Conclusion.....	4-19
<i>CHAPTER 5 - Public Participation.....</i>	<i>5-1</i>
5.1 - Stakeholders	5-1
5.1.1 - One-on-One Phone Calls and Meetings with Stakeholder Representatives...5-2	
5.1.2 - Housing Survey	5-3
5.2 - Public Meetings.....	5-6
<i>CHAPTER 6 - Review and Evaluation of Previous Housing Element.....</i>	<i>6-1</i>
6.1 - Effectiveness of the Previous Housing Element.....	6-1
6.2 - 2016-2024 Housing Goal, Objective, Policy, Action Analysis.....	6-2
6.3 - Proposed Amendments to the 2016-2024 Housing Element	6-2
6.4 - Conclusion.....	6-26

List of Figures

Figure 2-1 2014 Median Income Levels (Census Blocks)	2-13
Figure 3-1 Land Available to Meet 2016-2024 Housing Goals.....	3-5
Figure 3-2 Graphic of 20 Units per Acre Two Story Apartment Building with Minimum On-Site Open Space/Recreation	3-37
Figure 3-3 Graphic of 24 Units per Acre Three Story Apartment Building with Minimum On-Site Open Space/Recreation	3-38

List of Tables

Table 1-1 Regional Housing Needs Allocation.....	1-2
Table 2-1 Population Estimates and Project, 2015 to 2050	2-2
Table 2-2 Population by Age Group	2-3
Table 2-3 Population by Ethnic Group	2-3
Table 2-4 Family and Non-Family Households in Chowchilla.....	2-4
Table 2-5 Total Housing Units, 2000-2014.....	2-5
Table 2-6 Occupied Housing Units, 2010-2014	2-6
Table 2-7 Vacant Housing Units, 2000-2010	2-7
Table 2-9 Top Manufacturing & Non-Manufacturing Employers in Chowchilla.....	2-8
Table 2-10 Top Manufacturing & Non-Manufacturing Employers in Madera County.....	2-9
Table 2-11 Madera County Housing Affordability by Income Level	2-14
Table 2-12 City of Chowchilla Fair Market Rents, Fiscal Year 2016	2-15
Table 2-13 Housing Needs for Extremely Low-Income Households	2-16
Table 2-14 Incomes and Affordable Housing Costs for Average Occupations.....	2-16
Table 2-15 Dispersion of Lower Income Households, 2014	2-18
Table 2-16 Families and Individuals Below Poverty Level, 2000 and 2014.....	2-19
Table 2-17 Housing Rating System Definition.....	2-20
Table 2-18 1999 Housing Conditions Survey	2-21
Table 2-19 Age of Housing Stock in Chowchilla.....	2-22
Table 2-20 Vacancy Rate (2010-2019)	2-24
Table 2-21 Overcrowded Housing Units by Tenure, 2014 - 2017	2-25
Table 2-22 Median Value for Owner-Occupied Housing 2000-2014.....	2-26
Table 2-23 City of Chowchilla Value of Specified Owner-Occupied Housing Units, 2014.	2-27
Table 2-24 Madera County Median Home Sale Prices.....	2-27
Table 2-25 City of Chowchilla Median Rent.....	2-29
Table 2-26 City of Chowchilla Housing Payments by Rates -Occupied Units, 2014	2-30
Table 2-27 City of Chowchilla Percentage of Renter- and Owner- Occupied Units Overpaying, 2014	2-30
Table 2-28 Government Assisted Housing Developments	2-32
Table 2-29 Elderly Householders by Owner and Renter, 2000-2010	2-38
Table 2-30 Large Households Within Chowchilla and Madera County (2010 2017)	2-39
Table 2-31 Number of Bedrooms in Housing Units, 2014	2-39
Table 2-32 Female-Headed Households, 2010.....	2-40
Table 2-33 Disabilities by Employment Status	2-43

Table 2-34 Disability by Type	2-43
Table 2-35 Residents with Development Disabilities.....	2-44
Table 2-36 Fresno-Madera Continuum of Care.....	2-46
Table 2-37 Chowchilla’s 2016-2024 RHNA Housing Goals	2-48
Table 2-38 Number of Residential Building Permits Issued.....	2-49
Table 2-39 Chowchilla Residential Development Activity, 2016-2024 Meeting the RHNA Goals.....	2-49
Table 3-1 City of Chowchilla General Plan Land Use Designations, Permitting Residential Development.....	3-15
Table 3-2 Zoning Districts Permitting Residential Development	3-16
Table 3-3 Zoning Districts and Allowable Uses.....	3-19
Table 3-4 Affordable Rents Established by HUD, 2016.....	3-21
Table 3-5 City of Chowchilla Average Single-Family Permit Fee (All Zones).....	3-39
Table 3-6 City of Chowchilla Multi-Family Average Permit Fee.....	3-41
Table 3-7 New Proportion of Impact Fee in Overall Development Cost for a Typical Residential Dwelling.....	3-42
Table 3-8 City of Chowchilla Planning Fees Fiscal 2018-2019	3-43
Table 4-1 Annual Financing Targets by Program Type and Funding Source 2016 - 2024.....	4-21
Table 4-2 City of Chowchilla Housing Program Objectives by Income Group	4-23
Table 4-3 City of Chowchilla Performance Program Objectives.....	4-23
Table 6-1 New Housing Produced 2015-2019 to Meet RHNA Goals	6-1

Appendices

Appendix A	List of Properties for the Land Inventory
Appendix B	Maps Corresponding to the Land Inventory List
Appendix C	Housing Survey Responses

CHAPTER 1 - INTRODUCTION

The City of Chowchilla last updated its Housing Element in 2018. The Element was subsequently certified as legally adequate by the California Department of Housing and Community Development (HCD). The document serves in the planning period from 2016 through December 31, 2024. Because the City failed to have this Housing Element certified by HCD by the required date, the City is required to update the current Housing Element and have the Update certified by HCD in January 2020. The Updated Housing Element will continue to serve as the City's Housing Element through the end of the 2024 planning period. Upon its adoption, this Element became part of the 2040 General Plan, which was updated and approved by the City Council on May 2, 2011.

1.1 - Overview of State Requirements

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

The purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. State law also requires cities and counties to address the needs of all income groups in their Housing Elements.

State housing law (Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, and housing characteristics, including the extent of overcrowding and an estimate of housing stock conditions.
- A site-specific inventory of land suitable for residential development, including vacant and underutilized sites, and an analysis of the relationship of zoning, public facilities, and city services to these sites.

- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels. These constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs populations, such as those with disabilities, the elderly, large families, farmworkers, homeless and single-parent households.
- Analysis of opportunities for energy conservation with respect to residential development.

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

1.2 - Regional Housing Needs Allocation (RHNA)

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

On December 30, 2013, HCD provided Madera County with the Regional Housing Needs Allocation (RHNA) as show in Table 1-1 as follows:

Table 1-1
Regional Housing Needs Allocation

Jurisdiction	Very-low	Low	Moderate	Above Moderate	City/County Total	% of County Total
Chowchilla	253	190	204	467	1,114	1,114
Percentage of total	22.7%	17.1%	18.3%	41.9%	100%	8.6%
Madera City	1,352	1,056	1,091	2,600	6,099	6,099
Percentage of total	23.8%	15.8%	19.5%	40.9%	100%	47.3%
Unincorporated	1,285	984	1,015	2,398	5,682	5,682
Percentage of total	22.6%	17.3%	17.9%	42.2%	100%	44.1%
Total	2,890	2,230	2,310	5,465		12,895

Source: State Department of Housing and Community Development

The Madera County RHNA plan is used to prepare the City of Chowchilla Housing Element document. In the past four housing element cycles the Madera County Regional Housing Needs Assessment (RHNA) was a 7.5-year plan. For the first time, this 5th cycle RHNA plan is a 10-year plan and covers the period from January 1, 2014 through December 31, 2024. Because the City of Chowchilla did not meet the requirements needed to utilize this 10-year plan, the City is required to prepare a Housing Element update for HCD adoption again by January 31, 2019; therefore, this Housing Element Update covers the period from January 1, 2016 through December 31, 2024.

1.3 - Relationship of the Housing Element to Other Plans

Several other General Plan elements exist in addition to the Housing Element, which affect either directly or indirectly, the development of housing. Government Code Section 65302 requires the General Plan to consist of development policies and include a diagram or diagrams and text setting forth goals, objectives, policies and actions/implementation measures. The General Plan shall include, in addition to the Housing Element, a land use, circulation, conservation, open space, health and safety, and noise elements.

1.3.1 - GENERAL PLAN CONSISTENCY

Evaluation and approval of future development projects will be required to be consistent with the planned land use designations described in the City of Chowchilla 2040 General Plan. The City's General Plan 2040 was revised in 2012. Those development applications must also be consistent with the appropriate zone district designation (City of Chowchilla, 2040 General Plan, Land Use Density and Intensity (Table LU – 4, Page LU – 22) and property development standards. Conditional approval will also be based upon the City of Chowchilla 2040 General Plan's Objectives and Policies, and the Program Environmental Impact Report (PEIR) Mitigation Monitoring and Reporting Plan.

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

Land Use

The Housing Element is most affected by development policies contained in the Land Use Element of the General Plan. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the city. The Land Use Element was considered during the recent update revision of the zoning ordinance, although there remain some inconsistencies to be addressed. Therefore, resolving the remaining difference is a new action item described in Chapter 4 of this Element, Objectives, Policies, Action/Implementation Measures. Additional zones, such as a mixed use zone or public facilities zone, will be considered to provide additional opportunities for residential uses within Commercial and other zoning districts. Any changes to the zoning ordinance such as this will require that the General Plan also be updated to remain consistent.

Circulation Element

The 2040 General Plan Circulation Element describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. With the passage of Senate Bill 32, zoning and development of residential properties now encourages a strong relationship with transit and circulation issues, so that bicycle, pedestrian, and mass transit are often included in planning. The proximity of residential development to services, transit, jobs, and schools incorporates the goal of reducing vehicle miles traveled into residential development plans.

Conservation Element

The 2040 General Plan Conservation Element focuses on the method by which water, soils, rivers, beaches and mineral resources may be used and preserved. The Housing Element must remain consistent with the Conservation Element and will be reviewed if or when any resources may be affected by development, or by proposed changes to the zoning ordinance or other policy document. The General Plan 2040 includes an analysis and policies regarding flooding and fire risks, as required by State law.

Open Space

The 2040 General Plan Open Space Element's purpose is to assure that open space be recognized as a scarce resource to be preserved; discourage "leapfrog" development; coordinate State and regional conservation plans at the local level; preserve unique or strategic natural resources for future generations; and, preserve land uniquely suited to the production of food and fiber. The City is surrounded, in large part, by lands used for agricultural purposes. Within the City, there are parks and other open space. The City has minimal vacant land available for infill; however, all these resources must be taken into account if or when development is planned, to ensure they are not affected.

Noise

The purpose of the Noise Element is to identify the location and relative intensity of noise in the environment and to identify land use policies and other controls to restrict the exposure of sensitive receptors to excessive levels of ambient noise. The Noise Element is typically reviewed when construction or intense use may create a temporary or long-term noise impact.

Health and Safety Element

The Health and Safety Element within the 2040 General Plan identifies hazards to the public safety and appropriate mitigation measures to mitigate, to the fullest degree possible, the loss of property and life resulting there from. The Safety Element identifies hazards related to fire, flooding, geologic hazards, crime, earthquake activity, and storage of hazardous materials. The General Plan 2040 includes an analysis and policies regarding flooding and fire risks, as required by State law. Residential development is not permitted in certain

areas, such as flood zones, without mitigation to avoid health and safety impacts to humans and property. The Health and Safety Element is reviewed when development is proposed in areas recently annexed into the City, or on other occasions when human health or safety may be affected, such as when proposed industrial use adjacent to residential use could create hazardous conditions.

Application and Flexibility of the Document

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

1.4 - General Plan and Housing Element Differences

The Housing Element is one of seven State-mandated elements that every General Plan must contain. Although the Housing Element must follow all the requirements of the General Plan, the Housing Element has several State-mandated requirements that distinguish it from other General Plan Elements.

Whereas the State allows local government the ability to decide when to update their General Plan, State law sets the schedule for periodic updates (10-year time frame) of the Housing Element. Local governments are also required to submit draft and adopted Housing Elements to the California HCD to review for compliance with State law and ensure that the Housing Element meets numerous State mandates. Upon satisfaction of these requirements, the State will certify that the City's Housing Element is legally adequate. Failure to comply with State law could result in potentially serious consequences (e.g., reduced access to infrastructure, transportation, and housing funding; vulnerability to lawsuits) that extend beyond reasonable and prudent housing development to meet the needs of the community.

1.5 - Current Legislation

A number of new housing laws were created in 2017 and 2018 with the purpose of providing sufficient housing for various groups. These include laws to increase the density bonus, discourage jurisdictions from denying low-income housing projects, and remove barriers to development of supportive and affordable housing. A partial list of those relevant to Chowchilla include:

Senate Bill 35 (Weiner) – creates a streamlined approval process for developments in localities that have not yet met their housing targets, providing that the development is on an infill site and complies with existing residential and mixed use zoning. Participating

developments must provide at least 10 percent of units for lower-income families. All projects over 10 units must be prevailing wage and larger projects must provide skilled and trained labor.

Assembly Bill 678 (Bocanegra) and Senate Bill 167 (Skinner) – strengthen the Housing Accountability Act by increasing documentation necessary and standard of proof required for a local agency to legally defend its denial of low-to-moderate-income housing development projects, and requires courts to impose a fine of \$10,000 or more per unit on local agencies that fail to legally defend their rejection of an affordable housing development project.

Assembly Bill 72 (Santiago) – authorizes HCD to fine a jurisdiction out of compliance with State housing law at any time (instead of the current eight-year time period), and refer any violations of State housing law to the Attorney General if it determines the action is inconsistent with the locality’s adopted housing element.

Assembly Bill 1397 (Low) - requires cities to zone more appropriately for their share of the RHNA, and in certain circumstances require by-right development on identified sites. Requires stronger justification when non-vacant sites are used to meet housing needs, particularly for lower income housing. Assembly Bill 1505 (Bloom) – authorizes the legislative body of a city or county to require a certain amount of low-income housing on-site or off-site as a condition of the development of residential rental units.

Assembly Bill 2753 (Friedman) – Seeks to expedite the processing of State density bonus applications. The amendments now require local governments to provide determinations to developers regarding the amount of density bonus for which a development is eligible, reduction in parking requirements, and other related information.

Assembly Bill 2372 (Gloria) – authorizes cities or counties to grant a developer an eligible housing development using a “floor area bonus” in lieu of dwelling units per acre. Certain restrictions apply, such as the requirement that the development be multifamily that provides at least 20-percent affordable housing units. It also prohibits cities from imposing parking requirements in excess of specified ratios and allows the eligible applicant to calculate impact fees based on square feet and not per unit.

Assembly Bill 3194 (Daly) – strengthens Housing Accountability Act (HAA). This bill strictly limits local governments’ authority to reject or restrict housing development projects that comply with applicable objective general plan, zoning, and subdivision standards. In addition to allowing development when the project is inconsistent with zoning standards but conforms to objective general plan standards, this bill discourages the use of the local government’s ability to reject or reduce the size of a project based on it being a “specific, adverse impact on the public health and safety.”

Assembly Bill 2162 (Chiu and Daly) – Requires supportive housing to be considered a use “by right” in zones where multifamily and mixed uses are permitted, including

nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria.

Senate Bill 828 (Weiner) and Assembly Bill 1771 (Bloom). These bills make a number of changes to the Regional Housing Needs Assessment (RHNA) process to use more data to more accurately and fairly reflect job growth and housing needs, with an emphasis on fair housing goals.

Assembly Bill 2634 (Lieber) – Requires quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Element must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

Assembly Bill 1866 (Chapter 1062, Statutes of 2002) – Strengthens the density bonus and second-unit ordinances so that local development standards will not arbitrarily deny permission to build additional housing units in built-up areas.

Senate Bill 244 (Wolk) - Approved by the Governor on October 07, 2011, requires cities and counties to identify the infrastructure and service needs of unincorporated legacy communities in their general plans at the time of the next housing element update. An unincorporated legacy community is defined as a place meeting the following criteria:

- Contains 10 or greater dwelling units in close proximity to one another;
- Is within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for greater than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income.

Senate Bill 2 (Cedillo) – Adds emergency shelters to the provisions, as specified. Also adds provisions to the Housing Element that requires a local government to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.

SB 745 (Committee on Transportation and Housing) - This bill became effective on January 1, 2014. This law amends Section 65582 of the Government Code to replace prior health and Safety Code definitions of “supportive housing,” “target population,” and “transitional housing” with definitions now more specific to housing element law.

Senate Bill 375 (Steinberg) – Requires jurisdictions to include a sustainable communities strategy as defined in their regional transportation plans for the purpose of reducing greenhouse gas emissions. Approved by the Governor on September 30, 2008, the Sustainable Communities and Climate Protection Act of 2008, Senate Bill 375 or SB 375, extends the housing element planning period from five years to eight years in order to link the Regional Transportation Plan (RTP) process with the Regional Housing Needs Plan (RHNA Plan) and housing element process.

Senate Bill 812 (Ashburn) – Approved by the Governor on September 29, 2010, this law amended State Housing Element law to require the analysis within the document to include an evaluation of the special housing needs of persons with developmental disabilities, separate from those with other disabilities.

Senate Bill 286 (Lowenthal) – Modifies criteria for property “at risk of conversion” so that a property with units that receive government assistance would be considered in satisfying the 50 percent threshold even if the property is eligible to receive an allocation of tax-exempt private activity mortgage revenue bonds from the California Debt Limit Allocation Committee.

Alternative Adequate Sites – AB 1103 (Huffman) - Provides flexibility to jurisdictions by allowing up to 25 percent of the adequate sites requirements to be met by making available affordable units through rehabilitation, conversion, and/or preservation. Approved by the Governor on September 1, 2011, this law allows, under specific conditions, foreclosed properties converted to housing affordable to lower income households by acquisition or purchase of affordability covenants to qualify under the alternative adequate sites requirement. The housing element must demonstrate these units meet the same requirements as converted multifamily rental units. To qualify, local governments can meet the up to 25 percent of the site requirement by providing “committed assistance” to make existing units affordable through rehabilitation, conversion and/or preservation.

1.6 - Organization of the Housing Element

Chapter 2 provides information on the City’s population, housing stock data, and unit characteristics. Chapter 3 provides a discussion on land available for housing development. Chapter 4 states market, governmental, non-governmental and social constraints that may limit housing development. Chapter 5 includes the efforts made to include the public in the Housing Element update process. Chapter 6 identifies goals, policies, and programs relative to the housing need as identified by the Regional Housing Needs Allocation. Chapter 7 consists of the review of the accomplishment of the previous Housing Element, and summaries the actions that have been taken to ensure that the Housing Element Update meets the requirements outlined by HCD.

CHAPTER 2 - POPULATION, HOUSING STOCK DATA, AND UNIT CHARACTERISTICS

2.1 - Demographic and Employment Characteristics and Trends

The purpose of this discussion is to establish the baseline population and employment characteristics for the City of Chowchilla. Some population and employment data are presented over time (2010 through 2020, for example) and alongside comparable data for Madera County and the State of California to show environmental trends. This facilitates an understanding of the City's characteristics by illustrating how the City is similar to, or differs from, the county and the State in various aspects related to demographic characteristics and needs.

2.1.1 - POPULATION

The City of Chowchilla was incorporated as a General Law City in 1923. Since incorporation, the City has grown to a population of 18,547 as reported by the State Department of Finance (January 1, 2016). Table 2-1 shows Population Estimates and Projections for Chowchilla and Madera County for the years 2020, 2030 and 2040. The population includes the prison populations housed at the California State Department of Corrections Central Women's Facility (CCWF) and at the Valley State Prison (VSP). The Department of Finance projects 238,514 persons in Madera County by 2040 (Department of Finance, P-1, January 2016). This includes those in the prison system (6,292 inmates and others in group quarters). Because of a change in State law in 2011, many men were transferred out of the State prison facilities to serve in county facilities. This decrease in State male inmates led the VSP, a formerly all-women's facility in Chowchilla to transfer its women inmates to CCWF, a facility with 3,918 beds. After that, the VSP, a 1,980 bed facility, became a facility for men only. The State Department of Finance (DOF) estimates of population for the City included a decrease in the population in "group" facilities from 6,552 in 2015 to 6,292 in 2016, although the number of households in the City increased from 12,231 in 2015 to 12,255 (1.96 percent) during the same period. Assuming that the prison populations maximize the number of beds throughout the planning period (total of 5,898 although we will use the 2015 figure of 6,292), the DOF's estimated population growth will then apply only to the non-prison households in the City.

The City objected to this change from all-women's facilities to one with men, as it was concerned that low-income families of the male inmates would move into Chowchilla, adding to its burden of serving the additional families. DOF population estimates for 2012 through 2015 do not support this concern, however. From 2011 through 2015, the total number of individuals in non- "group" households has increased from 11,545 to 12,231, a total of 5.6 percent, or an average of 1.17 percent per year.

By 2040, Chowchilla is projected to have a population of 34,129 persons or 27,837 in the general population. This projected population increase is based on growth in cities that will bring Chowchilla from about 7.4 percent (without group-quarter persons) in 2009, to 8.67

percent in 2016, to about 16.3 percent of the County's total population in 2040. The 2010-2050 estimates for Madera County are based on DOF projections from Population Projections for California and its Counties 2000-2050, January 2016. It should be noted that the DOF estimates that the growth rate in the County as a whole will decline over time, while the estimates available for the growth rate of the City remain steady at 39.2 percent each 10 years. These growth rates are significantly lower than those projected in the last planning period. However, economic conditions changed during the period between 2006 and 2011, increasing unemployment and decreasing home ownership and populations in general throughout the Central Valley. The more conservative growth rate projections used for the next 25 years are expected to realistically indicate population growth in both the City and Madera County.

Table 2-1
Population Estimates and Project, 2015 to 2050
Chowchilla and Madera County

Political Subdivision	TOTAL POPULATION				
	2015	2020	2030	2040	2050
Madera County	147,025 ¹	169,813	193,587	217,592	240,657
Percent Growth		15.5% ²	14.0%	12.4%	10.6%
Chowchilla	12,855 ¹	14,909	24,518	34,129	47,508
Percent Growth		39.2%	39.2%	39.2%	39.2

Source: California Department of Finance, Report P-1 (Total Population) State and County Population Projections 2010-2060

¹ DOF, Report 2-1. Does not include inmates and others in group quarters

Age group changes in the local population provide indicators to future housing needs. Table 2-2 compares age group changes from 2000 and 2010 for the City of Chowchilla. The figures from 1990 have also been included to better indicate the trends in decreases and increases for various age groups. The percentage of children under 10 years of age decreased from 16.9 percent of the population in 1990 to 12.7 percent of the population in 2000, and then again to 11 percent in 2010. The 10-19 age group decreased from 14.9 percent of the population in 1990 to 11.7 percent of the population in 2000, and to 10.4 in 2010. The 20-34 age groups increased from 20.5 percent of the population in 1990 to 27.7 percent in 2000 and to 29.3 percent in 2010. The 35-54 age groups increased from 21.5 percent of the population in 1990 to 32.9 percent in 2000 to 34.8 percent in 2010. The 55 and over age group decreased from 26.2 percent in 1990 to 14.8 percent in 2000 and slightly to 14.5 in 2010. Significant changes in age ranges changes occurred in 2000, when the incarcerated persons were added to the U.S. Census. Between 2000 and 2010, those in the childbearing ages between 25-34 increase by 1.6 percent, but the percentage of children decreased, which is a result of the inclusion of the incarcerated population into the Census data. Because the inclusion of incarcerated persons skews the percentages, other data, such as the number of families, numbers of householders over 65, and numbers of farmworkers should be used to determine which special needs groups are most in need of housing and other support.

**Table 2-2
Population by Age Group**

Age Group	2000		2010	
	Number	Percent	Number	Percent
0 to 5 Years	692	6.2	1,004	5.4
5 to 9 Years	725	6.5	1,044	5.6
10 to 14 Years	669	6.0	952	5.1
15 to 19 Years	634	5.7	998	5.3
20 to 24 Years	805	7.2	1,633	8.7
25 to 34 Years	2,282	20.5	3,845	20.6
35 to 44 Years	2,475	22.2	3,498	18.7
45 to 54 Years	1,195	10.7	3,014	16.1
55 to 59 Years	361	3.2	868	4.6
60 to 64 Years	250	2.2	547	2.9
65 to 74 Years	491	4.4	721	3.8
75 to 84 Years	410	3.7	426	2.3
85 Years and over	138	1.2	170	0.9
Total	11,127	99.7	18,720	100.0
Median Age	34.1		34.7	

Source: DP-1 2000 and 2010 Demographic Profile Data

Table 2-3 shows the ethnic composition of Chowchilla's population. Between 1990 and 2000, although the actual number of the white population increased, the percentage of whites decreased from 87.5 percent of the total population to 63.5 percent. From 2000 to 2010 this population decreased slightly to 61.6 percent. The Black population increased 2.3 percent overall, more than doubling from 2000 to 2010.

**Table 2-3
Population by Ethnic Group**

Race	2000		2010	
	Number	Percent	Number	Percent
White	7,061	63.5	11,533	61.6
Black or African American	1,142	10.3	2,358	12.6
American Indian and Alaska Native	289	2.6	376	2.0
Asian, Native Hawaiian and Other Pacific Islander	147	1.3	395	2.1
Some Other Race	1,798	16.2	3,313	17.7
Two or More Races	661	5.9	708	3.8
Hispanic or Latino	3,138	28.2	7,073	37.8

Source: DP-1 2000 and 2010 US Census Data

These changes in percentage of total population of some races and ethnic groups are true throughout California due to ongoing immigration and increases in family sizes, and may be somewhat attributable to the variation of Race and Ethnic data collection in the 2000 Census.

The number of Hispanic or Latino (of any race) residents increased 180 percent between 2000 and 2010, so that this group was a total of 37.8 percent of the City's total population in 2010. The percentage of American Indians and Alaskan Natives decreased as a percentage of the total population, but increased by 87 individuals, while the number of Asians increased by 248 (a 168 percent increase). The Hispanic population is the second largest ethnic group in Chowchilla and has the highest birth rate.

2.1.2 - HOUSEHOLD CHARACTERISTICS

Households are now defined to include both married and unmarried groups. Because it is illegal to discriminate on the basis of marital status, most statistics are now based on "household" information, and not "family" information. The U.S. Census divides households into two different categories, depending on their composition;

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

2.1.3 - HOUSEHOLD SIZE

During the 1990 to 2000 period, family households increased in the City of Chowchilla from 72.6 percent of total households in 1990 to 74.5 percent in 2000. As Table 2-4 indicates, from 2000 to 2010 the percentage of family households increased slightly to 75.6 percent. From 1990 to 2000, Non-family Households decreased from 1990 to 2000 by 1.9 percentage points and decreased again to 24.4 percent of all households in 2010. Although married-couple families remained the same during the 1990 to 2000 time period, that segment of households decreased by 2.7 percent of all households in 2010. The number of householders over 65 decreased as a percentage by 5.1 percent of all households from 2000 to 2010, with 31 fewer householders.

Table 2-4
Family and Non-Family Households in Chowchilla

Household Characteristic	2000		2010	
	Number	Percent	Number	Percent
Total Households	2,562	100.0	3,673	100.0
Family households (families)	1,909	74.5	2,778	75.6
Married-couple families	1,417	55.3	1,932	52.6
Non-family households	653	25.5	895	24.4
Householder living alone	562	21.9	721	19.6
Householder 65 years and over	324	12.6	293	7.7
Average Household Size	2.94		3.08	
Total Persons in Households	7,540		11,311	

Source: DP-1 General Population and Housing Characteristics: 2000 and 2010 U.S. Census

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families, an increase of multi-generational families, or a rise in the local birth rate resulting in more children in a single family. Household size will decline when the population is aging, or when there is emigration of single residents outside childbearing age. These trends may also indicate a fluctuation in employment opportunities, so that if a large employer enters the community, for example, more family households may immigrate and/or existing families may have more children. Additionally, because there are fewer householders over age 65, this indicates that there are more households with minor children than in the last planning period.

Average household size in Chowchilla was 2.67 persons per household in 1990. As shown in Table 2-4, average household size in Chowchilla increased to 2.94 persons per household in 2000, then increased again to 3.08 persons per household in 2010. Compared to the total County, which was 3.19 persons per household in 2000 and 3.72 in 2010, household size is rising at a slightly faster pace in the County as a whole than in the City. The County has consistently had a larger average household size than the City. Additionally, the number of persons per household in the City of Madera, the only other incorporated city in the County, is 3.87.

2.1.4 - HOUSING UNITS

Table 2-5 identifies total housing units for Chowchilla and Madera County in 2000, 2011 and 2014. The increase in the number of housing units in Chowchilla was four times that of the County in the 15 year period. Between the years 2000 and 2014, a total of 1,633 housing units were added within the City (an increase of 60 percent) while Madera County's percentage of housing units increased 23 percent to a total of 49,584 in 2014. This is significant, especially considering that during the years 2006 through 2009, economic conditions stifled growth.

Table 2-5
Total Housing Units, 2000-2014
Chowchilla and Madera County

Political Jurisdiction	2000	2011	2014	2011-2014 Increase (%)	2014	2000-2014 Increase (%)
Chowchilla	2,711	4,226	4,344	2.8	4,344	60%
Madera County	40,387	49,244	49,584	.7	49,584	23%

Source: State of California, DOF, E-5 Population and Housing Estimates for Cities, Counties and the State – January 1, 2011-2013. Sacramento, Ca, May 2013.

2.1.5 - OCCUPIED HOUSING UNITS

Table 2-6 shows Total Occupied Housing Units and Owner-Occupied and Renter-Occupied Housing Units for 2010 and 2014. The 2014 U.S. Census reported that the total number of occupied housing units in the City was 3,873 including 1,879 (48.5 percent 56.0 percent) Owner-Occupied Housing Units and 1,994 (51.5 percent 44.0 percent) Renter-Occupied

Housing Units. In the 15 years since the 2000 U.S. Census, the percentage of Owner-Occupied units dropped from 56 to 48.5 percent, while the percentage of Renter-Occupied units increased from 44.0 to 51.5 percent. In the period from 2010 to 2014, an additional number of housing units was estimated by American Community Survey to have increased from 3,200 to 3,879 or 21.4 percent. However, the American Community Survey also estimated that the number of rental and owner-occupied housing units each increased by approximately 21 percent, which may not realistically represent the actual increase.

Table 2-6
Occupied Housing Units, 2010-2014
Chowchilla and Madera County

Political Jurisdiction	2010					2014				
	Total Occupied	Owner Occupied	%	Renter Occupied	%	Total Occupied	Owner Occupied	%	Renter Occupied	%
Chowchilla	3,200	1,553	48.5	1,647	51.4	3,873	1,879	48.5	1,994	51.5
Madera County	42,089	26,535	63.0	15,554	37.0	42,723	25,930	60.7	16,793	39.3

Source: S2501 Occupancy Characteristics 2010-2014 American Community Survey 5-Year Estimates

As Table 2-6 shows, the County's percentage of Owner-Occupied Housing Units is much higher (51.5 percent) than Chowchilla's (39.3 percent). This may be because, in this intensively agricultural county, rural housing is most often Owner-Occupied. Conversely, the majority of agricultural workers now live in communities, including Chowchilla, rather than on farms where they work (as used to be the case).

2.1.6 - VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance for both the buyer's and a seller's needs and price. The State uses five percent as a rule-of-thumb for a desirable total vacancy rate. A total vacancy rate of less than four percent could represent a shortage of housing units. Conversely, a high vacancy rate could represent a poor economy, with low housing prices but too few buyers and renters.

In 2000, Chowchilla's total vacancy rate was 5.5 percent (149 units) (reference Table 2-7) compared to 11.6 percent in 2010 and 10 percent in 2014. An additional 7.1 percent were either rented or sold, but not occupied. Including housing units that were for seasonal, occasional, or migratory labor, the combined "other vacant" were 24.1 percent.

Interestingly, the population increased by 37.7 percent between 2000 and 2014 (as population now includes the prison populations), and the number of housing units increased by 37.6 percent during the same period (all U.S. Census figures). However, the vacancy rate more than doubled from 5.5 to 11.6 percent in 2010, and still hovers at 10.0 percent. Although the household size increased approximately five percent overall, from 2.94 persons per household in 2000 to 3.09 persons per household in 2014, this does not explain the high

vacancy rate for both renters and home buyers. These figures do, however, indicate that there is no need for additional housing units for the general population at this time, although specific types of housing may be needed for various special needs groups. For example, these data do not indicate the cost of homes for sale, and whether they are affordable to lower income households.

Table 2-7
Vacant Housing Units, 2000-2010
City of Chowchilla

Housing Unit Description	2000		2010		2014	
	Units	% of Total	Units	% of Total	Units	% of Total
Total Housing Units	2,711	100	4,154	100.00%	4,344	100%
Occupied Housing Units	2,562	94.5	3,673	88.40%	3,914	90.00%
Total Vacant Units	149	5.5	481	11.60%	430	10.00%
For rent	55	36.9	148	30.80%	NA	
For sale only	36	24.2	131	27.20%	NA	
Rented or sold, not occupied	7	4.7	34	7.10%	NA	
For seasonal or occasional use	8	5.4	50	10.40%	NA	
For migratory workers	0	0	2	0.40%	NA	
Other vacant	43	28.9	116	24.10%	NA	

Sources: QT-H1 General Housing Characteristics: U.S. Census Bureau, 2000 and 2010. DOF Table 2:E-5 City/County Population and Housing Estimates 1/1/2014, 2014 data.

2.2 - Employment and Income

2.2.1 - EMPLOYMENT

Table 2-8 shows 2014 Employment by Industry for the City of Chowchilla and Madera County. In Chowchilla, the largest employment industry was the Educational, Health, and Social Assistance industry, which employed 21.8 percent of the total.

The second largest employment industry was the Agriculture, Forestry, Fishing, Hunting, and Mining industry, with 14.2 percent. These two industry categories have switched places since the last planning period, as Agriculture was then the largest employment industry. This is significant, because Agriculture decreased from 21 to 14.2 percent as the major employment industry, meaning that more jobs are now in the professional services industry.

According to the Madera County 2014-2015 Annual Report, the County was recognized by NewGeography.com with a number one rank for job growth in manufacturing jobs in small markets, increasing 215 percent in food processing jobs since 2010. The Bureau of Labor Statistics for the Madera/Chowchilla area (May 2016) indicated that the total of non-farm jobs increased from approximately 36,500 to 37,300 from November 2015 through March 2016. Manufacturing jobs increased approximately eight percent, while professional and

business services and education and health services sectors remained the same for that five-month period.

**Table 2-8
Employment by Industry, 2017
Chowchilla and Madera County**

Industry	City of Chowchilla		Madera County	
	Number	Percent	Number	Percent
Employed persons 16 years and Over	4,100	100.0	56,076	100.0
Agriculture, Forestry, Fishing and Hunting, and Mining	509	12.4	9,710	17.3
Construction	282	6.9	3,580	6.4
Manufacturing	304	7.4	5,354	9.5
Wholesale Trade	60	1.5	1,210	2.2
Retail Trade	337	8.2	5,943	10.6
Transportation and Warehousing, and Utilities	246	6.0	2,361	4.2
Information	6	0.1	789	1.4
Finance, Insurance, Real Estate, and Rental and Leasing	141	3.4	1,985	3.5
Professional, Scientific, Management, Administrative, and Waste Management Services	286	7.0	3,613	6.4
Educational, Health and Social Assistance	814	19.9	10,872	19.4
Arts, Entertainment, Recreation, Accommodation, Food Services	536	13.1	5,198	9.3
Other Services (Except Public Administration)	187	4.6	2,456	4.4
Public Administration	392	9.6	3,005	5.4

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates-DP03

According to the Madera County Economic Development Commission (EDC) there are over 100 manufacturing and processing plants in the Madera County area. The major production items are wine, glass bottles, food machinery, farm equipment, air cooling units, corrugated box manufacturing, and plastics. Table 2-9 provides the 2016 top manufacturing and non-manufacturing employment statistics in Chowchilla Employment Development Department (EDD), while Table 2-10 provides the largest employers in Madera County as reported by the Madera County EDC.

**Table 2-8
Top Manufacturing & Non-Manufacturing Employers in Chowchilla**

Company Name	Product of Service	EE Size
Brake Parts, Inc.	Automobile parts and supplies-mfrs.	100-249
Certain Teed Corp	Building materials – mfrs.	250-499
Valley State Prison for Women	Government offices - State	1,000-4,999
Chowchilla Elementary School District	Schools	100-249
Chowchilla Union High School District Schools	Schools	100-249

**Table 2-9
Top Manufacturing & Non-Manufacturing Employers in Madera County**

Company Name	Product of Service	Persons Employed
Children's Hospital Central CA	Medical Services	2,500
State of California	State Government Services	2,400
Madera Unified School District	Education	2,139
Chukchansi Gold Resort and Casino	Tribal Gaming Facility	1,500
County of Madera	County Government Services	1,188
Madera Community Hospital	Medical Services	936
Constellation Wines	Wine & Brandy	400
Ardagh Group (formerly Verallia)	Glass Bottles	350
City of Madera	City Government Services	310
U.S. Government	Federal Government Services	300
Sierra Tel Communication Group	Telecommunications	256
Baltimore Aircoil Company	Cooling System	242
Certainteed Corporation	Fiberglass Installation	154
Span Construction and Engineering	Construction	150
JBT FoodTech (formerly FMC Foodtech)	Food Processing Machinery	143
Evapco West	Evaporative Cooling & Industrial Refrigeration	140
Warnock Food Products	Tortilla Chips, Taco Shells	130
Georgia-Pacific Corp.	Corrugated Boxes	125
Sealed Air Corporation	Protective Food & Specialty Packing Systems	119
Old Castle Enclosure Solutions	Concrete Vaults	100
Azteca Milling	Corn Milling	100

Source: Madera County EDC 2016 Real Estate Update and US Census, AmericanFactfinder 2012.

It is important to note that Chowchilla and Madera are the only two incorporated cities in the County of Madera. Both cities are located on Highway 99, with Madera located approximately 17 miles southeast of Chowchilla. The City of Merced is located approximately 18 miles northwest of Chowchilla, also along Highway 99 in Merced County. Only about 34.6 percent of Chowchilla's residents work in the community in which they live (U.S. Census, 2010-2014 American Community Survey 5-year estimates). Similarly, almost 81 percent travel up to 34 minutes to work, with mean travel time to work of 24.2 minutes. Therefore, the data in Table 2-10 includes many workers who live in Chowchilla.

According to the Madera County EDC, government is the largest industry in Madera County. Government jobs account for approximately 24 percent of the County's workforce. Contributing factors to the high percentage is employment of two State prisons; Central California Women's Facility and Valley State Prison located in rural

Chowchilla. Chukchansi Gold Resort & Casino is also included in government statistics due to its sovereign nation status. The Casino employs an estimated total of 1,070 employees.

The EDD also indicates that there are approximately 9,700 farm-related jobs in the Madera/Chowchilla area (as of March 2016). This is approximately 300 fewer farm jobs than in 2015. As explained above, manufacturing and professional business industries are replacing agricultural jobs in the City and throughout the County.

According to the Madera County EDC, government is the largest industry in Madera County. Government jobs account for approximately 24 percent of the County's workforce. Contributing factors to the high percentage is employment of two State prisons; Central California Women's Facility and Valley State Prison located in rural Chowchilla. Chukchansi Gold Resort & Casino is also included in government statistics due to its sovereign nation status. The Casino employs an estimated total of 1,070 employees.

The EDD also indicates that there are approximately 9,700 farm-related jobs in the Madera/Chowchilla area (as of March 2016). This is approximately 300 fewer farm jobs than in 2015. As explained above, manufacturing and professional business industries are replacing agricultural jobs in the City and throughout the County.

2.2.2 - EMPLOYMENT PROJECTIONS

The employment trends for Madera County are closely linked to most other local County trends. For the five-year plan period, Madera County is expected to grow in the products and service industries. In April 2016, Brake Parts, Inc. announced that it would be cutting approximately 40 workers. In order to remain competitive, the company plans to move its work to its Nuevo Laredo, Mexico plant. The City is negotiating with other businesses to bring other jobs to the community.

Elsewhere in Madera County, the Chukchansi Gold Casino had planned to expand its facility and services. However, because of internal disagreements, the casino was forced to close in October 2014. The Casino reopened in January 2016, with a staff of nearly 1,000 persons. In July 2016, they planned to hire an additional 70 persons.

According to the EDD, the fastest growing occupations in Madera County include animal trainers, animal care and services, veterinary technologists and technicians, civil engineers, and architects, surveyors, and cartographers. The highest paid jobs are physicians and surgeons, and other medical-field managers, as well as farm and ranch managers, and computer and information systems managers.

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

agricultural production. However, the number of farmworker positions is decreasing in Chowchilla, Madera County, and throughout the drought. In addition to the drought, which has contributed to the decrease the land acreage under agricultural production, there have been advances in mechanization and processes requiring fewer workers. Additionally, greater numbers of farm owners rely on crews of workers hired by outside companies, and therefore do not provide on-site housing. This leaves greater numbers of farmworkers to find housing on their own.

Other, less certain opportunities may exist for employment in the Chowchilla area within the planning period. A new casino, the North Fork Mono Tribe is planning to install and operate a casino and associated hotel and food services just north of the City of Madera boundary. According to the project Environmental Impact Statement (EIR), approximately eight percent of the project's employees (approximately 43 to 67 persons) would be expected to reside in Chowchilla. However, the vast majority of jobs available during operation of the casino would be low paying jobs and are most likely to attract local Madera residents.

The High Speed Rail project could also employ Chowchilla residents. The High Speed Rail Authority has not determined which of three proposed routes will be finalized for construction. The chosen route could affect not only short-term construction jobs, but also future land use (agricultural, commercial, residential and other uses). Although a final decision on the route was to have been finalized by summer 2016, this has not yet occurred. More data regarding how this will affect local employment, housing, and land use will be available when the EIR for the project has been prepared for public review.

2.2.3 - UNEMPLOYMENT

Per the 2014 American Community Survey, approximately 9.9 percent of the Chowchilla civilian labor force is unemployed. The Bureau of Labor Statistics indicates that the unemployment rate in the Madera-Chowchilla metropolitan area was 8.5 percent in May 2016. The unemployment rate has varied in four years from a high of 16.0 percent in April 2012, to a low of 8.3 percent in September 2015. The high in 2016 through May was 10.5 percent, indicating that the trend in 2015 and 2016 is that unemployment is slowly decreasing. However, in 2009 the unemployment rate dropped to 4.9 percent, with government and agriculture jobs as the largest employment sectors. By comparison the unemployment rate in Madera County as a whole was 6.8 in December 2019 (Employment Development Department).

2.2.4 - INCOME AND POVERTY

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

2.2.5 - MEDIAN INCOME

Median income is the middle point of area incomes. The median income divides the income distribution range in half: one group having incomes above the median, and the other having incomes below. It is based on the distribution of the total number of families or households, including those with no income. Median family income is different from median household income. Median family income indicates income for those households with two or more related individuals, i.e. families, while median household income indicates the income of all households, including persons living alone or with unrelated individuals. Median family income is higher than median household income.

The median income data provides a comparison of current income levels in the Cities of Chowchilla and Madera, the County of Madera, the State of California, and the United States. Other data, such as lower income, which is defined as 80 percent of the median income level, and poverty level income, add insight as they relate to families and households in the bottom one-half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs. Figure 2-1 shows the median income throughout the City of Chowchilla by Census Tract and Block Group. Notice that the median income varies widely, from a low median of \$27,917 in Census Tract 2, Block Group 3 in the center of the City to a high median income of \$82,426 in Census Tract 2.02, Block Group 4 northeast of the City. Within the City limits, the highest median income occurs in Census Tract 3, Block Group 1, at a median income of \$45,026.

2.2.6 - DEFINITIONS OF MEDIAN INCOME AND HOUSING INCOME LIMITS

According to Housing and Urban Development (HUD), the median family income in 2015 was \$57,900 throughout the County for a household of four persons. This figure is slightly different from the median income estimated for the 2014 American Community Survey but is used throughout the document to be consistent with other housing related data. As a comparison, the American Community Survey uses \$45,490 as the median *household income* in 2015 for Madera County. Although the HUD figure varies by source, it is the figure that is used by federal and State agencies when determining eligibility for housing assistance and will be used throughout this document.

Extremely Low-Income	0 to 30% of median income	\$0 to \$17,370
Very Low-Income	31 to 50% of median income	\$17,381 to \$28,950
Lower-Income	51 to 80% of median income	\$28,951 to \$46,320
Moderate-Income	81 to 120% of median income	\$46,321 to \$69,480
Above Moderate	above 120% of median income	\$69,481 or greater

Affordable Units are housing units for which households pay no more than 30 percent of monthly income for rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Affordable units are often defined as those that low- to moderate-income households can afford.

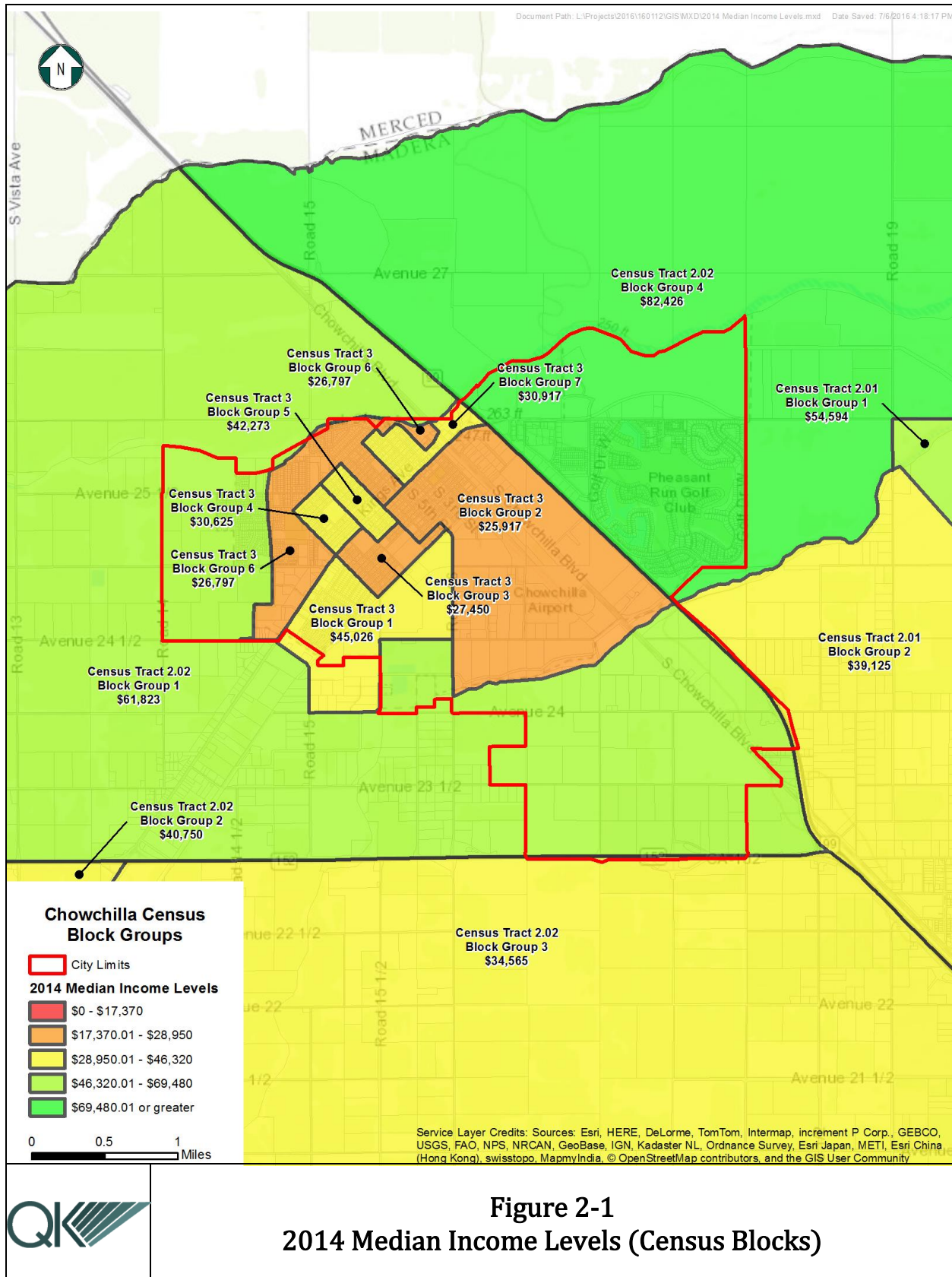


Table 2-11, below, shows the 2015 Chowchilla area median income limits for extremely low-, very low-, low-, median- and moderate-income households in Madera County by the number of persons in the household. It shows both the maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a four-person household is classified as lower income (80 percent of median) with an annual income of up to \$46,300. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$1,158 or to purchase a house priced at \$150,938 or less. It should be noted that for this purpose, the same assumptions (e.g., only a maximum of 30 percent was available and appropriate for housing costs) were made for those at all income levels. Because those at higher income levels are likely to have greater disposable income, they might be better able to afford a higher percentage of income for housing costs than those at a lower income level.

**Table 2-10
Madera County Housing Affordability by Income Level**

Extremely Low-Income (Households at 30% of 2015 Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$17,950	\$20,500	\$23,050	\$25,600	\$28,510	\$32,570
Max. Monthly Gross Rent (1)	\$449	\$513	\$576	\$640	\$713	\$814
Max. Purchase Price (2)	\$58,517	\$66,830	\$75,143	\$83,456	\$92,943	\$106,178
Very Low-Income (Households at 50% of 2015 Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600
Max. Monthly Gross Rent (1)	\$508	\$580	\$653	\$724	\$783	\$840
Max. Purchase Price (2)	\$66,178	\$75,632	\$85,086	\$94,377	\$102,038	\$109,536
Lower Income (Households at 80% of 2015 Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750
Max. Monthly Gross Rent (1)	\$811	\$926	\$1,043	\$1,158	\$1,251	\$1,344
Max. Purchase Price (2)	\$105,787	\$120,783	\$135,942	\$150,938	\$163,163	\$175,225
Median Income (Households at 100% of 2015 Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150
Max. Monthly Gross Rent (1)	\$1,013.75	\$1,157.50	\$1,302.50	\$1,447.50	\$1,563.75	\$1,678.75
Max. Purchase Price (2)	\$132,193	\$150,938	\$169,846	\$188,754	\$203,913	\$218,909
Moderate Income (Households at 120% of 2015 Median Income)						
Household Size	1	2	3	4	5	6
Income Level	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$71,800
Max. Monthly Gross Rent (1)	\$1,216.25	\$1,390.00	\$1,563.75	\$1,737.50	\$1,876.25	\$1,795.00
Max. Purchase Price (2)	\$158,599	\$181,256	\$203,913	\$226,570	\$244,663	\$234,068

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

2 Assumes that 30% of income is available to cover mortgage payment, 10 percent down, taxes, mortgage insurance, homeowners insurance; at 0.55%, 30 year term fixed mortgage.

Source: California Department of Housing and Community Development, Official State Income Limits for 2015.

Table 2-12 below shows HUD-defined fair market rent levels (FMR) for Chowchilla for 2015. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rent plus the cost of utilities, except telephone.

Table 2-11
City of Chowchilla Fair Market Rents, Fiscal Year 2016

	Bedrooms in Unit				
	0 BR	1 BR	2 BR	3 BR	4 BR
Fair Market Rent (FMR (2016))	\$699	\$704	\$942	\$1,368	\$1,546

Source: 2016 Fair Market Rents <http://affordablehousingonline.com/housing-search/California/Chowchilla/>

FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

As noted above, a four-person household classified as low-income with an annual income of up to \$46,300 (for 2016) could afford to pay \$1,158 monthly gross rent (including utilities). The FMR for a three-bedroom unit is \$1,368, which is not quite affordable to this household. This household would likely need to either pay 35 percent of monthly income to rent the three-bedroom unit or would have to live in a two-bedroom unit, which would be considered overcrowded. The gap between affordability and rental prices widens drastically for very low-income families. A four-person household classified as very low-income (50 percent of median) with an annual income of up to \$28,950 (for 2016) could afford to pay only \$724 monthly gross rent and thus could not afford the FMR rent of \$1,368 for a three-bedroom unit. The same would hold true for households with incomes below 50 percent of median, who could afford to spend even less.

Extremely low-income is defined as households with an income of less than 30 percent of area median income. For extremely low-income households, this results in an income of \$17,370 or less for a four-person household. Extremely low-income households have a variety of housing situations and needs. For example, most extremely low-income households work at lower paying and/or part-time jobs, or are families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance.

As shown in Table 2-13, in 2013, approximately 430 extremely low-income households resided in Chowchilla, representing 10.5 percent of the total households (down from 12.7 percent in the last planning period). Approximately 2,135 of the total 4,090 households in the City (52.2 percent) are renters, although 79 percent of extremely low-income households are renters and experience a high incidence of housing problems. Sixty percent of renters and 37.3 percent of owners experienced at least one of four housing problems (defined as

cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities).

Table 2-12
Housing Needs for Extremely Low-Income Households

Households	Total Renters	Total Owners	Total Households
Household Income ≤30% MFI	340	90	430
% with any housing problems	60.0%	37.3%	
% Cost Burden >30%	65.0%	40.7%	
% Cost Burden >50%	28.3%	17.3%	
Household Income >30% to ≤50% MFI	560	220	780
% with any housing problems	37.8%	8.77%	
Households	Total Renters	Total Owners	Total Households
% Cost Burden >30%	37.5	27.1%	
Household Income >50% to ≤80% MFI	315	320	635
% with any housing problems	21.8%	22.6%	
% Cost Burden >30%	26.9%	18.8%	

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

Another perspective of affordability responds to the question of average occupation and the cost of an affordable dwelling. Table 2-14 is an abbreviated list of common occupations and their annual associated mean annual incomes for Madera residents. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices that they could afford to pay to buy a home.

Table 2-13
Incomes and Affordable Housing Costs for Average Occupations

Occupational Category	Annual Mean Income	Monthly Affordable Rent	Affordable House Price
Single Earners			
Retail Salesperson	\$29,978	\$749	\$99,927
Office Clerk, General	\$30,789	\$770	\$102,630
Machinist	\$37,588	\$940	\$125,293
Dental Assistant	\$38,422	\$961	\$128,073
Farm workers and Laborers	\$18,697	\$467	\$62,323
Registered Nurse	\$73,475	\$1,837	\$244,917
Food Service Supervisor	\$28,929	\$723	\$96,430
Correctional Officer	\$69,136	\$1,728	\$230,453
Childcare Worker	\$23,135	\$578	\$77,117
Accounting Clerk	\$40,704	\$1,018	\$135,680
Maintenance Worker	\$35,078	\$877	\$116,927

Occupational Category	Annual Mean Income	Monthly Affordable Rent	Affordable House Price
Engineering Technician	\$54,004	\$1,350	\$180,013
Elementary School Teacher	\$73,766	\$1,844	\$245,887
Two Wage Earners			
Food Service Supervisor and Retail Salesperson	\$58,907	\$1,473	\$196,357
Maintenance Worker and Office Worker	\$65,867	\$1,647	\$219,556
Farmworker and Childcare Worker	\$41,832	\$1,045	\$139,440
Minimum Wage Earners (\$10.00 per hour)			
Single Wage Earner	\$20,800	\$520	\$69,333
Two Wage Earners	\$41,600	\$832	\$138,667

Notes:

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

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

Source: Occupational Employment (May 2014) & Wage (2015-1st Quarter) Data, Madera MSA, Madera County

2.2.7 - LOWER INCOME

An income less than 80 percent of the median, adjusted for family size, is classified as “lower income” by HUD, and Section 50079.5 of the California Health and Safety Code.

Using that definition, Table 2-15 identifies the number and percentage of Lower Income Households in Chowchilla and Madera County in 2010 and 2014. In 2010, 45.9 percent of Chowchilla households had incomes at 80 percent or less of the median, and 37.2 percent of Madera County households had incomes at 80 percent or less of the median. In 2014, the number of lower income households in Chowchilla increased significantly to 61.9 percent of all households from 2010, while the number of lower income households in the County decreased to 31.3 percent from 2010. This indicates that although the County has a whole is recovering from the economic downturn of 2006 – 2009, Chowchilla’s residents are in worse shape economically than they have been in some time.

In 2014, the percentage of Owner-Occupied Lower Income Households was 31.3 percent of total households (an increase of 4.4 percent since 2010). The number of lower income households in Chowchilla is based on 80 percent of the Median Household Income, which as noted earlier is lower than the County, California and the U.S.

Table 2-14
Dispersion of Lower Income Households, 2014
Chowchilla and Madera County

Chowchilla						
2014	Number	% of Total	Owner-Occupied		Renter-Occupied	
			Number	% of Total	Number	% of Total
Total Households	3,873	100%	1,879	48.5	1,994	51.5
Number of Lower Income Households	2,398	61.9%	1,212	31.3	1,186	59.5
Madera County						
2014	Number	% of Total	Owner-Occupied		Renter-Occupied	
			Number	% of Total	Number	% of Total
Total Households	42,723	100	25,930	60.7	16,793	39.3
Number of Lower Income Households	14,784	34.6	6,975	26.9	7,809	46.5
2010						
	Chowchilla		Madera County			
	Number	% of Total	Number	% of Total		
Total Households	3,200	100	42,089	100		
Number of Lower Income Households	1,469	45.9	15,657	37.2		

Source: U.S. Bureau of the Census, 2010-2014 American Community Survey 5-Year Estimates

2.2.8 - POVERTY LEVEL INCOME

Table 2-16 identifies the number of Chowchilla and Madera County families and individuals, in 2000 and 2014 with incomes below the poverty level. Families and individuals experiencing the most severe income deficiencies are those with incomes that fall below this poverty level.

The 2000 U.S. Census indicates that 319 or 16.5 percent of all Chowchilla families had incomes at or below the poverty level in 1999, and approximately 15.9 percent of all Madera County families were classified at or below the poverty level in 1999. In 2014, the City's families living below the poverty line increased to 22.8 percent, and the County's percentage increased to 18.4 percent. When individuals are included with these family data, the City's rate is 30 percent.

Table 2-15
Families and Individuals Below Poverty Level, 2000 and 2014
Chowchilla and Madera County

Poverty Status in 2014				
Political Jurisdiction	Families	%	Individuals	%
Chowchilla	678	22.8	3,549	30.0
Madera County	6,120	18.4	49,168	34.2
Poverty Status in 1999				
Political Jurisdiction	Families	%	Individuals	%
Chowchilla	319	16.5	1,450	19.2
Madera County	4,581	15.9	24,514	21.4

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.
2010-2014 American Community Survey 5-Year Estimates. Table S1701.

Chowchilla's percentage of families and individuals below poverty level increased from 2000 to 2014 as did the County's. As with other data throughout this document, the population on which these figures were derived includes those who are incarcerated. Therefore, the number of families below the poverty level is likely to be more accurate than the number of individuals included in Table 2-16. This table indicates that the number of families below the poverty level in 2014 increased by 359, or approximately 112.5 percent in four years. These numbers include the first years of the drought, and therefore, we may conclude that farmworkers were most affected. This trend, that is growth in the number of farmworker families living below the poverty level, is likely to continue. At the same time, the number of rental properties available for this income level is not expected to increase without the City taking steps to encourage construction and rehabilitation of housing.

At present, the City has 442 units of government assisted housing, of which 65 units are Section 8 housing. Section 8 housing provides payment to an enrolled landlord for that portion of the rent/utilities over 30 percent of the renter's income. Thirty seven units are available for seniors, with 303 units targeted toward families, including large families (see Table 2-27). Although this number of units was sufficient to meet the needs of very low- and low-income families in 2000, it is no longer sufficient. The City of Chowchilla does not have a local Housing Authority but is served by the Housing Authority in the City of Madera. The waiting list for Section 8 housing is currently closed and was last open for four days in May 2016. The City of Madera Housing Authority list of public housing is open for families and seniors/disabled persons (October 2016). Public housing participants must meet eligibility criteria, including income limits; status as a family, senior, or person with a disability; and U.S. citizenship or legal immigrant. Therefore, undocumented farmworkers and those without legal immigrant status are not qualified for these programs.

2.3 - Housing Stock

This section of the Housing Element provides a description of existing housing conditions within the City of Chowchilla, based on the 2007 housing condition survey and more recent U.S. Census data. The 2007 survey was conducted within the City limits by employees of Self-

Help Enterprises. Approximately 96 percent of the City's current housing stock was constructed before the survey.

2.3.1 - HOUSING QUALITY

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

2.3.2 - SURVEY CRITERIA

Structural integrity of area housing stock was surveyed according to accepted survey protocols established by HCD. As shown in Table 2-17, a point rating system was assigned to various levels of structural deficiencies pertaining to such items as the foundation, roofing, siding, windows, and electrical as can be viewed from the street. Points increased with the degree of deficit relating to maintenance and upkeep of the soundness of the housing unit. One of five categories is assigned by the points achieved.

Table 2-16
Housing Rating System Definition

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

2.3.3 - SURVEY METHODOLOGY

It was further specified that mobile homes located in established mobile home parks were not included in the survey. Although not specified, the study included only structures assumed to be intended as dwelling units, and did not include garages, sheds, or other assessor structures that were not intended for habitation.

A basic housing condition ("windshield") survey was completed of all housing. The initial portion of the survey established the universe of substandard units within all housing areas. The surveyors rated each living unit in the target area as standard or substandard, depending on overall condition, and noted the results on appropriate County Assessor Parcel Maps. "Standard" is defined as a unit with no repair or rehabilitation needs. "Substandard" includes units, which are suitable for rehabilitation, as well as "dilapidated" units. The designation "dilapidated" is applied to units on which only correction of health and safety

factors or demolition is economically feasible; i.e., they are too expensive to bring up to the Uniform Housing Code standards.

Of the 3,652 units that were included in the “windshield” survey, 1,524 units, or approximately 41.73 percent, were considered substandard. A sample of 400 of these substandard units was randomly selected, constituting 26.2 percent of all substandard units. A more intensive HCD housing conditions survey form was completed on each unit selected.

As seen in Table 2-18, of the 400 units included in the substandard units surveyed, approximately 2 percent were rated sound; 27.75 percent were rated having minor repairs needed; 27.75 percent were rated as having moderate repairs needed; 16.0 percent were rated as having substantial repairs needed; and 5.25 percent were rated as having dilapidated conditions.

However, when considered as a whole, 59.4 percent of units were considered sound; 11.57 percent needed minor repairs; 20.45 percent needed moderate repairs; 6.68 percent needed substantial repairs; and 2.18 percent were dilapidated. In the 1999 housing conditions survey, approximately 66 percent were considered sound: the decreased percentage of sound units is a reflection of the general aging of the housing.

Table 2-17
1999 Housing Conditions Survey

Rating	Number	Percent of Survey
Sound	8	2.0
Minor	111	27.75
Moderate	196	49.0
Substantial	64	16.0
Dilapidated	21	5.25
Total	400	100.0

2.3.4 - AGE OF HOUSING STOCK

After it was brought to the City’s attention by residents responding to the City’s Housing Element Update questionnaire that a significant percentage of the City’s housing stock required rehabilitation to be considered safe and healthy, the City reevaluated the U.S. Census information used in this document. The 2014 U.S. Census data that were used previously estimated a total of 4,337 housing units were in the City, while more recent 2017 U.S. Census data estimates a total of 3,610 *inhabited* housing units. This discrepancy of approximately 12.7 percent could include units abandoned for a number of reasons, including an inability to pay a mortgage and the need for extensive repairs (unsafe or unhealthy), and is likely to include homes of all ages. The fact that there are fewer units in use than was previously estimated indicates that more safe and healthy housing units are needed than was previously estimated. New units should include all types of housing, including single room occupancy, manufactured units, multi-family units, and stick-built single family units. Table 2-19 reflects the age of owner occupied and renter occupied units.

As illustrated in Table 2-19, approximately 34 percent of all Chowchilla's housing stock were built between 2000 and 2009, and approximately 1.8 percent were built in 2010 or more recently. It should be noted that the U.S. Census Bureau does not include the more recent information, that approximately 30 certificates of occupancy have been issued for single family homes, with an additional 13 permits currently issued awaiting final occupancy. Therefore, the line item showing homes 2014 or later has been amended to include this more recent data. The revised total for housing units is 3,653 homes when this information is combined with the U.S. Census Bureau information.

Table 2-18
Age of Housing Stock in Chowchilla

Year Structure Built	Owner Occupied Units		Rental Units		All Units	
	# of Units	Percentage	# of Units	Percentage	# of Units	Percentage
2014 or later	43	2.4%	0	9.0%	43	1.2%
2010 to 2013	0	0.0%	64	3.6%	64	1.8%
2000 to 2009	838	46.0%	398	22.3%	1,236	33.8%
1980 to 1999	290	15.90%	425	23.8%	715	19.60%
1960 to 1979	375	20.60%	659	36.9%	1,034	28.30%
1940 to 1959	287	15.8%	208	11.60%	495	13.60%
1939 and earlier	32	1.80%	34	1.9%	66	1.8%
Total	1,822	100.00%	1,785	100.00%	3,653	100%

Selected Housing Characteristics 2017 American Community Survey 5-year Estimates. S2504, City of Chowchilla Building Permit Date (2017 - 2019).

During the period of strong economic growth, from 2000 through 2005, but including the years of the economic downturn through 2009, the number of owner-occupied homes built exceeded the number of rental units by greater than 400 units. The highest percentage of rental homes were constructed from 1960 to 1979, so that while only 25.9 percent of rental units are fewer than 20 years old, 49.8 percent of owner-occupied units are less than 20 years old. However, approximately 75 percent of the rental homes were built in 2010 or earlier, when compared to owner-occupied housing. Since 2010, 64 rental units have been built and 43 owner-occupied homes have been built. This may or may not indicate a recent trend toward construction of more rental units to address the need of renters.

In the prior housing element, data from the 2010-2014 American Community Survey were used. These data indicated that units built before 1959 comprised 19 percent of all units: that age of homes now comprises 15.4 percent of all units. The number of units built before 1959 decreased from 686 to 561 (125 units decrease), indicating that the oldest homes are the ones most likely to be demolished and/or replaced. However, in the past 20 years only 107 units have been built which does not fully replace those lost. Regardless, it is apparent from both the 2007 housing stock survey (Table 2-18) and the age of units (Table 2-19) that

the high number of older dwelling units, particularly rental units will need rehabilitation and continued maintenance.

Because 1,343 of the total 3,653 (36.8 percent) housing units were built after 2000, it is likely that they would be considered sound. At the time of the housing condition survey, only 14.7 percent of the total 2,657 housing units were fewer than 20 years old, yet over 58 percent of all housing stock were in sound condition. Using the U.S. Census data and the City's permitting information, it has been assumed that owner-occupied units are single family homes and that rental units are multi-family units. There have been no permits issued since 2010 for modular units or mobile homes in courts. And although the City has revised its zoning ordinances to further encourage construction for single room occupancy residences (SROs) and accessory units, no permits have been issued for either of these units since 2010.

The Department of Finance based the estimated vacancy rate of 11.9 percent on vacancy rates for only occupied housing units and persons living within households. It does not include the group quarters population within the two nearby prisons. As shown in Table 2-20, the vacancy rate fluctuates within the household population changes. Increases in group quarters populations had no bearing on the vacancy rate, and in some years, the vacancy rate increased even though the group quarters did as well.

Based on the vacancy rate and the age and condition of existing homes, especially owner-occupied homes, the City does not need more housing units for the general population earning at least 80 percent of the median income. However, when the high percentage of residents in the low-, very low-, and extremely low-incomes groups are considered, especially when combined with average rental rates, it is apparently that the City needs more housing affordable to lower income groups. In addition, the City should seek to provide means for maintenance, rehabilitation, and upgrades to more energy efficient homes and appliances, particularly for renters. Additional housing is also needed for certain special needs groups, as is indicated in the following sections. Actions 4.b, 5.a, and 7.c include measures for rehabilitation, and should be prioritized by the City. The City anticipates requesting approximately \$1.9 million in funding from HOME and other sources for rehabilitation of existing units.

2.3.5 - OVERCROWDED HOUSING UNITS

There is more than one way to define overcrowded housing units. However, the definition used in this Housing Element is 1.01 or more persons per room, which is consistent with the U.S. Census definition. Units with 1.51 or greater density per room are considered extremely overcrowded. It should also be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

**Table 2-19
Vacancy Rate (2010-2019)**

Year	POPULATION			HOUSING UNITS							Vacancy Rate	Persons per Household
	Total	Household	Group Quarters	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied		
2019	18,742	12,597	6,145	4,438	3,553	79	400	392	14	3,910	11.9%	3.22
2018	18,994	12,355	6,639	4,386	3,501	79	400	392	14	3,864	11.9%	3.20
2017	18,745	12,223	6,522	4,360	3,475	79	400	392	14	3,850	11.7%	3.18
2016	18,396	12,104	6,292	4,348	3,463	79	400	392	14	3,865	11.1%	3.13
2015	18,652	12,099	6,553	4,345	3,460	79	400	392	14	3,850	11.4%	3.14
2014	18,908	11,941	6,967	4,344	3,459	79	400	392	14	3,854	11.3%	3.10
2013	17,355	11,959	5,396	4,345	3,460	79	400	392	14	3,865	11.0%	3.09
2012	17,769	11,711	6,058	4,258	3,437	75	400	332	14	3,773	11.4%	3.10
2011	18,726	11,530	7,196	4,226	3,405	75	400	332	14	3,739	11.5%	3.08
2010	18,720	11,311	7,409	4,154	3,405	75	400	260	14	3,673	11.6%	3.08

Overcrowded households are usually a reflection of the lack of affordable housing stock. Households that cannot afford housing units suitably designed and sized for their family often live in units that are considered overcrowded. The number of overcrowded units in a community can indicate a need for larger housing units. Overcrowding can also contribute to deterioration of housing stock, as structures and appliances may be used more intensively than intended.

Table 2-21 identifies overcrowding by tenure in Chowchilla in 2014 and 2017. The percentage of overcrowded Owner-Occupied Housing Units in Chowchilla in 2014 was 2.0 percent, with no Owner-Occupied units considered extremely overcrowded in 2014. In 2017, a slight change occurred from 2014, moving one percent of the overall occupied housing from acceptable to severely overcrowded.

Table 2-20
Overcrowded Housing Units by Tenure, 2014 - 2017
City of Chowchilla

Housing Characteristic	2014			
	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
1.00 or Fewer	1,841	99.0	1,787	89.5
1.01 to 1.50	38	2.0	162	8.1
1.51 or Greater	0	0.0	48	2.4

Housing Characteristic	2017			
	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
1.00 or Fewer	1,765	97.0	1,478	82.7
1.01 to 1.50	37	2.0	265	4.8
1.51 or Greater	20	1.0	45	2.5

Source: 2010-2014 American Community Survey 5-year estimate-S2501

The percentage of Overcrowded Renter-Occupied Housing Units in Chowchilla in 2014 was 10.5 percent. By 2017, this had increased to 16.3 percent, with 2.5 percent considered extremely overcrowded. In 2017, the average number of persons per household in Chowchilla was 3.22, (up from 3.10 in 2014), but data still indicated that a two-bedroom housing unit was sufficient for the “average sized” household of 3.22 persons. Table 2-21 indicated that 22.5 percent of City households have at least five members and are therefore considered large families. This percentage increased almost 12 percent since 2014. These families require housing units with four or more bedrooms, and therefore are more likely to be living in overcrowded conditions. Table 2-21 suggests that 20.3 percent live in overcrowded conditions, with 1.8 percent in extremely overcrowded housing. This is almost equal to the percentage of large families: although there is no direct correlation, household size and income are the two variables that are most likely to cause overcrowding.

2.4 - Housing Costs

Several types of data are available that can be used to assess changes in housing prices. They include median housing value, rental cost and rental cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, City fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options. Chowchilla's housing costs are discussed later in this section.

2.5 - Housing Value

Table 2-22 shows the median housing value for owner-occupied housing units for Chowchilla, Madera, Madera County and California. Value is defined as the Census respondents' estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. According to American Community Survey, the median value for owner-occupied units was \$132,800 in 2014. Madera County had a higher median (\$179,100), and California had a significantly higher median at \$371,400.

Table 2-21
Median Value for Owner-Occupied Housing 2000-2014

Median Value-Owner Occupied			2000-2014
Area	2000	2014	Increase (%)
Chowchilla	83,800	132,800	58.5
Madera	93,600	147,400	57.5
Madera County	118,800	179,100	50.8
California	211,500	371,400	75.6

Source: U.S. Census Bureau, 2000, 2010-2014 American Community Survey 5-Year Estimates

The City of Madera's median value is also included for cross reference purposes. The percentage increase from 2000 to 2014 in Chowchilla for Median Value Owner-Occupied Housing was 58.5 percent which was similar to the City of Madera's percentage increase of 57.5 percent.

Table 2-23 shows the number of units in each value category in Chowchilla in 2014. Of the 1,879 Owner-Occupied units, 640 (34.1 percent) were in the \$50,000 to \$99,999 price range, 431 (22.9 percent) were in the \$100,000 to \$149,999 price range and 374 (19.9 percent) were in the \$150,000 to \$199,999 price range. There were 41 units (2.2 percent) valued at \$50,000 or less, and 10 units (0.5 percent) valued at \$1,000,000 or more.

It is important to realize what each income level can afford to purchase, in relation to the housing available and the value of that housing. A family of four in the extremely low-income category could afford a home valued at \$83,456; a family of four in the very low-income category could afford a home valued at \$94,377; and a family of four in the low-income category could afford a home valued at \$150,938. Therefore, approximately 36.3 percent of

homes could be purchased by very low-income families, and 59.2 percent of homes could be purchased by the family in the low-income family.

Table 2-22
City of Chowchilla Value of Specified Owner-Occupied Housing Units, 2014

Owner Occupied Units -1,879	Total Units	Units Percent
Less than \$50,000	41	2.2
\$50,000 to \$99,999	640	34.1
\$100,000 to \$149,999	431	22.9
\$150,000 to \$199,999	374	19.9
\$200,000 to \$299,999	242	12.9
\$300,000 to \$499,999	117	6.2
\$500,000 to \$999,999	24	1.3
\$1,000,000 or More	10	0.5

Source: American Community Survey, 2014

2.5.1 - HOME SALES PRICES

Home sale prices for the City of Chowchilla were compiled in Table 2-24 using data provided by Trulia.com. According to Trulia (May 2016), the median sale price for a home in Chowchilla in February 2016 was \$170,000, down from \$182,000 12 months earlier, but up from \$130,000 in February 2011. The median home sale price includes resale single-family homes, new single-family homes, and condominiums.

Table 2-23
Madera County Median Home Sale Prices

County/City/Area	2011	2016	% Change
Chowchilla	\$130,000	\$170,000	23.5%
Coarsegold	\$160,750	\$214,500	25.1%
Madera City	\$115,000	\$207,500	44.7%
Madera County	\$141,000	\$217,000	35.0%

Source: Trulia.com, Median Home Sales Price by City and County, May 2016.

According to DataQuick (2010) and Trulia (2016), a significant factor that has lowered the median sale price of homes, and would continue through 2014, was the large increase in resale homes that were in pre-foreclosure (defaulted mortgages) status and/or foreclosure. Trulia estimated that the median home sale price in Madera County would continue to increase, since the number of homes in foreclosure continues to decline. Although data were not available for the City of Chowchilla, Realtytrac.com indicated that in April 2016, Madera had 0.16 percent foreclosures, the County of Madera had 0.15 percent foreclosures, and the State had a 0.07 percent rate of foreclosures.

In Chowchilla the current median home sale price is \$170,000. The monthly mortgage rate for a home at this price would be \$775 per month (without insurance or taxes), assuming a

4.5 percent interest rate and 10 percent down. Assuming that interest and taxes would add an additional \$75 per month, and that utilities (electric, gas, and water) would add another \$250 per month. The total monthly cost for housing would be \$1,100 per month. A family of four with a median household income of \$3,300 (\$39,600 annually) would be able to afford this home without being severely cost burdened by a monthly mortgage payment. Using the HUD figure of \$57,900 as the median annual family income for the purpose of determining affordable housing, a family earning \$39,600 annually would be considered lower income (with a range of \$28,951 to \$46,320).

2.5.2 - LENDING RATES IN CALIFORNIA

In mid-2016, the federal rate mortgage for a 30-year fixed interest rate was 3.58 percent, down from 4.375 percent at the end of 2009. Freddie Mac supports community lenders across the nation by providing mortgage capital. The fall out of the home mortgage business forced lenders to lower their rates to help jump start the home mortgage business, and rates have continued to fall over the last eight years.

Unlike the incentives offered in the last planning period, and opportunities to purchase foreclosed homes, it is now more difficult to qualify for a home mortgage loan. Banks and other lenders expect excellent credit scores and higher down payments to help ensure that the buyer can continue to make payments. When comparing the total number of owner-occupied housing versus renter-occupied housing, home ownership rates have declined from 55.7 percent in 2000, to 49.3 percent in 2009, to 48.5 percent in 2014.

Housing Choice Voucher Program

Rental assistance for residents of the unincorporated area is available from the Madera Housing Authority, which administers the Housing Voucher Program (Section 8) for the County. As of April 2016, 741 households in the County were receiving rental assistance from the Section 8 Program, which is funded by HUD. There are an additional 50 Veterans Affairs supported housing vouchers. Some of the families who are awarded vouchers are unable to use them because they cannot find a vacant unit without needing to pay more for rent than the 40 percent of income allowed under program guidelines.

The Voucher Program can also assist a qualifying family with a homeownership voucher that assists with mortgage payments. In order to qualify for a homeownership voucher, the family must have successfully completed a one-year rental lease agreement under the Housing Choice Voucher or Public Housing programs. The Housing Authority also provides support services for participating families who wish to become self-sufficient. The Voucher Program also provides preferences for homeless families that are referred from support service agencies who are ready for permanent housing.

Rental Housing and Overpayment by Renters and Owners

Table 2-25 displays the median market rate rental prices by bedroom according to the American Community Survey. In 2017, one-bedroom apartments had an average rent of

\$444 per month (down from \$522 in 2014). A single person would need to earn a minimum of \$25,000 annually to avoid paying greater than 30 percent income in rent at this cost. Rent for a three-bedroom apartment averaged \$1,123 up from \$995 in 2014. A low-income family of four would likely be able to afford this rent, but a family with very low- or extremely low-income status would not. These are indications of the continued need to offer programs such as those discussed in the Goals, Objectives, Policies, and Action/Implementation Measure section and to continue to pursue other programmatic solutions to the supply of housing affordable to all income levels.

Table 2-24
City of Chowchilla Median Rent

Number of Bedrooms	2014 Average Rent	2017 Average Rent
1 bedroom	\$552	\$444
2 bedroom	\$936	\$875
3 bedroom	\$995	\$1,123
4 bedroom	\$1,346	\$1,212
5+ bedroom	n/a	\$1,900
Total	\$954	\$944

Source: American Community Survey 2014-2017, Table B25031

Table 2-26 shows Gross Rent by Specified Renter-Occupied Units and price range in Chowchilla in 2017. The percentage of renters paying less than \$500 per month in gross rent in the year 2014 was 9.3 percent: 81 percent of those renting paid between \$500 and \$1,499 per month in gross rent: and 9.7 percent of Chowchilla residents were paying more than \$1,500 per month on gross rent. Approximately 12.2 percent of owners paid less than \$500 per month for mortgages, while 73 percent paid between \$500 and \$1,499 per month for mortgages, and 14.8 percent paid over \$1,500 per month. Average rental rates dropped between 2014 and 2017 one-, two-, and four-bedroom units, but increased approximately 11.4 percent for three bedroom homes.

Further insight is provided through 2014 Census data when reviewing the number of households identified as paying more than 30 percent of their income for rent or mortgages, as shown in Table 2-27.

**Table 2-25
City of Chowchilla Housing Payments by Rates -Occupied Units, 2014**

Specified Occupied Units	Renter Occupied		Owner Occupied	
	Units	Percent	Units	Percent
Less than \$200	16	0.8	42	3.0
\$200 to \$299	71	3.7	16	1.1
\$300 to \$499	92	4.8	114	8.1
\$500 to \$749	396	20.7	324	23.2
\$750 to \$999	557	29.1	397	28.4
\$1,000 \$1,499	594	31.1	299	21.4
\$1,500 or More	186	9.7	207	14.8
No Cash Rent	82	x	x	x
Median (dollars)	\$948	N/A	\$1,257	N/A

Source: DP04 Selected Housing Characteristics. U.S. 2010-2014 American Community Survey 5-Year Estimates

**Table 2-26
City of Chowchilla Percentage of Renter- and Owner- Occupied Units Overpaying, 2014**

% of Income for Rent/Mortgage	Renter Occupied		Owner Occupied	
	Units	Percent	Units	Percent
Less than 15%	160	8.4		
15 – 19.9%	182	9.5	277	19.8
20 – 24.9%	174	9.1	255	18.2
25 – 29.9%	137	7.2	246	17.6
30 – 34.9%	155	8.1	218	15.6
35% and greater	1,104	57.7	403	28.8

Source: DP04 Selected Housing Characteristics. U.S. 2010-2014 American Community Survey 5-Year Estimates

In the City of Chowchilla, approximately 50 percent of residences are renter-occupied and 50 percent are owner occupied. It is apparent that a disproportionate number of renters are overpaying (65.8 percent), compared with 44.4 percent of owners. However, the numbers of both renters and owners who are overpaying is very high and is one of the most concerning issues facing the City. Households paying greater than 30 percent of gross income have less money to spend on food, utilities, and other necessities.

2.5.3 - UNITS AT RISK OF CONVERSION

HCD defines “assisted housing developments” as multi-family rental housing projects that receive financial assistance through State and federal funding sources, including HUD programs, State and local bond programs, redevelopment programs and those restricted as part of inclusionary or density bonus programs.

At-risk projects are considered to be those projects that are subject to governmental regulatory agreements and where the project owners can cancel the regulatory agreement and convert the affordable rents to market-rate rents within the current or subsequent 8-year planning period. There are several sources of information used to determine whether any projects are at risk of converting to market rates.

One of these sources is a Notice of Opportunity to Submit an Offer to Purchase, which must be sent to Qualified Entities if an owner of a government-assisted project wants to sell the property. In these situations, any Qualified Entity that receives a Notice may purchase the project property, with the agreement that it will maintain the long-term affordability restrictions on the project. As of December 2019, there were no Notices on record at HCD for properties in Chowchilla or in Madera.

Additionally, a property owner contemplating conversion to market rate housing must notify tenants twelve months and six months in advance. HCD records these notices. No Notices have been received by HCD for either Chowchilla or Madera during the period of May 23, 2016 through December 5, 2019. Tenants have certain rights should they receive a notice stating that their housing may be converted to market rates. HCD has prepared a bulletin informing tenants of their rights that can be accessed at <https://hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>

Table 2-28 includes the federally assisted units located within the City that provide a combined total of 442 units. All units except Golden Acres are funded, at least partially, through LIHTC, and Chowchilla Terrace, Shasta Court Apartments, and Colusa Avenue Apartments also receive funding through USDA. Forty five units, in addition to those listed below are funded by Section 8. Of these, only the Chowchilla Terrace Apartments provide (37) units solely for seniors. Table 2-28 provides the names, locations and numbers of units for each government-assisted housing development in Chowchilla. Those that serve the elderly or other special needs groups are also noted.

**Table 2-27
Government Assisted Housing Developments**

Property Name	No. of Units	Location	Risk	No. of Assisted Units
Madera 2	8	1404-1410 Mariposa Ave.	Low	8 - CalHFA
Chowchilla Garden Apartments	53	300 Myer Drive	Low	LIHTC Assisted large family
Chowchilla Terrace	37	201 Washington Rd	Low	LIHTC/USDA Assisted - seniors
Colusa Avenue Apartments	37	455 Colusa Ave.	Low	LIHTC/USDA Assisted non-targeted
Golden Acres	45	900 Hospital Dr.	Low	HUD Assisted: 45 Section 8 units
Shasta Court Apartments	59	96 Shasta Court	Low	LIHTC Assisted large family
Shasta Villas	71	2 Shasta Court	Low	LIHTC/USDA Assisted large family
Village at Chowchilla	80	297 Myer Dr.	Low	LIHTC Assisted large family
Washington Square Apts	56	225 Washington Rd	Low	LIHTC Assisted large family
Totals	442			

Source: Pers.Comm with California Housing Partnership Corporation, Dec. 2019. CHPC indicated no units with federal or State housing funding would expire prior to January 31, 2026.

Golden Acres, the only development HUD financed, and the only development with Section 8 units, had a “low” rating for conversion to market rate, as it has a contract expiration date greater than 10 years from 2017. There are no properties in the City that have notified HCD of an intent to convert from assisted to non-assisted status within twelve months. The California Housing Partnership contacted property owners for all of the listed housing developments (2016), and informed the City that no development with federal or State funding has a contract expiration date before January 31, 2019.

There are two entities qualified to purchase assisted units should any expire during the planning period. These Qualified Entities are: Self Help Enterprises, located at 8445 W. Elowin Court, Visalia, CA 93290 and ACLC, Inc. located at 315 N. San Joaquin Street, Stockton, CA 95202.

Cost of Replacing At-Risk Units

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

Preservation

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

Under the current HOME requirements, for example, a family with an adjusted income of \$18,300 could afford rent and utilities (determined at 30 percent of income) of \$457.50 per month. A HOME TBRA Coupon would provide an additional subsidy of \$317 per month. Therefore, a total of \$774.50 could be charged for this rental unit.

Replacement

The City also has the option of replacing converted units through the construction of a new affordable housing project. The cost of developing a new affordable housing project is typically much higher than acquiring and rehabilitating an existing project, due to development fees and the price of purchasing land. For example, a proposed assisted housing project by an affordable housing developer (Shasta Village) would consist of developing a 72 units. According to the developer's proforma calculations, the anticipated cost of the project was \$13,350,000, including the cost of land, which is equal to roughly \$185,417 per unit. The cost to replace a 20 unit at-risk project is determined by multiplying the total number of at-risk units by the approximate cost to build each unit. In Chowchilla, the cost of replacing the project would be \$3,708,334. This replacement cost could be reduced by assisted housing grants and subsidized loans.

2.5.4 - ALTERNATIVES TO TRADITIONAL SINGLE-FAMILY HOUSING

New housing alternatives often evolve into the market when the traditional housing supply cannot meet the needs of all segments of the population. Until the late 1970s, single-family housing had been in demand across the country as an investment, a hedge against inflation, and as a preferable place to raise a family. However, with the changing economy, including higher interest rates, moderate and lower income groups and first-time homebuyers were

priced out of the traditional single-family housing market in the early 1980s. The interplay of these factors led to a search for alternatives to traditional single-family housing. Condominiums, mobile homes, and manufactured housing are among the alternatives that are present today for families. SROs, or single room occupancy units should also be considered for individuals: these are discussed on pages 3-3, 3-14, and 3-31.

Condominiums

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

There are no condominium units in Chowchilla according to the 1990 U.S. Census, and the 2000 and 2010 Census do not include a category exclusively for condominium units. Of the 116 realty listings on Realtor.com MLS (July 2016), all but one was single family homes, land, or, in one case an apartment complex. The single exception was listed as Condo/Townhome/Row Home/Co-op. This was a four bedroom, 3 ½ bath home listed for \$240,000 in the Villas gated community.

Mobile Homes

Mobile home is a term no longer used for factory built homes transported to the home site. These homes are distinguished from other factory-built homes when they are not mounted onto a permanent foundation, and may not meet other local, State, or federal criteria (including zoning ordinance requirements). These homes are a relatively inexpensive housing alternative. Since mobile homes are prefabricated, they require less on-site labor than construction of a conventional house. Buyers of mobile homes include not only the elderly, but also working families and individuals who choose this alternative over traditional single-family residences.

U.S. Census data shows there were 80 mobile homes and/or trailers, or 1.8 percent of the total housing units within Chowchilla in 2014. U.S. Census data estimates there were 13 mobile homes in the year 2010, which was 0.3 percent of the total housing units in Chowchilla at that time.

Manufactured Housing

Manufactured (factory-built homes) offer another option for inexpensive housing. All manufactured homes built since 1976 must conform to the National Manufactured Home Construction and Safety Standards, a national uniform building code commonly called the “HUD Code,” and administered by the U.S. Department of Housing and Urban Development. The HUD code regulates home design and construction, durability, fire resistance, energy

efficiency, and the installation and performance of heating, plumbing, air conditioning, thermal and electrical systems.

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

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

The cost of the average new manufactured home sold in California during 2014 was \$65,300 without land (Source: California Manufactured Housing Institute). Today's manufactured homes are growing in popularity for use in urban in-fill and redevelopment projects. Manufactured housing is attractive for this use because of its cost effectiveness and the ability to design a home compatible with the local neighborhood that will fit in any lot with relative ease.

2.5.5 - FUNDING PROGRAMS FOR AFFORDABLE HOUSING

There are several local, State, and federal funding programs that can be used to assist with rehabilitation, new construction, mortgage assistance, and special needs housing.

As is explained on its website, HCD administers over 20 programs, "that award loans and grants for the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for lower income workers. ...With rare exceptions, these loans and grants are not made to individuals, but to local public agencies, non-profit and for-profit housing developers, and service providers. In many cases these agencies then provide funds to individual end users."

These possible funding sources include, but are not limited to, the following programs:

- Affordable Housing and Sustainable Communities Program – is to reduce greenhouse gas (GHG) emissions through projects that implement land use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support related and coordinated public policy objectives, including the following:
 1. Reducing air pollution;
 2. Improving conditions in disadvantaged communities;

3. Supporting or improving public health and other co-benefits as defined in Section 39712 of the Health and Safety Code;
 4. Improving connectivity and accessibility to jobs, housing, and services;
 5. Increasing options for mobility, including the implementation of the Active Transportation Program established pursuant to Section 2380 of the Streets and Highway Code;
 6. Increasing transit ridership;
 7. Preserving and developing affordable housing for lower income households, as defined in Section 50079.5 of the Health and Safety Code; and
 8. Protecting agricultural lands to support infill development.
- Building Equity and Growth in Neighborhoods (BEGIN) - Provides incentives for projects that remove or reduce regulatory barriers for the development of affordable housing by providing mortgage assistance loans to qualifying first-time low- to moderate-income households.
 - CalHOME Program – Provides mortgage assistance loans to low- and very low-income households.
 - California Self-Help Housing Program - Provides assistance to low- and moderate-income households to construct and rehabilitate their homes using their own labor.
 - Community Development Block Grant Program – Provides funds for many housing activities including acquisition, relocation, demolition and clearance activities, rehabilitation, utility connection, and refinancing.
 - 2015 Drought Housing Relocation Assistance (DHRA) Program – Provides funds to counties to act as the Sponsor for an allocation of the \$6 million available. This programs provides temporary assistance for person moving from their current residence, if it lacks access to potable water resulting from the drought.
 - Federal Emergency Shelter Grants Program – Provides grants to supportive social services that provide services to eligible recipients.
 - Home Investment Partnerships Program – Provides fund for housing related programs and new construction activities. Also provide funds for Community Housing Development Organizations for predevelopment or new construction activities.
 - Infill Infrastructure Grant Program - Provides infrastructure and housing funds for projects that are located near mass transit facilities.
 - Joe Serna, Jr. Farmworker Housing Grant Program – Provides financing for new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers.
 - Low Income Housing Tax Credit Program - Provides 4% or 9% federal tax credit to owners of low-income rental housing projects. This fund is restricted to projects that previously received it, or concurrently receive an allocation of federal funding.
 - Mobile Home Park Rehabilitation and Resident Ownership Program – Finances the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
 - Multifamily Housing Program – Provides post construction, permanent financing of affordable housing.

- Office of Migrant Services – Provides safe, decent and affordable seasonal rental housing and support services for migrant farmworker families during the peak harvest season (no local centers in Chowchilla).
- Predevelopment Loan Program - Provides predevelopment or seed money to local governments in the form of a loan for projects in urban or rural areas.
- Transit-Oriented Development Housing Program – Provides low-interest loans as gap financing for rental housing developments that connect housing to transit facilities.

In addition to the programs administered by HCD, programs managed by the Housing Authority or other agencies make funds available for housing. These include:

- 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.
- 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 assist to homeless persons in the transition from streets and shelters to permanent housing and maximum self-sufficiency.

2.5.6 - SPECIAL HOUSING NEEDS OF OTHER GROUPS

Elderly

Various portions of the Housing Element describe characteristics of the elderly population, the extent of their needs for subsidized housing, complexes developed especially for that group, and City provisions to accommodate their need. According to Table 2-29, the number of Owner-Occupied Householders 65 Years and Over in Chowchilla in 2000 was 476 (71.2 percent) and 501 (66.8 percent) in 2010. Chowchilla's percentage of Householders 65 Years and over who owned homes decreased between 2000 and 2010, from 71.2 to 66.8 percent. This is consistent with the downward trend in home ownership with the general population of the City, and the decreasing percentage of elderly in the population.

Table 2-28
Elderly Householders by Owner and Renter, 2000-2010
Chowchilla and Madera County

	Total	Owner Occupied		Renter Occupied	
	Age 65+ Householders	Age 65+ Householders	Percent of Age 65 + Householders	Age 65+ Householders	Percent of Age 65+ Householders
2000					
Chowchilla	669	476	71.2	193	28.8
Madera County	8,196	6,820	83.2	1,376	16.8
2010					
Chowchilla	750	501	66.8	249	33.2
Madera County	10,226	8,344	81.6	1,882	18.4

Source: U.S. Census Bureau, 2000 and 2010 Census

There were 193 Renter-Occupied Elderly Householders 65 years and over in 2000 and 249 in 2010. This was a 4.4 percent increase from 28.8 to 33.2 percent. According to the U.S. Census, 2010-2014 American Community Survey 5-year Estimates, by 2014 the total number of residents age 65 or over was 1,773. Of these, approximately 18.2 percent lived below the poverty level. This group (age 65+) had the lowest percentage of lower income families of any age group, with the highest levels in the age group under five (45.2 percent). The 65+ age group also had the highest percentage of owner occupied homes.

Chowchilla has a lower percentage of owner-occupied and a higher percentage of renter-occupied Elderly Householders in 2000 than does Madera County. The elderly generally falls into two categories; those who have owned and lived in their own homes for a long period of time and can live independently, and those who prefer affordable units in smaller single-story structures, close to health facilities, services, transportation and entertainment. The Housing Authority of the City of Chowchilla provides 37 units for seniors at Chowchilla Terrace, providing homes to a maximum of 58 persons.

Of the householders aged 65 and over, 21 percent (157 persons) were at or below the poverty level (U.S. Census, American FactFinder 2010-2014, five-year average). Affordable housing accommodates only about 37 percent of these, while others may own their own homes (with or without a mortgage) or may live with other family members.

Large Households

Large Households are defined as those households containing five or more persons. The average number of persons per household in Chowchilla is 3.08, an increase from 2.94 in 2010. Income is a major factor that constrains the ability of large households to obtain adequate housing. Larger units are more expensive and most of the units with greater than three bedrooms are single-family homes, instead of multi-family rental units, and are not usually abundantly available. The Chowchilla Garden Apartments is an affordable apartment community that includes 14, three-bedroom and four, four-bedroom apartment units. This property does not provide any Federal rent subsidies to renters to reduce total tenant payments to 30 percent of their adjusted income. Renters are required to pay the full rent,

even if it is in excess of 30 percent of their income. In some cases, the property may accept Section 8 Housing Choice vouchers.

Table 2-30 provides 2000 and 2010 comparative information on the number and percentage of Large Households within Chowchilla and Madera County.

Table 2-29
Large Households Within Chowchilla and Madera County (2010 2017)

	Number of Owner-Occupied Lg. Households	Percent of Total Households	Number of Renter-Occupied Lg. Households	Percent of Total Households
2010				
Chowchilla	361	9.8	395	10.7
Madera County	5,257	12.1	4,903	11.31
	Number of Owner-Occupied Lg. Households	Percent of Total Households	Number of Renter-Occupied Lg. Households	Percent of Total Households
2017				
Chowchilla	448	12.4	367	10.1
Madera County	4,906	11.0	4,428	9.9

Source: QT-H2 U.S. Census Bureau, 2010 Census, American Community Survey 2014 – 2017, Table B250009

Between 2010 and 2017, the number of owner-occupied large households in Chowchilla increased, but decreased in Madera County. In 2010, there were 756 (19.5 percent) large households in Chowchilla and by 2017, the number of large households increased to 815 (22.5 percent). Madera County had a higher percentage of large households than Chowchilla in 2010 but has since improved their numbers to having less of large households of both owner and renter-occupied housing. Of these households, in Chowchilla 11.0 percent lived below the poverty level (American Community Survey 2014-2017, Table B17017).

Table 2-31 shows housing units in the City of Chowchilla by the number of bedrooms available in 2017. Three bedroom units are the most common in Chowchilla at 46.1 percent. The percentage of housing units with four bedrooms is 17.5 percent of the total, or 716 units, and the percentage of housing units with five bedrooms or greater is only 3.2 percent (132) of the total. This is an increase of 18 larger units since 2010.

Table 2-30
Number of Bedrooms in Housing Units, 2014
City of Chowchilla

Number of Bedrooms	Total	Percent
No bedroom	19	0.5
1 bedroom	272	6.7
2 bedrooms	1,064	26.0
3 bedrooms	1884	46.1
4 bedrooms	716	17.5
5 or more bedrooms	132	3.2

Source: American Community Survey, 2014-2017, Table DP04

The number of overcrowded housing units increased from 248 in 2014 to 367 in 2017 (see Table 2-21). However, based on the number of large households in 2017 (815), and the total number of units available with four or more bedrooms (848), there are sufficient units available for large families. The fact that there were 367 overcrowded households in 2017, despite the availability of units, indicates that some households are unable to afford a home of sufficient size.

Female-Headed Households

Table 2-32 identifies Total Households in Chowchilla and Madera County, Female-Headed Households with No Husband Present, and Female-Headed Households with Own Children Under 18, No Husband Present.

Table 2-31
Female-Headed Households, 2010
Chowchilla and Madera County

2010	Total Households	Female Householder No Husband Present	Percent of all Households	Female Householder with Children Under 18, No Husband Present	Percent of all Households	Female Householder without Children Under 18, No Husband Present	Percent of all Households
Chowchilla	3,673	586	16.0	418	11.4	168	4.6
Madera County	43,317	5,740	13.3	4,020	9.3	1,720	4.0

Source: U.S. Bureau of the Census, Table QT-P11 Households and Families: 2010 Census

Of the 2,562 households in Chowchilla, 339 (13.2 percent) are Female-Headed with No Husband Present and 215 (8.4 percent) are Female-Headed with Own Children and No Husband Present. Madera County's percentage of Female-Headed Households is lower than Chowchilla's at 12.2 percent. Of the total Female-Headed Households with one or two children (378 households), 46.8 percent lived below the poverty level, while of those Female-Headed Households with greater than two children (139 households) 100 percent were living below the poverty level. Because of the high number of children living in poverty, this group is one that needs more assistance than some other special needs groups.

Farm Workers

The 2017 American Community Survey 5-year Estimate identified 9,710 persons (17.3 percent) of the County's workforce, and 509 persons or 12.4 percent of Chowchilla's total labor force of 4,100 as being employed in the Agriculture, Forestry, or Fishing industry. In the City, the total number of individuals in this group decreased by 52 individuals since 2014, more than doubled since 2010 (253 persons). Although the U.S. Census does not break down this group further, it is assumed that there are no persons employed in the forestry or fishing occupations for the purposes of determining housing. The County Agricultural

Commissioner does not maintain records on the number and distribution of migrant or seasonal farm workers.

Farm worker households can be defined as two distinct groups; those who follow the crops, or “migrants,” and those who have taken up long-term residency in a community and have seasonal or year-round employment within the environs of the community. According to the USDA (www.ers.usda.gov/topics/farm-economy/farm-labor, 2012) only about five percent are considered “migrant,” while 75 percent work within 75 miles of home. Migrant farm labor households may be single men traveling from job to job who have need of dormitory type housing. When farm laborers are accompanied by their family, those households need access to safe, decent, and affordable housing which is close to schools, and is available for rent on a short-term, seasonal, or long-term basis. Because housing meeting these specific needs is not readily available, farmworkers households tend to be low- or very low-income, have very high rates of overcrowding, and have low homeownership rates. Many are also members of minority groups.

According to the USDA 2012 AgCensus of Farmworkers, there were a total of 587 farms with 7,110 workers who worked over 150 days in the County of Madera. Another 468 farms employed 6,940 workers for a period of fewer than 150 days. These data suggest that there were at total of 14,050 farmworkers in the County, with 49 percent working fewer than 150 days. However, many farmworkers are hired through temporary agencies that provide crews to work on one job at one farm, and then move on to another farm. Workers who may work 150 days at one farm may also work during busy periods on other farms as well. This makes it difficult to determine the number of days actually worked, and whether workers are considered “local” or “migrant.”

There are no housing projects exclusively for farm workers in the City. Although the City is surrounded by farmland, very little of that land is in crops that require intensive farm laborer activities requiring large numbers of farmworkers on a daily basis. Agricultural crops within the vicinity of Chowchilla consist of cotton, grains, alfalfa, and fruit and nut orchards, where sporadic work is needed for planting row crops or pruning orchards in the winter and spring and harvesting later in the year. More intensive, produce-oriented crops are located around the City of Madera and to the southwest. The concentration of farm labor housing appears to be in the City of Madera and vicinity.

When there is land zoned for agricultural use within a city, the landowner can provide employee housing on site, per the requirements of State Health and Safety Code Sections 170215.5 and 17021.6. This State law requires that any farmworker employee-housing that has either a maximum of 36 beds or has 12 units that provide housing for a single family or household must be deemed an agricultural use. For the purposes of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit can be required for this use that is not required of other agricultural uses. The City’s General Plan includes land use designations A – Agriculture and UR – Urban Reserve. Both of these designations include the zone district A – Agriculture. However, the City’s Zoning Ordinance has not been updated to include this zone district, and therefore, no provision for

farmworker housing is included in the Zoning Ordinance. With the anticipated update of the Zoning Ordinance, a provision will be included for Farmworker Housing, meeting the requirements of State law.

Farmworkers, as with any other lower income group, would be eligible for subsidized housing. The City will also facilitate developers making application from the FmHA Interest Subsidy programs, which provide loans to lower income individuals meeting certain criteria.

The City does not discourage farm worker housing: as has been the case in the past, there have not been any proposals for farm worker housing in the City. Nowhere in the Zoning Ordinance is Farmworker housing addressed by name. The R-2, C-1, and C-2 Zone Districts allow certain types of multifamily housing as a conditional use. Multi-family housing, including rooming houses and boarding houses, is allowed in the R-3 Zone by right.

Disabled Population

U.S. Census data for 2011-2013 (Table 2-33) indicates that individuals between the ages of 18 and 64 with a physical disability accounted for approximately 29.1 percent of all those with disabilities. Of that percentage, approximately one third were not employed. The greatest percentage of persons with disabilities, however, was those aged 65 years and greater. Data were not available to indicate the average wage of persons with disabilities compared with those without a disability. However, the U.S. Department of Labor provides, under the Fair Labor Standards Act, those with disabilities to be paid less than the federal minimum wage when the employer has received a certificate from the agency. Others with disabilities may qualify for State or federal disability. The California Department of Industrial Relations (<http://www.dir.ca.gov/dwc/WorkersCompensationBenefits.htm>, July 2016) states that the average monthly payment for permanent disability ranges between \$8,800 and \$60,732 annually for workers who earned between \$13,200 and \$88,000 annually before becoming disabled. Therefore, wages and other income for many of those with disabilities is lower than for those without disabilities. Many in this group may be in need of housing assistance. Households containing persons with disabilities may also need housing with special features to allow better physical mobility or other accommodations for occupants.

The number and percent of the Disabled Population in Chowchilla between 18 and 64 years of age in 2011 was 563, including 64 with developmental disabilities (44 percent of all those with disabilities). The total number of those with some type of disability was 1,280, of which 374 were employed. This is 8.47 percent of the total number of 15,120 Chowchilla residents 18 years and older.

Table 2-32
Disabilities by Employment Status

Disabilities by Employment Status	Number	Percent of Adult Disabled Population
Age 18-64, Employed persons with Disability	372	29.1
Age 18-64, not Employed with Disability	127	9.9
Persons Age 65 Plus with Disability	781	61.0
Employed Developmentally Disabled Persons	2	0.15
Age 18-64, not Employed Developmentally Disabled Persons	62	4.8
Persons Age 65 Plus with Developmental Disability	3	.23
Total Persons with Disabilities	1,280	100%

Source: Census 2011-2013 Table B18101 and B18120ACS 3-Year Estimates, and Central Valley Regional Center.

According to the 2010-2014 U.S. Census (Table 2-34), there were 747 residents with a hearing disability and 748 with a vision disability. There was a total of 1,352 persons (a total of 72 more than the 2011-2013 data) with an ambulatory disability. There was a total of 280 males and 472 females between the ages of 18 and 75+ who had an “independent living difficulty.” This could include a range of difficulties that, “because of physical, mental, or emotional problem,” the person has “difficulty doing errands alone, such as visiting a doctor’s office or shopping.”

Table 2-33
Disability by Type

Age Range	Total in Population	Hearing	Vision	Cognitive	Ambulatory	Self-Care	Independent Living
5 to 17	2,696	28	29	162	0	57	NA
18 to 64	6,803	266	136	322	674	146	366
65+	1,503	453	238	239	678	340	386
Totals	NA	747	403	723	2,075	543	1,295

Source: U.S. Census, 2010-2014 American Community Survey 5-Year estimates (US Census Table S1810)

Additionally, there were 723 individuals with a cognitive disability. This type of disability is defined, for purposes of the U.S. Census, as “because of physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.”

Because the severity of all these types of disabilities can vary, an accurate estimate cannot be made of the number or percent of residents who have difficulty attaining safe and affordable housing. Some individuals are capable of attaining high levels of education and are independent professionals, while others may suffer from several of these disabilities and rely on help from families for safe shelter and care. The City is aware that there is a need for this group, and their need for housing that provides accommodation, such as ramps and

railings in homes, as well as close proximity to services and alternative transportation (e.g., buses and vans).

Developmental Disabilities

SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. The analysis of this group should include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

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 person. This includes mental retardation, cerebral palsy, epilepsy, and autism. Data provided by the State Department of Developmental Services, Central Valley Regional Center on the numbers of people served by their program indicate that a total of 67 individuals were served in the City of Chowchilla (Table 2-35). Of these individuals 36 were under the age of 14. Twelve individuals were between the ages of 15 and 22, with all except one living in his/her own home. Another 19 were adults between 23 and 54 years of age, with four living in independent living or supported living situations (usually a home with up to six persons), 14 living in their own home, and one classified as “other.”

Table 2-34
Residents with Development Disabilities

Age Range	Residence Type	Number Served
0 - 14 yrs.	Own home	36
15 - 22 yrs.	Foster/Family Home	1
15 - 22 yrs.	Own home	11
23 - 54 yrs.	IL/SL*	4
23 - 54 yrs.	Other	1
23 - 54 yrs.	Own home	14

* IL/SL - Independent living or Supported Living (home supported by an adult that may or may not provide supported living)

Source: <http://www.dds.ca.gov/FactsStats/docs/>

One of the agencies’ goals is to move people from State Development Centers into the community, and they provide assistance to increase each person’s ability to live independently. In 2016 the three State Development Centers began closure processes, that will include relocating individuals to other facilities. The Department has 21 Regional Centers that serve all of the counties. Regional Centers, including the Central Valley Regional Center, are required to conduct quarterly monitoring of all their clients that are living out of the home. Of the many services offered by the Regional Centers, one is planning, placement, and monitoring for 24-hour, out-of-home care. The Department of Developmental Services is involved in providing affordable housing to this special needs group; however, the closest recipients of a grant for housing production is in Sacramento County.

Persons under the age of 18 may live in a Small Family Home or a Group Home. There are no facilities licensed by the California Department of Social Services in Madera County for persons under 18. Persons over the age of 18 to age 59 may reside in facilities licensed as an Adult Residential Care Facility. Persons age 60 and over may reside in facilities licensed as an Elderly Care Facility. All of these are classified as “Community Care Facilities,” which have age restrictions. Conversely, those with developmental disabilities who need intermittent nursing care needs may live in a Health Care Facility, which does not have age restrictions. Typically, the decision on whether to place someone in a Health Care Facility or a Community Care Facility is based on the individual’s need for staff intervention, supervision and medical needs. Those individuals with less severe developmental disabilities may live at home and may participate in Supported Living or Independent Living programs during the day. There are no Independent Living facilities listed in Chowchilla or Madera. Note that these terms should be included in the City’s Municipal Code and included in appropriate zoning districts. This will be included in the City’s next update to the Municipal Code.

There are no Residential Care Facilities listed in Chowchilla. In the City of Madera, there are a number of Residential Care Facilities for those over 18 and seniors. Most of these facilities have six residents. These include, the Williams Residential Care Facility, Granada House, Our House Westberry, Our House Shannon, and Our House Three; Taylor House; Wrenwood; McAllister Guest House #2; Watts Residential II; San Jose Care Home; Desert Moon; Jackson House-Kensinton; Alaniz (1 resident); Martin; Deane Care Home. All provide 24-hour, non-medical care for adults, including those who are physically impaired, developmentally disabled, and/or mentally disabled.

Those Who Are Homeless

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

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

In 2019, The Fresno-Madera Continuum of Care (CoC) conducted their biennial Point-in-Time count of those who are homeless throughout Fresno and Madera Counties. As part of this count of both “sheltered” and “unsheltered” homeless persons, CoCs must collect data to produce a Housing Inventory County (HIC). This HIC includes an inventory of provider programs within the CoC that provide beds and units dedicated to serve persons who are homeless. “Sheltered” persons are those that reside in emergency housing (either a shelter facility or a hotel/motel paid for by federal, State or local governments or charitable organizations), a warming center, transitional housing, and or supporting housing for homeless persons. “Unsheltered” persons reside those who sleep on the streets, and/or live in temporary tents, sheds, campsites, encampments and vehicles. These places not meant

for human habitation usually do not have running water or electricity. The results of the one-night survey showed a 17 percent increase in homeless within the region from the previous survey conducted in 2018. The results more detailed count results were not readily available however to discern counts within the City specifically.

The survey included counts from Fresno and Madera City and Madera County schools, and included students living in a shelter, a motel, those who are unsheltered, and those who live in a “double up” situation (i.e., utilizing a friend’s or family’s basement, garage, or sofa). Using data from the Continuum of Care report to Housing and Urban Development (HUD), of the unsheltered subpopulations, most persons (17.9 percent) were under chronic substance abuse and 22.2 percent were severely mentally ill. Of the sheltered homeless, 16.1 percent were victims of domestic violence; and 9.8 percent were veterans.

Table 2-35
Fresno-Madera Continuum of Care
Homeless Populations and Subpopulations (2018)

Category of Type	Sheltered		Unsheltered	Total
	Emergency	Transitional Housing		
Black	78	28	316	422
White	255	85	1,035	1,345
Asian	10	13	70	93
American Indian or Alaska Native	9	1	161	171
Native Hawaiian or Pacific Islander	1	3	12	16
Multiple Races	8	2	87	97
Hispanic/Latino	152	60	749	961
Non-Hispanic	179	72	932	1,183
Female	127	77	509	713
Male	203	54	1,172	1,429
Transgender	1	1	0	2
Gender Non-Conforming	0	0	0	0
Chronically Homeless persons in households without children ¹	37	5	482	524
Severely Mentally Ill	27	11	438	476
Chronic Substance Abuse	10	9	365	384
Veterans	53	33	125	211
HIV/AIDS	0	1	18	19
Victims of Domestic Violence	39	24	283	346
Unaccompanied Youth	26	4	67	97
Parented Youth	11	1	0	12
Children of Parented Youth	13	1	0	14

HUD 2018 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations, CA-514
Fresno City & County/Madera County CoC.

According to the Community Action Partnership of Madera County, the 2019 homeless Point-in-Time count for the City of Chowchilla/Fairmead community is 21 homeless individuals. This Housing Element contains Action/Implementation items 1.e and 2.h to assist with making emergency housing more attainable in the City of Chowchilla.

2.5.7 - TRANSITIONAL AND SUPPORTIVE HOUSING

SB 745, which amends Section 65582 of the Government Code to replace prior health and Safety Code definitions of “supportive housing,” “target population,” and “transitional housing” with definitions now more specific to housing element law took effect on January 1, 2014. Supportive housing was revised to remove the time limits of occupancy.

“Supportive housing” is defined as housing with no limit of stay, that is occupied by the target population, and that is linked on 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.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act, and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Transitional housing” means buildings configured as rental housing developments but 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.

There are a variety of families and persons in need of emergency, supportive, and temporary shelter. This group includes the chronically homeless, those in need of emergency shelter, those threatened with homelessness, and those needing transitional housing. Presently, the City’s Zoning Ordinance permits Emergency Shelters by-right in the C-S Service Commercial Zone and the PF Public Facility Zone. The Zoning Ordinance also includes a definition for “Supportive Housing.”

2.6 - Future Housing Needs

Under the State Housing Element requirement, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next eight-year period. Previous portions of this chapter have identified existing needs and needs of special groups. This section focuses on projected housing needs through 2024. Projected housing needs are the total additional housing units required to adequately house a jurisdiction’s projected population through the planning period in units that are affordable, in standard condition, and not overcrowded. These needs include those

of the existing population, as well as the needs of the additional population expected to reside in the city five years hence.

2.6.1 - CHOWCHILLA'S SHARE OF 2016 - 2024 HOUSING NEEDS

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

Table 2-37 depicts Chowchilla's estimated need for the 8-year period (2016-2024). In its Regional Housing Needs Allocation (RHNA) figures, HCD allocated 1,114 housing units to the City. This is equivalent to a yearly need of 139.25 housing units for the eight-year period. The total allocation is broken down into four income categories: very low (253 units or 22.7 percent of total units), low (190 units or 17.1 percent of total units), moderate (204 units or 18.3 percent of total units), and above moderate (467 units or 41.9 percent of total units). In addition, the City must estimate the projected number of extremely low-income households. One way to do so is by assuming half of its very low-income RHNA is for extremely low-income (127 units). The overall result is that 58.1 percent of the total housing goals are targeted for the affordable range (extremely low-, very low-, low-, moderate-) and 41.9 percent in the above moderate range.

Table 2-36
Chowchilla's 2016-2024 RHNA Housing Goals

Jurisdiction	RHNA Goals				Total
	Very-low	Low	Moderate	Above Moderate	
Chowchilla	253	190	204	467	1,114
Percentage of total	22.7%	17.1%	18.3%	41.9%	100%

Source: HCD Madera County Data Package

2.7 - Residential Development Activity (2009 to 2018)

Similar to other Central Valley Communities, Chowchilla's building activity peaked in 2005/6 and declined substantially thereafter. For example, during the period of 2005/6 Chowchilla issued permits for 810 dwelling units, while in the 2007 to 2009 period a total of 138 units were permitted. The economy began to recover in 2009 in parts of California, but the Central Valley has been slower to recover. As shown in Table 2-38, only four single-family units were permitted in 2009, another four in 2010, and then only one in 2011, and finally zero in 2012. In 2010, the City issued building permits for a 72-unit, multi-family complex, and in

2011, the City issued building permits for a 60-unit, multi-family complex; both were income based rentals. In 2015 the number of single-family homes permitted was seven. Table 2-38 summarizes residential building permits issued by year, type and income level. From 2016 to present, there have been approximately 45 single-family residential permits issued within the City, all of which have been constructed for moderate or above moderate income groups.

It takes approximately two weeks for review and issuance of a building permit for a single-family home.

Table 2-37
Number of Residential Building Permits Issued

Year	# of residential building permits issued	Type (single-family, multi-family)	Income level (low income)
2014	2 – CDBG	SFR	Low
2015	7	SFR	3 high – 4 med.
2016	3	SFR	Moderate
2017	33	SFR	Moderate
2018	9	SFR	Moderate

Source: HCD Madera County Data Package, City of Chowchilla Building Department, Department of Finance 2019, Table E-5.

As shown in Table 2-39, the 56 total number of units constructed is approximately five percent of the total RHNA goal of 1,114 for the current planning period. However, almost 100 percent of those constructed were in the moderate and above moderate income categories.

Table 2-38
**Chowchilla Residential Development Activity,
2016-2024 Meeting the RHNA Goals**

Income Category	2016 to 2024 HCD RHNA Goals	Units Constructed January 1, 2014 – 2018	Percentage of Need Met	Balance of RHNA Need
Very Low	253	0	0.0%	253
Low	190	0	0.0%	190
Moderate	204	28	13.6%	176
Above Moderate	467	28	5.9%	439
Total	1,114	56	1.0%	1,058

Source: HCD Madera County Data Package, City of Chowchilla Building Department

CHAPTER 3 - LAND AVAILABILITY

3.1 - Housing Resources

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

3.1.1 - AVAILABLE LAND INVENTORY

Relative to future basic construction needs, it has been indicated that during current planning period of 2016 through 2024, Chowchilla's balance of existing RHNA need is 1,114 new units. With a slower residential development market in the past few years, very little has been built in the City during this current RHNA planning period. In 2018, there were a total of 28 building permits issued for residential projects, all of which were single family residential construction.

The City's major responsibilities are to provide adequate sites zoned to meet future construction needs and encourage development of housing for all income levels. This section evaluates the City's available land supply to demonstrate that there is enough residentially zoned land to meet future housing demands, as determined by HCD's RHNA.

3.1.2 - AVAILABLE LAND CURRENTLY PLANNED FOR RESIDENTIAL USE

As shown in Appendix B, the land inventory identified 366 total sites (covering 1,103.50 acres) that are zoned as residential uses by right, are underdeveloped or considered vacant. These selected sites were analyzed as they represent a realistic perspective of what could be developed to meet the City's RHNA. The City chose to remove from the initial inventory commercially designed properties that could be developed with a multiple family component. Conservatively, these commercial zone districts do not have a planned land use density range, therefore they could potentially skew the realistic housing carrying capacity.

As stated in the Land Use Element of the General Plan, each residential land use designation within the Land Inventory identifies a typical (realistic) density per acre. An acre includes not only the area required for the actual residential use (dwelling and yard), but also the area required for local streets and utilities necessary to serve the residential area. Additionally, multiple-family residential within the commercial zone districts is a discretionary action and therefore would not meet the criteria under Senate Bill 2.

Appendix B provides the Assessor's Parcel Number (APN), acreage, zoning, General Plan designation, water/sewer/dry utility availability, maximum capacity and realistic capacity numbers. A description of how this realistic capacity number was determined is provided in the "Analysis of Development Potential Versus Projected Housing Need" section below. The land inventory also provides estimates for affordable units at various income levels that can

be constructed on the sites based on recent requirements levied by the City on similar projects.

Parcels that appeared during the last planning period are identified as well. Many of these parcels are infill sites within existing developed areas that would allow only a single unit to be constructed. The remaining parcels range in size and are likely within a specific plan or master planned area of a single developer who controls the entirety of the project. Although the project areas are already entitled, the need for financing and other development-related support have hindered the private developers from constructing the residential properties as planned or envisioned.

For parcels smaller than one-half (.5) acres, all included sites are infill in nature and have existing infrastructure available for immediate development at lower cost to the owner/developer. Many of these sites could accommodate duplexes or similar multi-unit construction. Furthermore, these units have already been assigned specific units that would require developers to accommodate specific income groups, as listed in the land inventory. The fact that the densities are already approved within the General Plan and infrastructure is readily available means the approval of these sites can be streamlined and expedited once an agreement has been reached with a developer.

For the parcels larger than 10 acres, many of the parcels are owned by a single owner which makes development and negotiations for affordable units considerably easier than reconciling multiple parcels for a development proposal. These areas are already zoned appropriately and would be designated to accommodate a specific ratio of units which has been required on prior projects. Two of the parcels above 10 acres already have a specific allocated affordable housing unit count which was included within the projects' Conditions of Approval.

The larger sites included in the inventory are within the Legacy Ranch, Greenhills Estates and Rancho Calera Projects. The Rancho Calera will be amending a portion of the Greenhills Specific Plan to increase the residential density and intends to provide both single-family and multi-family product. The developer of Rancho Calera proposed the R-H zoned areas with the intention of building higher-density residential uses within this portion of the City. The City is currently processing entitlement applications for this project. This includes a Specific Plan Amendment, General Plan Amendment, Rezone, and Tentative Map. As such, these sites have been identified within the Land Inventory as being required, as part of a future project entitlement approval, to include 15 percent of the proposed units for lower income households, in order to aid in the City's RHNA. An approval cannot be granted for a future project unless it is consistent with the General Plan Elements and its components, which would now include the identified affordability requirement of each inventoried site.

A number of larger parcels in the available land analysis are planned developments that have not yet been subdivided and will be the most appropriate for including the assisted housing project elements. Among those sites are the following land parcels 014-010-012 (an approximately 326-acre site with multiple zoning designation), 002-300-002 (73-acre site), 002-300-003 (59-acre site), 001-400-006 (38-acre site). Those sites are in planned

developments and the developer and the City have greater flexibility to increase density in specific locations so long as the overall density does not exceed the maximum density of the underlying zone.

It should also be noted that in the High Density Residential (R-H) has a density of 10 to 24 units per acre (formerly the R-3 zone) and Medium-High Density Residential has a density of six to 16 units per acre (formerly the R-2 zone). However, the City has in the past been able to develop property within these zone districts that has yielded housing units that have placed eligible families and assisted the City in meeting their RHNA in prior planning cycles.

Nonetheless, State law requires that certain criteria be included to ensure that adequate sites are available for extremely low- and very low-income households. Although the City has met several of these criteria, Government Code Section 65583.2(c)(3)(B)(iii) and (iv)) must permit a minimum of 20 dwelling units per acre by right. An action will be included to revise the R-MH zoning district and MDRD General Plan designation from a range of six to 16 units to a range of 12 to 20 units per acre, and to revise the R-H zoning district and HDR designation of the General Plan from a range of 10 to 24 units to a range of 20 to 30 units per acre.

Furthermore, the Land Inventory identifies vacant sites that have been included within the Housing Element for the past two or more planning periods as well non-vacant (under-utilized) sites identified in the prior period. Pursuant to State law, a program to completed within the first three years of the planning period has been added to ensure these sites meet the density requirements for housing for lower-income households; and, theses site must allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households (Gov. Code, § 65583.2, subd. (c).).

3.1.3 - ANALYSIS OF ZONING TO ENCOURAGE AND FACILITATE LOWER-INCOME HOUSEHOLDS

Chowchilla's approach to providing housing for the lower income brackets continues to be dispersion of projects in the City and working with developers to integrate affordable units within all projects on a voluntary basis.

The current City of Chowchilla's Zoning Ordinance does encourage construction in such a manner conducive to addressing the need for a broad range and availability of housing stock. The City committed and overhauled its zoning ordinance, which was completed in the fourth quarter of 2018.

As adopted, the City's Zoning Ordinance identifies zoning districts in which a variety of housing types (e.g., single resident occupancy (SROs), emergency and/or transitional) are permitted. The zoning ordinance was revised to clarify the permittance within existing residential zone districts to develop various types of housing uses, such as SROs and studios. The City also amended the C-S as well as the P-F zone districts to allow for emergency and/or transitional shelters without discretionary action.

3.1.4 - FEE WAIVERS

The City Council was presented with a recommendation to adopt a resolution waiving a significant percent of building permit fees for developments when the builder secured at least 20 percent of its goods and services from within the City. In April 2016, the City adopted a resolution to waive fees for all development meeting the criterion described. The success of this program resulted in the City Council extending the program until June 31, 2021. At that time, the City Council will need to determine whether or not to once again extend the program.

3.1.5 - ANALYSIS OF DEVELOPMENT POTENTIAL VERSUS PROJECTED HOUSING NEED

As shown in Table 2-37 above, Chowchilla has a net of 1,114 housing units for the 2016-2024 RHNA planning period. Of this total, there is a need of 253 units for the very low-income category, 190 for low income, 204 for moderate income, and 467 for above moderate-income households.

Figure 3-1 is a map of the existing City limits with the locations of land available for new housing development to meet the needs of the of the 2016-2024 RHNA. The infill, subdivision lots for the balance of the City are included in the land inventory as they may still be developed to accommodate some housing need for moderate-or above moderate-income groups. Infrastructure facilities to sewer and water lines are available to approximately 98 percent of the parcels included within the land inventory, which are contained in the list contained in Appendix B. Dry utilities were also reviewed and found to be accessible to approximately the same percentage of parcels. However, the utility lines may need to be undergrounded for the remaining two percent of the parcels, which include approximately 40 percent of the identified land allocated for low-income housing.

As shown in the land inventory, Chowchilla has a total holding capacity including 6,999 (realistic capacity) and 11,313 (maximum capacity) housing units under current zoning, which is more than enough units to satisfy the City's RHNA with either the realistic or maximum capacity numbers. While it is highly unlikely, using the maximum densities for each zoning district, Chowchilla has a total residential holding capacity that is greater than the total RHNA by 11,313 units.

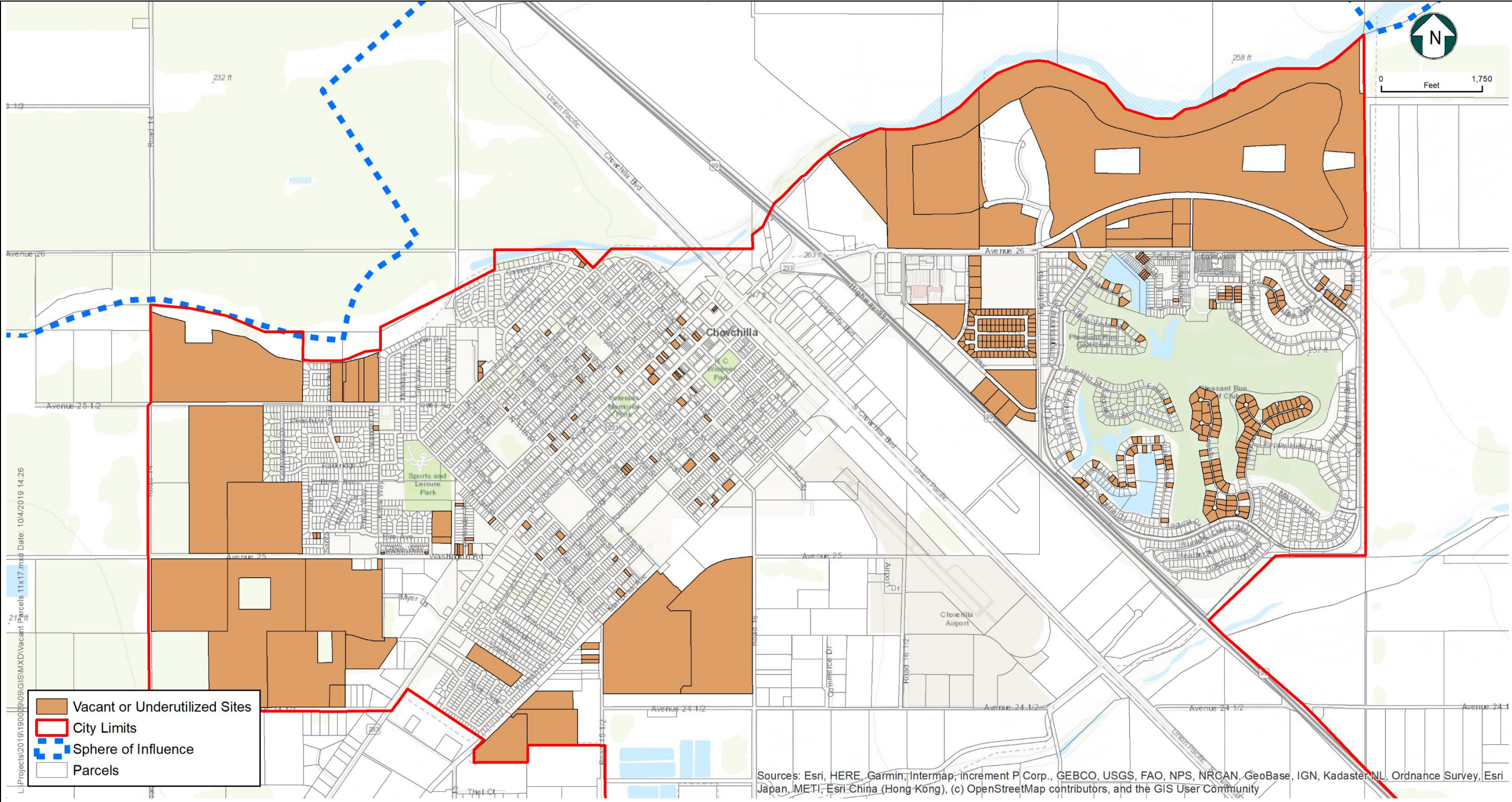


Figure 3-1
Land Available to Meet 2016-2024 Housing Goals

Using the realistic capacity, Chowchilla has a total residential holding capacity that is greater than the total adjusted RHNA by 5,525 units. The “realistic” capacities utilized in the Housing Element are consistent with the typical densities adopted within the City’s General Plan for each corresponding land use designation where the property is located. “Realistic” or “typical” densities are included within the General Plan as they accommodate for the fact that most land will not be developed at its maximum capacity due to various construction constraints such as, but not limited to, waterways, irrigation facilities, utility easements, noise constraints, community design requirements, or zoning regulations. It should also be noted that the City will, in compliance with State law, increase the range of units from 24 to 30 per acre in the R-H zoning district and HDR General Plan designation, which will increase the realistic capacity for this zone in the future. The General Plan update process for the land use element requires environmental review, which the City has been unable to gather funding or other financial resources to accomplish. Senate Bill 2 grants have been a target as a possibility for funding both of these efforts.

The range of zoning of available sites affords the opportunity for a variety of housing types. Present development patterns have single-family detached units in the R-L, Planned Development Districts (which are being proposed more frequently) that allow for a range of lot sizes from about 3,500 sq. ft. to 5,000 sq. ft. single-family units (cluster units, planned developments, and split-lot duplexes). Multi-family, manufactured homes and mobile home parks can also be allowed as part of the Planned Unit Development project.

Duplexes and apartments are allowed in all residential zones. Within the R-L and R-M zones, a conditional use permit is required because these zones are considered single-family zones. Within the R-MH and R-H zones, multi-family dwellings are permitted by right. Manufactured housing on approved foundation systems may be permitted in R-L, R-M-5, and R-M-6 residential zones upon approval by the City through the Administrative Use Permit Process to only confirm conformance with development standards. In addition to the basic construction needs, the housing needs of each of the four affordable income groups must be considered. Because capacity for housing production exceeds Chowchilla's total need for new housing during the Housing Element planning period, a primary objective for the City over the Housing Element planning period will be to facilitate development of adequate sites to accommodate the housing needs of extremely low-, very low-, low-, and moderate-income households.

HCD assumes, in general, that the higher the density, the more affordable the housing. It is HCD's position that local jurisdictions can facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

In regard to lower-income households, rental units would typically be constructed in the R-MH and R-H zone districts. Among the sites listed in the land inventory as appropriate to meet the need for units affordable to very low- and low-income households are R-H sites with High Density Residential (10-24 dwelling units/gross acre) (HDR) proposed General Plan designations, Planned Unit Districts with HDR General Plan designation and with Medium High Density Residential (six-16 dwelling units/gross acre) (MHDR) designations.

Most of the sites used to show capacity for very low- and low-income households are R-MH, R-H, and Planned Development which is described as appropriate for multi-family and mobile home parks. Using the realistic capacity methodology described above and typical developed densities, R-H and R-MH sites alone provide for approximately 341 units, so that there are ample sites to satisfy the extremely low and very low-income RHNA. Single-family attached and detached units are also expected to be the primary housing type for moderate- and above moderate-income groups. As indicated above, R-L and R-M sites provide approximately 587 units appropriate for low- and extremely low-income households. The variety of housing types would more than satisfy the RHNA for the City, providing various types of housing to various segments of lower-income groups. The remaining stock of land would more than accommodate the moderate- and above moderate-income groups.

Within the inventory of available land for development, approximately two percent, listed as available for housing are not within 50 feet of infrastructure needed for development. The parcels outside of the 50 feet of infrastructure would need to extend services prior to development and are largely considered to be other-than-infill parcels. This land inventory maps and spreadsheet includes identification of these aforementioned parcels (Appendix B).

Pertaining to emergency shelters, there are approximately 320 parcels within the C-S zone district, where shelters are allowed by right. The parcels are predominantly located within close proximity (less than a ¼ mile) of Robertson Boulevard, the main avenue through town, and access to infrastructure (sewer and water) and transportation services is readily available. Approximately 140 parcels (44 percent) of the C-S zoned parcels are vacant and could be developed for emergency shelter uses.

3.1.6 - ADEQUACY OF PUBLIC FACILITIES AND INFRASTRUCTURE

Public Land and Buildings

The City owns approximately 100 properties within the city limits. These properties vary in term of usage and availability for conversion to uses to accommodate housing needs, such as for emergency shelters. The City's properties include:

- Road right-of-way
- Parks
- Drainage Basins
- Wastewater Treatment Plant and associated ponds
- Airport and runways
- Equipment Yards
- Senior Center
- Parking lots
- City Administration Buildings

While much of City-owned property is used for public facilities such as roads, parks or drainage, five properties have structures, all of which are currently being utilized for a specific purpose. These properties include the senior center located on Robertson Boulevard, City Hall, the Police Department, and the Airport. These existing buildings do have access to most municipal services in most cases. However, because these sites are being utilized for their original purpose and are in acceptable condition, it would not be feasible at

this time to utilize or convert these buildings to housing facilities. In the future if these uses are relocated to other facilities, the remaining property and/or associated buildings should be considered for conversion to an emergency shelter or lower- or moderate-income level housing use consistent with community needs.

The City does own some property that is vacant or without structures, such as parking lots, that would require a funding source to construct housing facilities. However, extension of needed services to these vacant properties is likely a prohibitive factor for development of these vacant properties until a funding source is obtained.

In the event that vacant lands are sold by the City, or other public agencies to private developers for construction of housing projects, there are multiple steps that must be taken by the local agency prior to the sale of the property. However, among the first steps to be taken, according to Government Code 54220(a), is making any land that has been designated as surplus property available for the development of low- and moderate-income housing prior to disposition of the land. Furthermore, the sale of both surplus and other lands the City owns may be done only after the publishing of a notice of intention to sell property, a public hearing, and a final vote of approval of four-fifths (4/5th) of the City Council (Government Code 37420-37430).

Lastly, as most of the city-owned property is designated as PF (Public Facilities), it would likely require a zone change and general plan amendment to district and land use designations appropriate for the development consistent with housing needs, such as density. However, emergency shelters are a permitted use within the PF district so that no further zoning changes would be needed to accommodate such uses on City property.

Water

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

The City has seven active wells. Total water capacity for the City is 10,080,000 gallons per day (gpd) plus the additional 1,440,000 gpd with the standby well. Chowchilla's water system is a looped system with 12-inch mainlines and six to eight inch distribution lines. The City is not currently facing any critical water supply issues or problems and does not anticipate there will be any constraints within the Housing Element planning period. Conveyance infrastructure for water service is required to be constructed as part of project development and appropriate impact fees supplement operations and maintenance of the overall water supply and delivery system.

The City has recognized the long term constraints to providing adequate infrastructure related to groundwater overdraft issues and is working collaboratively with other water

suppliers in the Chowchilla sub-basin to develop sustainable practices. The current General Plan update and corresponding EIR will mitigate the groundwater issues associated with housing production beyond the planning period. However, overdraft remains the primary concern for future development, and management of the groundwater resources of the area are paramount to ensuring growth may continue at the levels anticipated.

Furthermore, pursuant to the Sustainable Groundwater Management Act (SGMA)¹, the City is currently participating in the preparation of a Sustainable Groundwater Management Plan for the underlying Chowchilla Groundwater Sub-Basin. As the primary source of water for the City is groundwater, preservation of this resource is of the utmost importance. Participation by the City in the Chowchilla Sub-Basin SGMA Committee with other affected agencies, including Chowchilla Water District, Madera and Merced Counties, and Merced Irrigation District, to develop groundwater management policies and actions. Once the Groundwater Sustainability Plan (GSP) for the sub-basin is adopted, the City will amend the appropriate General Plan elements and update zoning and other city ordinance regulations to be compliant and consistent under the new GSP requirements.

Storm Drainage

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

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

Wastewater

Wastewater service is provided by the City of Chowchilla. The City is not dependent upon special districts or private entities for wastewater services within the City's urban boundaries. Chowchilla's system consists of an industrial wastewater facility and a domestic wastewater facility. Currently, the City is processing approximately 900,000 gallons per day (this can go up to 1,100,000 during rain events) in the domestic plant with a capacity of 1.8 million gallons per day.

¹ The Sustainable Groundwater Management Act, which was signed by Governor Brown on September 2014, requires local agencies to establish a new governance structure, known as Groundwater Sustainability Agencies, prior to developing groundwater sustainability plans for groundwater basins or sub-basins that are designated as medium or high priority.

According to the Public Services Department, the plant will be able to accommodate future growth throughout the planning period and beyond. As continued growth occurs in the City, improvements to the existing plant could increase capacity up to 50 percent before a new domestic wastewater facility will be required. Chowchilla has selected and purchased a location for a new treatment facility. Significant growth will be necessary before installing infrastructure to that location is cost effective. A decision is anticipated toward the end of the planning period for the Housing Element. City Development Impact Fees have been implemented to cover the cost of infrastructure improvements including wastewater treatment as the City grows.

To comply with Senate Bill (SB) 1087, the City will grant priority for wastewater service allocations to proposed developments that include units affordable to lower-income households and reserve capacity to serve these low income housing units identified under the RHNA in accordance Senate Bill 1087.

As noted by HCD in its publication on Climate Change, “Residential development occupies the largest share of land use, affecting the regional development footprint and travel patterns.” SB 375 is intended to address climate change by encouraging development in a manner that will reduce the use of automobiles and light trucks. This includes higher density residential development, mixed uses, and incorporation of transportation, especially alternative transportation, into future development plans. Development should also consider the proximity of services, jobs, and schools and child-care to further encourage walking, bicycling, and using alternative transportation while providing a better quality of life.

Streets and Roads

The circulation system in Chowchilla is comprised of arterial, collectors and local streets. There are approximately 46 miles of City streets, and 13 miles of alleyways. Chowchilla’s circulation system is adequate to accommodate new growth. As new growth occurs, the need to construct improvements to the circulation system will increase. The City will continue to work closely with Caltrans and the County in the future regarding important regional circulation issues. City Development Impact Fees have been implemented to offset infrastructure improvement costs including major road and street facilities including interchanges as the City grows.

Bus Systems

The City of Chowchilla provides transit service to the community through Chowchilla Area Transit (CATX) that operates two transit systems. These include the local dial-a-ride CATX service and the fixed-route CATLinX service that provides a transit link to the transportation hub in downtown Merced. All Buses are wheelchair accessible. Riders with special needs may request a route deviation by calling at least one day in advance of service to ensure coordination and time of pick-up.

CATLinX is a fixed-route transit system to provide bus service between Chowchilla and the Transpo Center in Merced (716 W. 16th St.) twice daily. CATLinX operates Monday through Friday except for holidays. This program also provides the opportunity to travel daily between the cities of Merced and Madera through connections with the separate transit provider, Madera County Connection.

CATLinX fare prices are currently in effect. Children three years and younger ride free with an accompanying paid adult. CATLinX passes can be purchased from the City Finance Department at the Chowchilla City Hall (130 S. Second Street) during business hours.

Children 3 years & younger - Free

General Public Cash - \$2.00 (Within city limits)

General Public Ticket - \$2.00 (Within city limits)

Chowchilla Gold Line - \$3.00 (Ends outside city limits with limited destinations)

General Public Pass - \$20

10-Ride Senior (60 yrs+) Pass - \$15

20-Ride Student Pass - \$34

CATX, the Chowchilla Area Transit Express is a general public, curb-to-curb, demand-response transit system operated in and around the local area of Chowchilla. CATX is available for work, medical appointments, school, meetings, senior services, shopping, events, and more. All CATX vehicles are wheelchair-lift equipped. The bus operates from 8:00 A.M. to 4:00 P.M. Monday through Friday except for holidays.

Bicycle Routes

The City is also included in the Madera County 2018 Active Transportation Plan. In 2018, the Plan stated, “The City of Chowchilla does not have any existing designated bikeway facilities within the downtown or surrounding neighborhood areas. A small portion of Avenue 26 to the east of SR-99 has on-street bicycle lanes. While neighborhoods streets have relatively lower volumes and speeds, allowing cyclists to feel comfortable, preferred routes are generally not signed or striped to indicate where cyclists should travel.”

The Active Transportation Plan identifies a prioritized list of 24 projects for which the City may undertake to improve its bicycle routes (<https://www.maderactc.org/transportation/page/active-transportation-plan>). The total cost to make all the improvements listed is in excess of \$56 million. However, the City may proceed on the basis of the identified priority within the Plan to provide immediate improvement to the bicycle network for residents. These projects are located throughout the “old” downtown area, and areas to the west, southwest, and east where residential neighborhoods exist and are planned for implementation to accommodate future development.

3.1.7 - ENERGY CONSERVATION OPPORTUNITIES

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

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

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 2013. Energy efficiency requirements are enforced by local governments through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made.

The Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

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

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

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

The City has adopted the uniform solar energy codes introduced by the International Association of Plumbing and Mechanical Officials. From 2015 to 2017, 213 permits were issued allowing for solar installation. In 2018, 102 solar permits were issued. In 2019, the most current total of solar permits issued is 75 permits. This number may increase due to solar permits being issued in the November and December of 2019. Although the city is seeing an increase in solar installation permits, certain factors, such as the initial cost of installation of a solar unit, is beyond the limits of some families within the community. However, as solar technology improves, the total cost of owning solar panels will decrease. Furthermore, the prevalence of the fog during winter months reduces the effectiveness of the solar unit.

The federal government offers rebates of 30 percent for solar installations. Because this is a tax rebate, however, it does not benefit lower-income homeowners to the extent it benefits higher-income households. The Single Family Affordable Solar Housing (SASH) Program does provide additional incentives to low income homeowners with AMI of 80 percent or less. The SASH program is overseen by the California Public Utilities Corporation, and is administered by GRID Alternatives, a non-profit organization. GRID Alternatives also administers a low-income weatherization program. More information on GRID Alternatives is available at <http://gridalternatives.org/program>. This is also addressed within this Housing Element per Action/Implementation Measure 7.c. This measure will ensure that the City will do their part in helping lower-income homeowners by assisting them with applying for energy conservation improvements. Additionally, The City and PG&E play a role in implementation of various other energy conservation measures. An insulation program promoted by the City has become very popular in the community. Under the program, households below poverty level are eligible for insulation free of charge, and low-income households are eligible nearly free of charge.

3.2 - Constraints

3.2.1 - POTENTIAL HOUSING CONSTRAINTS

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

3.2.2 - POTENTIAL GOVERNMENT CONSTRAINTS

Local governments have little or no influence upon the national economy or the federal monetary policies which influence it. Yet these two factors most significantly impact the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the Housing Element's purpose is to evaluate the City's past performance in this regard. By reviewing local conditions and regulations that may impact the housing

market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

The facilitation of affordable housing can be constrained by a number of factors inherent in the municipal structure. Some governmental regulations can increase the cost of development, thus constraining the availability of affordable housing. Although there are several components of housing production which are beyond the control of local government, such as the cost and availability of mortgage capital, labor and materials, there are key elements that are directly controlled by local government and are thus legitimate subjects of inquiry for the Housing Element.

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

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

3.2.3 - GENERAL PLAN DESIGNATIONS AND ZONING

As shown in Table 3-1, below, the General Plan land use designations that allow residential development include four residential designations that permit a range of residential development types. In addition to these four designations, the City also permits mixed use, with residential units and neighborhood commercial zoning districts. Specific to Mixed-Use up to 30 dwelling units (DU) per acre (AC) are permitted in this designation, although 16 is the typical density. Certain sections of the Zoning Ordinance were updated in 2017, and it went through a comprehensive updated as of October 2019.

The City is tasked with allowing for the development of a variety of housing types that are suitable for all economic segments of the community. The Housing Element must describe how the City's Municipal Code allows for different types of housing to meet the needs of its residents. Housing types include single-family dwellings, duplexes, triplex, fourplex, accessory dwelling units, accessory structures, mobile or manufactured homes, group residential homes, multiple unit dwellings, convalescent homes, accessory structures, supportive housing, and SROs. Tables 3-2 and 3-3 below summarize the housing types permitted by right and those that require a use permit under the City Municipal Code. After the Housing Element has been updated, the General Plan will be updated to reflect the new zoning designations and which land use designation will be appropriate to correspond to. Furthermore, if a land use designation previously did not offer residential uses, then appropriate revisions to account for housing density will be added.

Table 3-1
City of Chowchilla General Plan Land Use Designations,
Permitting Residential Development

General Plan Designation	Residential Use	Maximum Density	Minimum Lot Size	Corresponding Zoning Districts
Residential Land Use Designations				
Low Density Residential (LDR)	Single-family units, mobile home units, manufactured homes. No agricultural use permitted.	2 DU/AC: 1.5 DU/AC typical	8,000 sq. ft.	R-L
Medium Density Residential (MDR)	Single-family units, manufactured homes. No agricultural use permitted.	8 DU/AC: 5.5 DU/AC typical	5,000 sq. ft.	R-M-5, R-M-6, PUD
Medium High Density Residential (MHDR)	Single-family units, multi-family units, mobile home units	16 DU/AC 8 DU/AC typical	5,000 sq. ft.	R-MH, PUD
High Density Residential (HDR)	Multi-family units and manufactured homes	24 DU/AC 16 DU/AC typical	6,000 sq. ft.	R-H, PUD
Downtown Mixed Use	Multi-family units; intended to be applied to parcels with either residential or commercial uses in a well-planned, mixed use environment	30 DU/AC 16 DU/AC typical	5,000 sq. ft. unless approved via CUP	MX-D, PUD
Mixed Use	Multi-family units; intended to be applied to parcels with either residential or commercial uses in a well-planned, mixed use environment	30 DU/AC 16 DU/AC typical	5,000 sq. ft. unless approved via CUP	MX, PUD
Neighborhood Commercial ¹	Single-family units, Multi-family units	30 DU/AC 16 DU/AC typical	5,000 sq. ft. unless approved via CUP	NC
Service Commercial	Hotel and Emergency Shelters	N/A	5,000 sq. ft. unless approved via CUP	C-S
Service Commercial-Highway	Hotel	N/A	5,000 sq. ft.	C-H
Public Facilities	Emergency Shelters	N/A	No minimum lot size	PF
Office	Multi-family units (residential care, supportive, and transitional housing)	N/A	6,000 sq. ft. unless approved via CUP	O

Note: ¹ Neighborhood Commercial (NC) currently does not have density and residential lot calculations. The data shown is from the Mixed-Use district, for now. This information will be updated along with the General Plan.

Source: City of Chowchilla Zoning Ordinance and General Plan

**Table 3-2
Zoning Districts Permitting Residential Development**

Zoning District	Residential Uses Permitted	Minimum Lot Area	Minimum Setback (fr/side/rear)	Building Height Limits	Minimum units per acre
R-L	Single-family DU, mobile home, manufactured home, residential care facility up to six person, employee housing six or fewer, and supportive and transitional housing	8,000 sq. ft. minimum	25/10/30 Setbacks can vary. See section 18.10.070 of Zoning Ordinance	35 ft.	1 unit
R-M-5	Single-family DU, manufactured home, residential care facility up to six person, employee housing six or fewer, and supportive and transitional housing	5,000 sq. ft. minimum	15/5/15 Setbacks can vary. See section 18.12.070 of Zoning Ordinance	30 ft.	2 units
R-M-6	Single-family DU, manufactured home, residential care facility up to six person, employee housing six or fewer, and supportive and transitional housing	6,000 sq. ft. minimum	15/5/15 Setbacks can vary. See section 18.12.070 of Zoning Ordinance	30 ft.	2 units
R-MH	Single-family DU, Multi-family DU, residential care facility up to six persons, employee housing six or fewer, and supportive and transitional housing	5,000 sq. ft. minimum	15/5/15 Setbacks can vary. See section 18.14.040 of Zoning Ordinance	35 ft. unless approved via CUP	6 units
R-H	Multi-family DU, residential care facility up to six persons, employee housing six or fewer, and supportive and	6,000 sq. ft. minimum	15/5/15 Setbacks can vary. See section 18.16.070 of Zoning Ordinance	35 ft. unless approved via CUP	10 units

Zoning District	Residential Uses Permitted	Minimum Lot Area	Minimum Setback (fr/side/rear)	Building Height Limits	Minimum units per acre
	transitional housing				
MX-D	Single-family DU, employee housing six or fewer, residential care facility up to six persons, multifamily DU, residential dwelling located in same building with office or commercial use, single-room occupancy, and supportive and transitional housing	5,000 sq. ft. unless approved via CUP	0/0/0 or 0/15/15 ¹	50 ft. or 35 ft. ¹	10 units
MX	Single-family DU, employee housing six or fewer, residential care facility up to six persons, multifamily DU, residential dwelling located in same building with office or commercial use, single-room occupancy, and supportive and transitional housing	5,000 sq. ft. unless approved via CUP	0/0/0 or 0/15/15 ¹	50 ft. or 35 ft. ¹	10 units
C-N	Single-family and Multifamily DU	5,000 sq. ft. unless approved via CUP	0/0/0 or 0/15/15 ¹	50 ft. or 35 ft. ¹	10 units
C-H	Hotel	5,000 sq. ft. unless approved via CUP	10/0/0 or 10/15/15 ²	50 ft.	N/A
C-S	Hotel and Emergency Shelters	5,000 sq. ft. unless approved via CUP	10/0/0 or 10/15/15 ³	35 ft. or one-story/two-story ⁴	N/A
PF	Emergency Shelter	There is no minimum lot area	15/5/15 or 15/5/25 ⁵	50 ft.	N/A

Zoning District	Residential Uses Permitted	Minimum Lot Area	Minimum Setback (fr/side/rear)	Building Height Limits	Minimum units per acre
O	Residential Care facility up to six persons and supportive housing and transitional housing	6,000 sq. ft. unless approved via CUP	15/5/15 or 15/15/15 ⁶	35 ft. or one-story/two-story ⁷	N/A

Notes: ¹ If the applicable zone abuts a R-L, R-M, R-MH, R-H, O, PF, or OS zone district.

² If the C-H zone abuts a public street or an R-L, R-M, R-MH, R-H, O, PF, or OS zone district.

³ If C-S zone abuts a public street or an R-L, R-m, R-MH, R-H, O, PF, or OS zone district.

⁴ If approved by CUP.

⁵ If the PF zone abuts a R-L, R-M, R-MH, or R-H zone district.

⁶ If the O zone abuts a R-L, R-M, R-MH, or R-H zone district.

⁷ If approved by a CUP.

Commercial, PF, and O zones do not have residential unit measurements.

Source: City of Chowchilla Zoning Ordinance

Table 3-3 demonstrates the residential zone districts and the allowable uses that are permitted by administrative approval (non-discretionary) through Site Plan Review approval or permitted via Conditional Use Permit (CUP) approved by the City of Chowchilla Planning Commission. In all cases, the residential district for which a use is requested must provide the minimum required square footage for the use to be considered. The conditions of the use permit are specific to each use. Generally, the conditions are designed to make the housing for the requested use and the surrounding uses compatible. For example, a residential use for the disabled may provide comprehensive supportive services on site and the use permit condition may require additional parking.

Programs 2.f through 2.5 will revise the Chowchilla Zoning Ordinance to allow special needs housing types within appropriate zones by right in accordance with State law.

Table 3-3
Zoning Districts and Allowable Uses

Land Use	PF	O	C-H	C-S	C-N	MX-D	MX	R-L	R-M-5	R-M-6	R-MH	R-H
SINGLE FAMILY												
Manufactured home on permanent foundation								A	A	A		
Mobile homes (with foundation: does not inc. factory-built manufactured home)								P	CUP	CUP		
Mobile home park											CUP	
Single-family housing (includes attached and detached)					P	P	P	P	P	P	P	
Accessory dwelling unit								A	A	A	A	
Guest Home								P	P	P		
MULTI FAMILY												
Two unit housing (duplexes)					P	P	P	CUP	CUP	CUP	P	P
Three- or four-unit housing (triplex and fourplex)					P	P	P		CUP	CUP	P	P
Five unit housing					CUP	P	P				P	P
Employee housing (six or fewer employees)						P	P	P	P	P	P	P
Employee housing (six or more employees)									CUP	CUP		
SENIOR												
Assisted living, skilled nursing, or hospice facility		CUP				CUP	CUP	CUP	CUP	CUP	CUP	CUP
ROOMING/HOTEL												
Boarding house or rooming house		CUP	CUP	CUP		CUP	CUP					P
Hotels/Motels			P	P		P	P					
Single-room occupancy						P	P					CUP
FAMILY DAY CARE												
Daycare, adult small family					P	P	P	P	P	P	P	P
Daycare, adult large family					A	A	A	A	A	A	A	A
Daycare, small family					P	P	P	P	P	P	P	P
Daycare, large family					A	A	A	A	A	A	A	A
Daycare center	CUP	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
EMERGENCY/DRUG REHAB/OTHER												
Emergency Shelters	P			P							CUP	CUP
Transitional/Supportive Housing		P				P	P	P	P	P	P	P

Land Use	PF	O	C-H	C-S	C-N	MX-D	MX	R-L	R-M-5	R-M-6	R-MH	R-H
Community Care Facility/Group Home												
Licensed residential care facility (6 or fewer)		P				P	P	P	P	P	P	P
Licensed residential care facility (7 or more)		CUP									CUP	CUP

A= Administrative Use Permit;

CUP= Conditional Use Permit;

P= Permitted

Source: City of Chowchilla Zoning Ordinance

As can be seen in Table 3-3, multifamily housing in commercial districts is a permitted use, however multifamily housing up to five units per building will require a CUP in the Neighborhood Commercial zone district. Daycare facilities for children adults are either a permitted use or will require an administrative use permit. Facilities catered to the care of seniors, typically require a CUP in both the mixed-use and residential zoning districts. The City utilizes the California Uniform Building Codes, that provide standards that apply to all residential projects, and are therefore, not considered a constraint. These uses are considered in greater detail on pages 80 through 83.

In 2017, the City made a number of amendments to the zoning ordinance. This included a change to the definition of Family, consistent with State fair housing law. Family is defined as “an individual or a group living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.”

Sites Identified for Special Needs Population

The special needs population includes homeless, farmworkers, persons with disabilities, seniors, large households, extremely- and very-low income households and others. As identified in the most recent version of the City of Chowchilla Zoning Ordinance and as reflected in Table 3-3, all identified residential and selected commercial zoning districts allow various types of residential housing to accommodate the special needs population, as either a permitted use, or requiring an Administrative Use Permit, or Conditional Use Permit.

Density Bonus

In 2018, the City of Chowchilla adopted a density bonus in compliance with Government Code Sections 65915 through 65918 to provide a density bonus to projects providing moderate, low, very-low income housing, and senior housing developments pursuant to the Government Code Section 65915. The maximum density bonus allowed is a density bonus of up to 35 percent for varying project sizes and income levels. The percentage for low-income units of a project to gain the 35 percent bonus is 20 percent. The percentage for very low-income units of a project to gain the 35 percent bonus is 11 percent. The percentage for moderate-income units of a project to gain the 35 percent bonus is 40 percent.

The Density Bonus applicant shall agree to, and the city shall ensure, continued affordability of all low and very low income units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for the lower income density bonus units shall be set at an affordable rent established by Section 50053 of California Health and Safety Code.

Table 3-4
Affordable Rents Established by HUD, 2016

Program	Efficiency	1 BD	2 BD	3 BD	4 BD	5 BD	6 BD
Low HOME Rent Limit	\$567	\$608	\$730	\$842	\$940	\$1,037	\$1,134
High HOME Rent Limit	\$720	\$771	\$929	\$1,065	\$1,169	\$1,271	\$1,373
Fair Market Rent	\$766	\$771	\$1,020	\$1,450	\$1,609	\$1,850	\$2,092

Source: U.S. Department of Housing and Urban Development, June 2019².

An applicant shall agree to, and the City shall ensure that, the initial occupant of the moderate-income units of the project are persons and families of moderate income, as defined in Table 3-4 and that the units are offered at an affordable housing cost commensurate with the income. The City shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement:

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

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

Accessory Dwelling Units

One type of housing appropriate for lower-income persons is second dwelling units, now referred to as "accessory dwelling units." "Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for

² https://files.hudexchange.info/reports/published/HOME_RentLimits_State_CA_2019.pdf

one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as that where the primary single-family dwelling is situated. A second unit also includes attached or detached efficiency units, or manufactured homes, as defined in Sections 17958.1 and 18007 of the Health and Safety Code.

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

The zoning ordinance has been updated to comply with recent accessory dwelling unit legislation. The Chowchilla City Council adopted Ordinance 482-17, bringing the City into conformance with AB 1866, SB 1069 (Chapter 720, Statutes of 2016), AB 2299 (Chapter 735, Statutes of 2016), and AB 2406 (Chapter 755, Statutes of 2016).

The Accessory Dwelling Unit law established maximum standards for accessory units on lots zoned for residential use that contain existing single-family dwellings. No other standards can be applied to the approval of accessory units than those listed in Section 65852.2(b) of the Government Code, except the City may require that the primary structure be owner-occupied. The City may apply the following standards:

1. The unit is not intended for sale and may be rented;
2. The lot is zoned for single-family or multi-family use;
3. The lot contains an existing single-family dwelling;
4. The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling;
5. The increased floor area of an attached second unit shall not exceed 50 percent of the existing living area;
6. The total area of floor space for a detached second unit shall not exceed 1,200 square feet;
7. Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located;
8. Local building code requirements which apply to detached dwellings, as appropriate;
9. Approval by the local health officer where a private sewage disposal system is being used, if required;
10. No other local ordinance, policy, or regulation shall be the basis for the denial of a building permit or a use permit under this subdivision;
11. This subdivision establishes the maximum standards that local agencies shall use to evaluate proposed second units on lots zoned for residential use which contain an existing single-family dwelling. No additional standards, other than those provided in this subdivision or subdivision (a), shall be utilized or imposed, except that a local

agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant;

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

At this time the City of Chowchilla has not adopted an inclusionary zoning ordinance that would require developers to build low- to moderate-income affordable, as well as market-rate, homes.

Manufactured Housing

Manufactured housing, including modular housing, is built off-site and then transported to the building site. The City's zoning code defines "Manufactured home" as a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or forty body feet or more in length, in the traveling mode, or, when erected on site, is three hundred twenty or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. These homes can provide quality housing at a reasonable price. Manufactured homes, before 1976 known as mobile homes, are those meeting National Manufactured Home Construction and Safety Standards. Mobile homes have not been manufactured since 1976, when the (more stringent) federal preemptive HUD code became effective. Modular homes (also called Factory-built homes),

are constructed to comply with the California Uniform Building Code (CBC): this is the same code with which all site built construction conforms.

State legislation allows manufactured homes on permanent foundations on any lot zoned for site-built homes. Local governments may only impose architectural requirements on the manufactured home itself which are limited to roof overhang, roofing material, and siding materials, so long as the requirements, or any other lot development standards imposed on the manufactured home installation, do not exceed those required for a conventional home on the same lot. The same State level of entitlement indicated above, that has been in effect for HUD code housing is now applied to California Building Code (CBC) Modular Housing. Therefore, the use of manufactured homes in single-family residential zones is constrained only by the ability to meet CBC requirements and other site-specific requirements (such as seismic structural package) as required for site built homes. As a result, manufactured homes, as well as factory-built housing may now be taxed as real estate and may be set on permanent foundations, in common with conventional site-built housing.

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

The City of Chowchilla Zoning Ordinance allows Manufactured homes in the R-L, R-M-5, and R-M-6 zones by right; however, they must have been manufactured no more than 10 years before the date of application for a building permit for installation, and must meet certain site or architectural standards. Single-family homes are also allowed by-right in the C-N, MX, and MX-D Zones so that the Zoning Ordinance will need to be revised to allow Manufactured homes in these zones as well.

The City of Chowchilla Zoning Ordinance prohibits the use of mobile homes unless located within a licensed mobile home park, except in specific temporary purposes, such as: as an office for a construction project, circus, or carnival, and as a residence of a watchman on the site of a construction project or an industrial facility to provide temporary living quarters for personnel in compliance with Section 18551 of the Health and Safety Code. SB2 and CCR Section 65582.3 require that manufactured homes be permitted by right in residential zones. The zoning ordinance will be revised to address the terms “mobile home” and “manufactured home” as appropriate throughout, and to allow the use of manufactured (factory built) homes compliant with State requirements in all residential zone districts as a by right use.

Emergency Shelters

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2

was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters.

To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

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

In 2017, the City amended the Zoning Ordinance by Ordinance No. 482.17, which was effective November 2018, to allow emergency shelters as a by-right use in the PF and C-S zone and R-MH and R-H by CUP to accommodate the need for emergency shelters. The Housing Element includes the identification of sites under consideration in order to complete the capacity analysis for emergency shelters. Also see the discussion on land use and emergency shelters, which describes the sites available in the PF and C-S zoning district that could be considered for emergency shelters.

The PF and C-S zone district is well suited for the development of emergency shelters with its full access to public transit and proposed proximity to services, such as grocery and retail stores. Public transit opportunities included the Chowchilla Area Transit with connections to Madera and Merced. The PF and C-S zone district permitted uses are also compatible to emergency shelters, with social services, grocery stores, retail stores and medical offices allowed nearby.

Pertaining to emergency shelters, there are approximately 402 parcels within the PF and C-S zone district, where shelters are proposed to be allowed by right. The parcels are predominantly located within close proximity (less than a ¼ mile) of Robertson Boulevard, the main avenue through town, Chowchilla Boulevard, and State Route 99 and access to infrastructure (sewer and water) and transportation services is readily available. Approximately 83 parcels (21 percent) of the PF and C-S zoned parcels are vacant and could be developed for emergency shelter uses. Of these, 24 are less than one acre in size, 19 are between one and two acres in size, and 40 are greater than two acres.

The City amended their zoning map and ordinance to include a Public Facility zone which includes all parks, public buildings, corporation yards, fair grounds, airport, wastewater treatment facility, County, and school district lands. This zone would be consistent with the General Plan designation of Public Facility.

Transitional and Supportive Housing

“Supportive housing” is defined as housing with no limit of stay, that is occupied by the target population, and that is linked on 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. “Target population” means persons “with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act, and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.”

“Transitional housing” means buildings configured as rental housing developments, but 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. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

There are a variety of local families and persons in need of emergency, supportive, and temporary shelter. This group includes the chronically homeless, those in need of emergency shelter, those threatened with homelessness, and those needing transitional housing.

SB2 Statutory Requirements: SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code.

It should also be noted that SB2 is not limited to emergency and transitional housing. SB2 does not permit the imposition of such occupancy standards unless they are equally applicable to other residential dwellings of the same type (e.g., single family home, duplex, apartments) in the same zone district.

SB 745 took effect in January 2014. It amends Section 65582 of the Government Code to replace prior health and Safety Code definitions of “supportive housing,” “target population,” and “transitional housing” with definitions now more specific to housing element law. Supportive housing was revised to remove the time limits of occupancy.

The City's 2018 Zoning Code amendments defined "supportive housing," "target population," and "transitional housing." It also included as a permitted use, supportive and transitional housing in the R-L, R-M-5, R-M-6, R-MH, R-H, MX-D, MX, and O zones. However, supportive housing and transitional housing must be considered a permitted use in all zones where single family dwellings are permitted, so that if single family homes are permitted only with a Conditional Use Permit (CUP), supportive and transitional housing must also be allowed with a CUP.

Group Homes/Senior Care and Similar Facilities

A number of terms are used by the City to mean group living accommodations for children and adults. Facilities offer varying degrees of "care," and may offer services for six or fewer people (small facilities), or seven or greater people (large facilities).

SMALL FACILITIES

The zoning ordinance currently includes small family residential care facilities and family day care. Small facilities also include group homes and "group homes for those with disabilities" or elderly when they care for six or fewer. Small family care facilities, residential care facilities, and group homes must be licensed by the State, while family day care, and some other types of small group living arrangements may not require licensing if they do not provide medical or support services.

"Residential care facility" means a single-family dwelling, group care facility, or similar facility licensed by the State of California for 24 hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

The State defines "Group Homes" as facilities for children only – usually children in foster care. The care and supervision provided shall be nonmedical. Group homes serving six or fewer residents must be treated like single-family homes or single dwelling units for zoning purposes.

By law (Lanterman Development Disabilities Services Act) a State-authorized, certified or licensed family home, foster home, or group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones.

Family day care facilities for fewer than seven are currently permitted in all residential, mixed use and O zones. To be consistent with legal requirements, the City's recent zoning ordinance amendments did include a revision to permit licensed residential care facilities by right in all residential, mixed use, and office zones, however; it failed to include them in the C-N zone where residential use is permitted.

The City subsequently revised its zoning ordinance to allow licensed and unlicensed facilities serving six or fewer people to be allowed in the same zones as single- family units,

specifically, in the C-N, MX-D and MX zone districts, with the same considerations as other single dwelling units.

LARGE FACILITIES

The City's zoning ordinance has several terms for facilities that provide care for seven or greater residents, including children, those with disabilities, and seniors. These may also include assisted living, skilled nursing, or hospice facilities.

Residential care facilities are licensed facilities. These facilities contain seven or greater units (large facilities) and may include, "non-ambulatory" residents or others who receive personal assistance (dressing, eating, bathing, etc.) or assistance with medication. Large facilities are currently permitted with a CUP in the R-MH, R-H, and O zones. Large facilities may be subject to a process to ensure that they are distributed within the community, and not clustered in low- and moderate-income neighborhoods. Limiting the number of these facilities is not considered a constraint, but rather, ensures that the facilities do not result in an undue burden to low- and moderate-income neighborhoods.

Other facilities for seniors that do not provide medical services or care (i.e., senior living or senior communities that do not offer personal or medical assistance) may not be licensed. Housing in which some services are provided to persons with disabilities may not require licensing. Supportive housing with "community living support services" generally do not need to be licensed. It is illegal for cities to discriminate against facilities merely because they are unlicensed. This has been interpreted to mean that ordinances cannot require greater regulation for unlicensed homes with fewer services than for licensed homes providing more services.

Large facilities, such as residential care facilities require a CUP in R-MH, R-H, and O zones. Assisted Living, skilled nursing homes, and hospice facilities require a CUP for all residential, mixed use, and office zones. Large family day cares are permitted by an Administrative Use Permit, in all residential, mixed use, and neighborhood commercial zones. Rooming and boarding houses are permitted by right in the R-H zone, and with a CUP in the O, C-H, C-S and mixed use zones. Supportive housing is permitted by right in all residential, mixed use, and office zones.

State law does not have specific zoning restrictions for licensed or unlicensed facilities for seven or greater residents other than those required by fair housing laws. Use permits, restrictions on zones where these facilities are permitted, and adoption of parking and other standards are sometimes used to restrict locations of large licensed and unlicensed facilities. Typically, the requirement of a CUP for a facility of a size not found in a residential area is not considered a violation of the Fair Housing Act.

The City does not consider the number of parking spaces required for various senior housing to be a constraint. Housing that provides professional care includes sufficient parking for employees and visitors, as one space is required for every 2.5 beds. Rental housing for seniors, intended for those who can live independently requires one parking space for every

three dwelling units. Table 3-2 provides information on the development standards required for each of the residential and commercial zoning districts. These standards are not considered a constraint to lower income housing, or housing for those with disabilities or seniors.

Persons with Disabilities

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

There are a number of individuals who have one or more physical and/or developmental disabilities, with varying needs. Some are capable of living on their own, or in small family care facilities, where assistance with self-care, shopping, and visits to the doctor is available. These individuals may need facilities with accommodations such as ramps instead of stairs, wider hallways that accommodate wheelchairs and walkers, and handrails in bathrooms, or aides for vision and hearing loss. The City does have processes for individuals with disabilities to make requests for reasonable accommodations with respect to zoning, permit processing, or building laws (Chapter 18.92 – Reasonable Accommodations). Additionally, the City does allow residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under Chapter 11, 1998 version of the California Code. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Other individuals, including seniors, may need more intensive care or assistance, including licensed persons who can administer medication. The City provides for a variety of housing intended to care for the special needs of the disabled. The City permits small family rest homes as State licensed facilities for six or fewer persons as a by-right use within all residential, mixed use, and Office zone districts. It also allows large family rest homes as State license facilities for seven or greater persons with a Conditional Use Permit in the R-MH, R-H, and O zone district. These facilities are defined as those without medical support. The City does not have any spacing or concentration limitations on housing of persons with disabilities.

Although the City does not have any local building requirements for disabled person accessibility, the City does offer a reasonable accommodation request. This allows any person with disabilities, including those with developmental disabilities, and eligible under the Fair Housing Act or his or her representative to request a reasonable accommodation with respect to the various land use or zoning laws, rules, policies, practices and/or procedures of the city as provided by the Fair Housing Act pursuant to the procedures set out in the City's Zoning Ordinance.

It should also be noted that when any State or local agency is intending to sell surplus land, the agency must provide a written offer to sell or lease the property for the purpose of developing low- and moderate-income housing to any local public entity (as defined in Section 50079 of the Health and Safety Code) that is located within the jurisdiction. Priority must be given to development of the land to provide affordable housing for lower income elderly or disabled persons or households, and other lower income households.

State law requires that when six or fewer persons live in a facility for the developmentally disabled or a nursing home, it must be considered a residential use. The facility should not be included within any type of home “which implies that the facility is a business run for profit or differs in any other way from a single-family home.” However, the State also wants to avoid an “overconcentration” of “intermediate care facilities/developmentally disabled habilitative or disabled nursing, congregate living facilities,” that might impair the integrity of a neighborhood, so that multiple facilities must be separated by at least 300 feet.

In compliance with GC 65583(5), the City must remove constraints or provide accommodations for housing for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These must be allowed by right. The City’s current zoning requires a Conditional Use Permit for rest homes, family care facilities, small family rest homes, family day care facilities for greater than 7 children, and similar facilities that may be utilized by those with disabilities.

As noted above, housing such as group homes, that may be utilized by those with disabilities currently require a CUP in the residential, mixed use, and office zoning districts. In addition to other considerations, the cost of a CUP is \$1,131.00. This requirement may be considered a constraint, and in most cases does not meet the State regulations requiring that the facility be considered the same as other residential uses. Please see the discussion above, for Group Homes, Rest Homes and Similar Facilities for the City’s planned amendments to the zoning ordinance under Action 2.b. Parking requirements are not considered a constraint. The City utilizes the California Uniform Building Codes which would not be considered a constraint. Construction of units for seniors and those with disabilities is subject to the standard development fees (Tables 3-5, 3-6) and planning fees (Table 3-8) that other residential development requires. Construction for these units that do not qualify for the Neighborhood Infill Program’s fee waivers will pay approximately \$20,610 per unit for impact fees.

The City amended the Zoning Ordinance in April 2017 and later in October 2018. Amendments included the provision of reasonable accommodation for housing for persons with disabilities. The City established a written and administrative, reasonable-accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use as a by right use, without a Conditional Use Permit or other restriction.

The City will allow administrative level deviations from setback requirements and a reduction of parking spaces and maneuvering areas for disabled persons, including those who are developmentally disabled. Other retrofit, maintenance, rehabilitation,

improvements and developments, or other form of accommodations for existing or new homes for special needs persons will receive prioritized consideration and flexibility or relief from regular standards and will be determined at an administrative level by the Director and/or Building Official.

Housing for Extremely Low-Income Households

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. As shown in Table 2-13, in 2013, approximately 430 extremely low-income households resided in Chowchilla, representing 10.5 percent of the total households (down from 12.7 percent in the last planning period).

Extremely low income households typically comprise persons with special housing needs including, but not limited to, persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. The Institute for Local Government's (ICG) Housing Resource Center defines a Single Room Occupancy (SRO) as "a type of residential hotel offering one-room units for long-term occupancy by one or two people and may have a kitchen or bath facilities (but not both) in the room."

The City does not explicitly define SROs in the Zoning Ordinance, but has defined "boardinghouse" in the Zoning Ordinance (Section 18.06.118) as "a building containing a single dwelling unit and provisions for five but not more than 15 guests, where lodging is provided with or without meals for compensation, does not include rest homes." The City's Zoning Ordinance currently allows boarding or rooming houses as a permitted use in the R-3 zone, which is a high density residential zone. Additionally, the Zoning Ordinance allows boarding houses in the C-1 and C-2, and PO Commercial Zones with a Conditional Use Permit. The City will add the definition of SRO in the zoning ordinance, include SRO use under "boardinghouse," and consider removing the maximum of 15 persons as defined under "boardinghouse."

To calculate the projected housing needs, Chowchilla assumed 50 percent of their very low-income regional housing needs (253 Units) are extremely low-income households. Chowchilla projected a need of 127 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could be with mental or other disabilities and special needs.

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

State and Federal Funds

The City shall apply for State and federal monies for direct support of low-income housing construction and rehabilitation. The City will assess potential funding sources, such as

Community Development Block Grant (CDBG) and HOME. The City should also establish a blended program utilizing CDBG Homebuyer Assistance Revolving Loans and Program Income Reuse. The City would be required to apply for a CDBG waiver and be an ongoing program.

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

Extremely low-income (ELI) households are a subset of very low income households who earn 30 percent or less of the median income. More than 65 percent of ELI households face a severe cost burden related to housing (more than 50 percent of income going toward housing costs), and they are the income group most likely to experience a housing crisis when faced with rent increases, foreclosure, or another adverse event.

The City will encourage the development of housing for extremely low-income (ELI) households through a variety of activities such as outreaching to developers on at least an annual basis to discuss the development of ELI housing, providing financial or in-kind technical assistance or land write-downs, providing expedited processing, identifying funding and grant opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding, and/or offering additional incentives beyond density bonus provisions. The annual Developer's forum is scheduled for October 31st. Please refer to Chapter 5 – Public Outreach for an update on this event.

These are ongoing programs, depending on funding availability to the City as well as the availability of limited staff resources to pursue these funding opportunities. Up until the end of 2018, the City had a grants consultant that would provide a quarterly update on available grants and any grants currently being pursued. This grants consultant was terminated in early 2019, therefore, staff would be solely responsible for grant pursuits. Minimally an annual review would be undertaken by the Community and Economic Development Department and presented to the City Council.

Employee Housing

In Chowchilla, employee housing is defined as temporary or seasonal housing for the residential use of unrelated persons/families employed to perform agricultural or industrial labor either on or off site agricultural activities. Most housing specifically for seasonal farm workers exists in the unincorporated county. The nearest seasonal farm worker complex is the 40-unit Cottonwood Farm Labor complex operated by Self Help Housing. Seasonal farm workers stay primarily in boardinghouses and secondary dwelling units. Boardinghouses are a housing alternative which offers the most reasonably priced lodging for seasonal farm workers.

The City has one zone that permits agricultural crop production in the I-H, PF, and OS zone districts. The residential zones allow “private greenhouses and horticultural collections, flower, vegetable gardens, and indoor cannabis cultivation.” Because the City has limited zones for agricultural use, the Zoning Ordinance will be revised to state that when land is rezoned or annexed for agricultural use, agricultural housing will be a permitted use. The City’s Zoning Ordinance is to be amended to conform to Employee Housing Act which generally requires employee housing for 6 or fewer persons in a single-family zone and 12 units or 36 beds to be permitted without a CUP in multi-family zones. Taken together with SRO Zoning for mixed use zones, the need for farm worker housing in the City can be met.

Growth Control/Growth Management

The 2040 General Plan includes policies for balancing economic growth with urban growth. Some of these polices including *Policy LU 17.6*, which states that urban development shall only occur within the City. Any urban development requiring basic City services shall occur within the incorporated City and within the Planning Area, subject to findings that the development is not a premature use of agricultural land.

Design Criteria

Other than the standards related to the Planned Unit Development process, the City’s only other set of design guidelines is the Downtown Design Guidelines. The PUD process allows for special design review criteria to ensure that the maximum utility of a site is realized. The utility of sites is maximized through the PUD process by allowing variations from the Zoning Ordinance, like clustering and density transfers.

Off-Site Improvement Standards Analysis

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

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

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

The costs of these improvements vary between subdivisions depending on location, size of parcels, and distance from services. While subdivision improvements do add to development costs, the costs are spread over each parcel in the subdivision and do not unduly add to the

development costs. The City's on and off-site improvements have not acted as a constraint on the development of housing or the development of housing affordable to lower income households. No major fees are charged for improvements, other than water and sewer connection fees.

The City currently has an incentive program for developing residential projects on infill lots resulting in the elimination of building fees. The program is called the Neighborhood Infill Program which waives 100 percent of building impact fees when a builder constructs new homes on vacant lots in the City's older, more established neighborhoods, providing that the builder secures 30 percent of its goods and services from within Chowchilla. Therefore, impacts fees should not be seen as a current constraint for development.

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

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

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

The following are minimum road width standards:

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

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

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

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

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

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

The City's on/off-site requirements are similar to other neighboring cities, as well as County requirements for parcels adjacent to the City boundaries. The requirements are no more intensive than other neighboring jurisdictions and do not unduly constrain housing development or to the development of housing affordable to lower income households, nor does the cumulative effect of the requirements act as a constraint on housing development or to the development of housing affordable to lower income households.

Open space and parking standards are typically determined by surveying similar communities and what the local experience has indicated is appropriate. The City of Chowchilla off-street parking requirements for all residential land uses reflect typical standards found elsewhere around the state, especially among similarly sized communities in the Central Valley.

The City requires one covered parking space for each single-family unit, and two spaces per unit, 1.75 spaces for two-bedroom per unit, and two spaces per three-bedroom multifamily units. For senior citizen housing projects, one space per dwelling unit or one space for every four beds, depending on the specific use. Senior citizen housing projects should also be considered the standard for those with disabilities as well. This standard typically provides for adequate off-street parking for tenants and visitors and permits emergency vehicle access and circulation. For a second unit, one parking space is required.

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

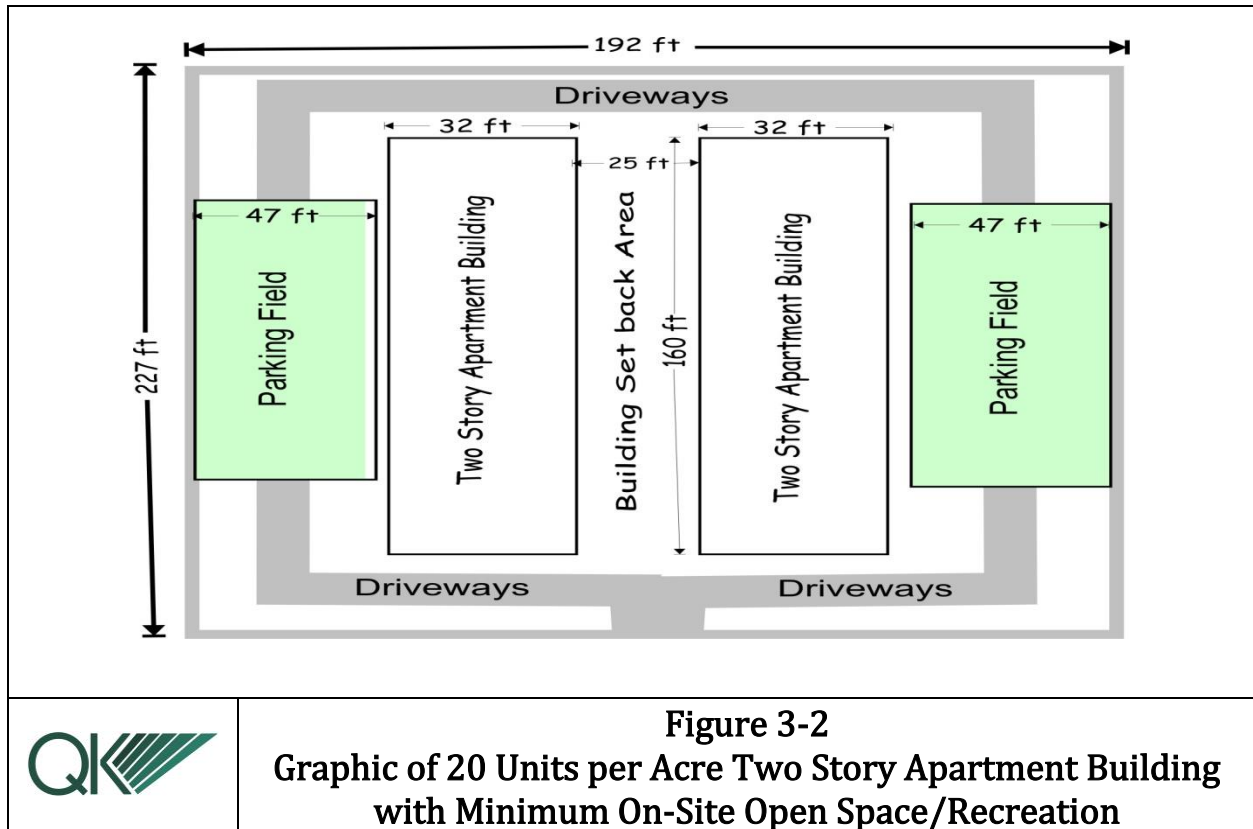
According to the Chowchilla Zoning Ordinance, each residential zone has usable open space requirements in their respective development standards. Within the R-L zone district, there is no such requirement, however, during the subdivision process, the sub-divider is required to either dedicate land, pay a fee in lieu thereof, or both, at the option of the City for park and recreational purposes. R-M-5, and R-M-6 zone districts, each lot shall provide for a usable

open space area of a minimum four hundred square feet per dwelling unit and at least fifteen feet wide. For R-MH zone districts, lots with four or less dwelling units shall provide for a usable open space area of a minimum three hundred square feet per dwelling unit. The open space shall be a minimum fifteen feet wide. Furthermore, lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site. Within the R-H zone district, lots with four or less dwelling units shall provide for a usable open space area of a minimum three hundred square feet per dwelling unit. The open space shall be a minimum 15 feet wide. Furthermore, lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site. For non-residential zones, specifically, the C-N zone district, new developments shall provide a common outdoor, shaded sitting area for use by customers. The size of the shaded sitting area shall be a minimum 250 square feet per acre of site area. For the MX-D and zone district, there is no requirement, however, conditional uses maybe required to provide usable open space as a condition of approval. For the MX zone district, New commercial developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty square feet per acre of site area. Furthermore, lots with four or less dwelling units shall provide for a usable open space area of a minimum three hundred square feet per dwelling unit. The open space area shall have minimum dimensions of fifteen feet. Lastly, lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where there are multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site. There is no open space required for the C-S, C-H, O, and PF zone districts.

With these requirements, the site development costs would be reduced depending on the size of the lot. Lack of open space places a heavier burden on local government to develop additional parkland in locations closer to higher density development and is anticipated to increase usage of the parks generating a demand for more maintenance from local government. These development and maintenance costs are hidden costs associated with the development of higher density units that lack adequate open space and recreation amenities.

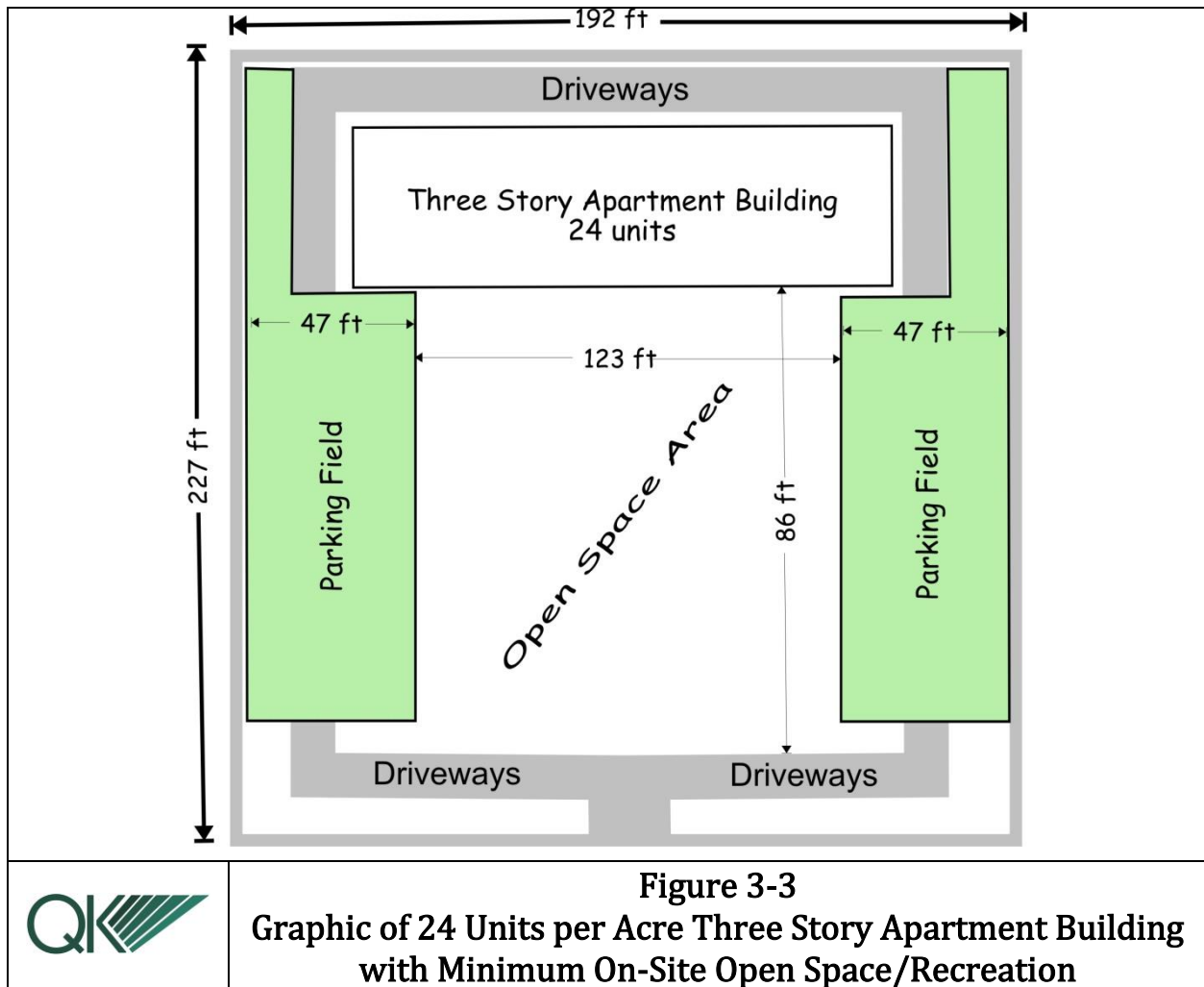
Higher densities can be achieved by constructing taller buildings in the range of three or four stories or utilizing larger parcels. Taller structures would require elevators and other building safety improvements, such as fire escapes and fire suppression systems, improved public fire protection (ladder fire truck), and additional parking on the same one acre of land.

Figure 3-2 is a graphic of a two-story apartment building on one acre of land zoned R-H at a density of 20 units per acre. Since the parcel is zoned as R-H, and the project is proposing more than five units, five percent of the lot area shall be dedicated for usable open space, which is approximately 2,178 square feet.



As mentioned previously, the parcel being zoned R-H, will require five percent of lot area dedicated. This is approximately 2,178 square feet. Open space standards do not exceed those used in other cities of comparable size. In Chowchilla, these standards reflect a strong community value in open space and the role it plays in the overall quality of life of the City's residents.

Figure 3-3 is a graphic of a three story apartment building on one acre of R-MH zoned land at a density of 24 units per acre. Since the parcel is zoned as R-MH, and the project is proposing more than five units, five percent of the lot area shall be dedicated for usable open space, which is approximately 2,178 square feet.



Building Codes and Enforcement

Building standards are essential to ensure safe housing, although some codes and standards may constrain the development or preservation of affordable housing. The City of Chowchilla has adopted the California Government Code 50022.1 through 50022.6, 2016 California Code of Regulations Title 24, known as the 2016 California Building Standards Administrative Code, California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Fire Code, California Green Building Standards Code, And California Referenced Standards Code, together with all appendices, copies of which are on file with the City of Chowchilla for public record and inspection. The Municipal Code was last amended in January 2014 to adopt the most recent building codes of the State as well as incorporate the periodic amendments and updates to the Building Code.

Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code

standards. In this manner, building codes and their enforcement could potentially act as a constraint on the amount of housing and its affordability.

The City operates a code enforcement program employing one full-time Senior Building Inspector/Code Enforcement Officer with funds budgeted for a second, full-time staff dedicated to code enforcement. The City is currently advertising for this position and hopes to have it filled as soon as possible. Enforcement involves ensuring that development within the City conforms to the standards contained in the Chowchilla Municipal Code, which includes the above Uniform Codes by reference. However, the codes enforced by Chowchilla are similar to the codes enforced by most other cities in the region and are necessary to promote the minimum standards of safety and accessibility to housing. Thus, the codes are not considered to be an undue constraint on housing investment.

The code enforcement process is initiated both by resident complaints and through the observation of code violations by enforcement staff. The City has had a housing rehabilitation program where the efforts of code enforcement officials would be coordinated to target areas where rehabilitation needs are most prevalent.

Development Fees and Other Exactions Required of Developers

Table 3-5 indicates the building and impact fees in 2019 based on square footage for a for a typical 1,200 square foot, three bedroom, two bath single-family home in the City of Chowchilla within a newly developing area of the City. The City's total fees have increased by \$4,918.93. This is due to the City increasing the majority of fees due to the need for projects to assist in serving the growing population of Chowchilla with need public services.

The sewer and water fees vary depending on which of four quadrants is developed. The "typical" example provided in Table 3-5 is based on fees averaged for all zones within the City.

Table 3-5
City of Chowchilla Average Single-Family Permit Fee (All Zones)

Building Permit Fees	Amount of Fee
Building Permit Fee	\$1,093.31
Plan Check Fee	\$710.65
Plumbing Fee	\$90.00
Mechanical Fee	\$72.00
Electrical Fee	\$78.00
Water Connection Fee	\$382.44
Sewer Connection Fee	\$213.94
SMIF Fee	\$14.41
Bldg Std Admin Spc Rev	\$5.00
Public Facility Impact Fees	Amount of Fee
Water Impact Fee ¹	\$1,960.87
Wastewater Impact Fee ¹	\$3,793.25

Building Permit Fees	Amount of Fee
Fire Impact Fee ¹	\$1,255.89
Police Impact Fee ¹	\$928.63
Signalization Impact Fee ¹	\$213.86
Storm Drainage Impact Fee ¹	\$1,406.75
Park Impact Fee ¹	\$2,012.18
Public Building Fee ¹	\$707.51
Storm Drainage Facilities Fee	\$627.60
Roads Fee ¹	\$3,179.74
Interchange Fee	\$475.84
Avenue 17 Crossing	\$403.90
Avenue 26 Improvements	\$523.92
Tax Agreement Fee	\$349.26
Total Fees	\$20,498.94

Sources: City of Chowchilla Community Development Department-Building Division, 2019

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

Table 3-6 lists the estimated building fees for multi-family development based on 2019 building and development impact fee requirements. The fees in the following table are based on a “typical” multi-family development that each unit is 1,000 square feet per unit. These fees decreased, in total, approximately \$60,462.04 in the current planning period, compared to 2016.

In addition to the fees collected above, the Chowchilla Elementary and High school districts also collect impact fees. These fees are coordinated and collected separate from the City impact fees. Effective April 16, 2019, the Level 1 fees are \$2.27 per square foot for the elementary school district and \$1.52 per square foot for the high school district. The Level 2 fees are \$1.70 per square foot for the elementary school district.

Table 3-6
City of Chowchilla Multi-Family Average Permit Fee

Type of Fee	Amount of Fee
Building Permit Fee	\$1,0474.74
Plan Check Fee	\$698.58
Plumbing Fee	\$75.00
Mechanical Fee	\$60.00
Electrical Fee	\$65.00
SMIF Fee:	\$12.01
Water Connection Fee	\$160.00
Sewer Connection Fee	\$52.50
Bldg Std Admin Spc Rev (State fee)	\$4.00
Type of Fee	Amount of Fee
Water Impact Fee ¹	\$2,236.58
Wastewater Impact Fee ¹	\$4,452.44
Fire Impact Fee ¹	\$1,539.01
Police Impact Fee ¹	\$945.53
Signalization Impact Fee ¹	\$237.42
Storm Drainage Impact Fee ¹	\$1,390.45
Park Impact Fee ¹	\$2,185.67
Public Building Fee ¹	\$852.53
Roads Fee ¹	\$3,179.74
Storm Drain Facilities Fee	\$1,387.75
Total Fees	\$20,609.96

Sources: City of Chowchilla Community Development Department-Building Division, 2016

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

Table 3-7 shows the percentage of Fees charged to new residential development compared to the cost of new housing on a per unit basis. In 2010, fees accounted for 12.4 percent of single family housing development costs, and 21.2 percent for multi-family costs. However, in 2016, per unit fees were lower per single-family unit than were fees for multi-family units, and it is the same for 2019. The actual difference is far less than what has been in the past. It is approximately \$111.02 between the fees for single family and multi-family per unit (\$20,498.94 for SFH and \$20,609.96 for MFH). Building costs for multi-family units do, however, remain lower than for single family units, and therefore the proportional cost of fees for single-family units is higher than for multi-family units (10.69 percent and 20.05 percent, respectively, using 2016 figures for development costs).

Table 3-7
New Proportion of Impact Fee in Overall Development Cost for a
Typical Residential Dwelling

Development Cost for a Typical Unit	Single-Family¹	Multifamily²
Total estimated fees per unit	\$20,498.94	\$20,609.96
Typical estimated cost of development per unit	\$191,748	\$102,749
Estimated proportion of fee cost to overall development cost per unit	10.69%	20.05%

Notes: ¹ Single Family Building Permit Costs is based upon 1,200 sq. ft. unit

² Multi-Family Building Permit Cost based upon 1,000 sq. ft. unit

In May 2016, an article on the Building Industry Association website (<http://www.biafm.org/files/pdf/update-bulletin-may-31-2016.pdf>) stated that New National Association of Home Builders estimates based on the latest data show that, on average, regulations imposed by government at all levels account for 24.3 percent of the final price of a new single-family home built for sale. Three-fifths of this - 14.6 percent of the final house price-is due to a higher price for a finished lot resulting from regulations imposed during the lot's development. The other two-fifths -9.7 percent of the house price-is the result of costs incurred by the builder after purchasing the finished lot.

The building and development impact fees shown in Tables 3-6 and 3-7 are not considered constraints to development of housing because the impact fees are designed to pay for infrastructure improvements without which no new housing would be allowed to develop. This infrastructure includes new water wells, expansion of the wastewater treatment plant, regional storm drainage facilities, major street and interchange construction, police and fire equipment, parks, and schools. Chowchilla provides for alternatives to payment of impact fees at the time of Building Permit (or at the time of occupancy in special conditions).

These alternatives include participation in a Community Facilities District with funds from Mello-Roos bonds, Special Assessment Districts or other financing mechanisms that ensure that public facilities are in place at time of need. Since the City does not control the selling price of housing or the rental rate structure in multi-family units, reductions in consumer costs for housing may or may not be equal to the savings of financing impact feed. Ultimately the cost of servicing debt is passed along to the consumer through higher monthly housing costs.

Chowchilla is not a considered an economically disadvantaged community and the ability of the City to leverage State or federal funds for major improvements to support new development is severely limited. Reducing the level of justifiable impact fees to fund new development serving infrastructure will ultimately be self-defeating as the ability of the City to accommodate needed new development will be lacking.

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions require fees in addition to those listed above. Some of these costs are summarized in Table 3-8 below.

Table 3-8
City of Chowchilla Planning Fees Fiscal 2018-2019

Type of Application	Amount of Fee
Annexation Processing	\$2,690.00 plus outside costs
Appeal Decision of Planning Director	\$316 plus outside costs
Classification of Permitted Uses	\$531.00 plus outside costs
Conditional Use Permit	\$1,131.00 plus outside costs
EA - Categorical Exemption	\$126.00 plus outside costs
EA - Negative Declaration	\$1,399.00 plus outside costs
EA for Home Occupation Permit	\$63.00 plus outside costs
EIR Processing & Review	\$1,399.00 plus outside costs
Final Parcel Map	\$1,076.00 plus outside costs
Final Parcel Map Revision	\$215.00 plus outside costs
General Plan Amendment	\$1,614.00 plus outside costs
Home Occupation	\$32.00 plus outside costs
Lot Line Adjustment	\$372.00 plus outside costs
Minor Deviations to Ordinance/Standards	\$106.00 plus outside costs
Modification/Revocation of Conditional Use Permit/Variance	\$797.00 plus outside costs
Parcel Map Waiver	\$159.00 plus outside costs
Planning Fee Appeal Process	\$316.00 plus outside costs
Revision to Acreage Map	\$212.00 plus outside costs
Signage Plan Review	\$32.00 plus outside costs
Site Plan Review	\$810.00 plus outside costs
Temporary Use Permit - For Non-Profit Groups	\$32.00 per event
Temporary Use Permit - For Profit Groups	\$150.00 per event
Tentative Parcel Map	\$531.00 plus outside costs
Tentative Subdivision Map	\$1,614.00 plus outside costs
Tentative Subdivision Map Revision	\$808.00 plus outside costs
Variance	\$531.00 plus outside costs
Zone Amendments	\$531.00 plus outside costs
Zoning Inquiry (formal letter)	\$186.00 plus outside costs
Zoning Text Amendment	\$531.00 plus outside costs

Source: City of Chowchilla Community & Economic Development Department-Planning Division

Processing and Permit Procedures

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

the City is currently pursuing funding under the SB 2 Planning Grant to purchase an online permit tracking software in order to more expeditiously process applications. This is considered to be an “administrative” action.

Conditional Use Permits (CUPs) are required for specific residential uses that are not allowed by-right in commercial zones. This process timeline cannot be reduced due to the public hearing and environmental review notification requirements. CUPs have a 10-day appeal period after a decision has been made by the Planning Commission and are void after one year unless building permits are obtained. Extensions of this time frame may be requested if a project requires a longer period of time in which to obtain financing, prepare building and improvement plans, and if environmental review requirements require special studies or extended comments.

The formal review period for tentative subdivision maps varies due to numerous factors. The applicant's preparation time and preliminary staff review may increase the time frames for subdivisions. The time frame often depends on the accuracy and adequacy of the initial plans. A requirement for extensive environmental review or an environmental impact report (EIR) will lengthen the process, but an EIR can be processed simultaneously with the map.

Tentative map applications must first be reviewed and recommended by the Planning Commission, with the Commission's recommendation then reviewed by the City Council before then can be approved. Public Hearings at the Planning Commission and City Council are required, which extends the approval timeline due to public notice requirements. Parcel maps also require Planning Commission review and City Council final approval.

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

The City has made the commitment to further reduce permit processing times by investing in an online permitting tracking software through the use of SB 2 planning grant funds. This permitting software will not only assist with reducing processing times, but will give the ability for an applicant to submit their plans online instead of mailing them in or dropping them off in-person.

Multi-Family Residential Permit Processing and Procedures

Depending on the zone where it is located, multi-family residential development (three or more units) may require a Site Plan Review application that requires administrative approval, which typically takes approximately two weeks, provided that all infrastructure

and site development issues have been adequately addressed and shown on the proposal acceptable to the City Engineer. Multi-family development may also be subject to discretionary action. For example, a proposed four-unit building proposed in the R-M-5 or R-M-6 zones would be subject to securing approval of a Conditional Use Permit which requires Planning Commission approval, and could take approximately one to two months, provided that all infrastructure and site development issues have been adequately addressed and shown on the proposal acceptable to the City Engineer.

Environmental Constraints

The City of Chowchilla's Land Use Element recognizes the mapped flood hazards in the growth area of the City, and therefore no residential development is planned for those very limited areas. Given the upstream control of Buchanan and Hidden dams, flood zones in or near the City are limited to the banks of Ash Slough and Berenda Slough. Those areas are shown in the Land Use Element land use map as Open Space.

Future areas for housing have been accounted for with a program level environmental analysis of the General Plan. There are no known environmental constraints that would prevent any of the sites from being developed for housing purposes. Chowchilla is not located in a flood plain, sites for housing are clear of noise issues associated with the airport, railroad, and freeway. There are no known wetlands, oak tree preserves, or cultural resources that would prevent housing from being constructed. As noted earlier, the City has recognized the long term constraints to providing adequate infrastructure related to groundwater overdraft issues. The current General Plan update and corresponding EIR will mitigate the groundwater issues associated with housing production beyond the planning period.

Some project areas may require additional environmental review to address specific site related issues or changes in State law or local agency rule changes such as air quality regulations. Issues that may raise environmental issues include traffic, air quality, energy conservation, water supply, and noise. Typically, a Negative Declaration or Mitigated Negative Declaration will be sufficient. Processing delays caused by mandated comment periods could delay discretionary approvals by 45 days.

3.2.4 - POTENTIAL NON-GOVERNMENTAL/MARKET CONSTRAINTS

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

Availability of Financing

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

Data describing the aggregate loan applications processed in Madera County is reported by individual lending institutions for the years 2012, 2013, and 2014. In 2012, 1,040 loan applications were processed for the purchase of a home, with only slight increases of 1,103 and 1,109 in 2013 and 2014 respectively. In comparison, in 2012 there were a total of 3,453 applications for purchase of a home, refinancing, or improvements, and in 2006 there were 6,359 applications.

During the recent recession, banks and other lenders reviewed their policies for lending. During the building boom of the early 2000s, a first time home buyer was much more likely to have a loan approved than he/she is now. A conventional loan now requires high credit scores, a higher percentage down payment, and a very thorough vetting process to ensure that the bank is not taking a risk in lending to the borrower.

Federal and State Actions

While financing availability is a non-governmental constraint, various State and federal government policies can have significant impacts on the affordability of housing. Most important of these policies are those federal monetary policies that influence interest rates. Interest rates affect both construction costs (construction loans) and long-term mortgage costs, thereby having a significant direct impact on the affordability of housing (California Statewide Plan Update, 1990). The volatility of interest rates is demonstrated by the fact that within the last 20 years, mortgage rates have been as high as 13 percent and as low as four percent. Construction financing has been even more volatile. The current average rate of a 30-year home mortgage loan is approximately three and a half percent.

The federal government has increased the per-capita limits on tax exempt bonds and the Low Income Housing Tax Credit Program. That change provides more allocation authority for states, which simply means more supply of funds. The federal government has significantly reduced its involvement in direct construction programs to meet the housing needs of low- and very low-income households. However, it has worked with local housing authorities to make the Section 8 program more efficient and effective.

Additionally, HUD has worked aggressively with private sector owners of older assisted housing projects in an effort to keep them affordable. It is now much easier for owners to sell to nonprofits and for-profits who are willing to enter into new regulatory agreements.

Land Costs

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

In 2016, several approximately one-quarter acre lots containing water, sewer, electric, gas and cable connections were available in the City for \$49,000 each, with other lots available for \$54,900 to \$65,000. The range given in 2009 for a one-sixth acre lot was approximately \$35,000 to \$50,000, indicating that the cost of finished lots has not increased during that period. Chowchilla, like many other small cities in the San Joaquin Valley, has developments that have not been completed, and are in various stages of permitting. Some developers are just now purchasing tracts that have been on hold for several years. In addition to the cost of the raw land, new housing prices are influenced by the cost of holding land while development permits are processed. The shorter the period of time that it takes a local government to process applications for building, the lesser the effect inflation will have on the cost of construction and labor. Permit processing times are discussed earlier in this section in the context of governmental constraints on the development of affordable housing.

Development Costs / Construction Costs

Total Housing Development Costs

As shown in Table 3-7, above, the total of all housing development costs discussed above for a typical entry-level single-family home in 2019 (1,200 square feet) is estimated at \$191,748, including land, site improvements, construction costs, developer profit, fees and permits. Permit and plan check fees are based on a 1,200 square foot house with two baths and an attached garage built on a concrete slab. This figure does not include marketing, or financing costs. These specifications for the hypothetical house used were chosen to define an entry-level family home in Chowchilla.

Area contractors face different issues than they did five years ago. Concerns at that time included increasing costs for materials. The more pressing issue, however, was that unemployment was high, and few people could qualify for new home loans. Instead, many homeowners remained where they were and made improvements to their homes as monies became available. As can be seen in Table 2-37, in 2012 the City had zero applications for single home building permits. In comparison, unemployment rates have improved (from 14.8 percent in June 2012 to 9.4 percent in June 2016 [California Dept. of Labor]), City fees have decreased, and lending rates have remained at a consistent low rate of four percent. However, it has become more difficult to qualify for a mortgage loan, and many subcontractors have left the area or gone out of business in the past eight years; therefore, fewer builders are developing.

Community Sentiment

Community attitudes toward new development, particularly affordable housing, can positively or negatively influence the success of proposed projects. The City of Chowchilla has had no recent applications for multifamily housing, and only one project proposed that includes parcels for lower-income housing. During public meetings regarding that project, only one resident expressed concern for the potential of affordable housing to be constructed adjacent to his home. Informed residents understand the need for housing for not only lower-income, but also middle-income residents, and typically encourage opportunities for new housing. NIMBYism has not been a concern expressed by residents, City staff, or City governance.

CHAPTER 4 - GOALS, OBJECTIVES, POLICIES, ACTIONS/IMPLEMENTATION MEASURES

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

4.1 - State Housing Goals

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

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

4.2 - Housing Element Update

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

Policies and action programs from the prior Housing Element have been incorporated herein or updated, otherwise modified, or deleted as deemed appropriate. The completion date/period of each Action is specified. Grants and other funding sources are summarized in Table 4-1, at the end of this section. Monitoring will be accomplished annually through the General Plan status report required by Government Code 65400.

4.3 - 2016 - 2023 (Revised for 2020-2024) Housing Goal, Objective, Policy, Action Analysis

This Housing Element program strategy focused on the accomplishment of objectives and implementation of policies in seven categories. To implement these overall purposes, the City of Chowchilla Housing Element continued the seven general goals developed for the last planning period. These seven goals and their underlying objectives are described in detail below.

4.4 - Proposed Amendments to the 2016 - 2023 (Revised for 2020-2024) Housing Element

As evaluated, the Objectives and Actions/Implementation Measures of the past planning period are sound and implementable by the City. Many of the Goals, Objectives, Policies and Actions/Implementation Measures are carried forward in the 2020-2024 Housing Element, with revisions to better address housing for special needs groups. Several other Actions/Implementation Measures have been added, either to be compliant with recent laws and regulations, or to reduce or eliminate constraints, particularly constraints to those with special housing needs. The City worked diligently during this past Housing Element cycle to complete many of the Actions/Implementation items. Those that have been completed and that are not on-going measures have been deleted for this updated document. It should be noted that the City's Planning Staff is the responsible department/agency unless otherwise noted in an Action/Implementation Measure.

GOAL 1 PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT

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

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

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

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

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

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

Action/Implementation Measure 1.a: Prior to its expiration in 2021, the City will review the Zoning Ordinance that waives impact fees for all infill, mixed use, and any development, including high density development, of other vacant lands with existing infrastructure when the builder secures at least 30 percent of its good and services from within the City. In order to qualify, the developer must apply within the designated period as set forth by resolution. If warranted, this ordinance will be extended.

Timeline: 2021
Funding Source: General Fund
Quantifier: Established infill incentive program
Responsible

Department: City Administrator's Office

Action/Implementation Measure 1.b: The City reviewed the properties it owned in October 2019 for the Housing Element revisions and is holding a developers' forum to discuss this issue. The City will prepare an updated inventory of government owned land within the City and its Sphere of Influence and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will actively recruit developers and apply to funding agencies to facilitate development of the sites with housing for assisted living and housing for seniors, veterans, the homeless, farmworkers, and affordable housing for families. Assisted living refers to housing for individuals who require assistance with everyday activities such as meals, medication management or assistance, bathing, dressing and transportation.

Timeline: Ongoing: Prepare inventory and analysis by August 30, 2020, and review every two years

Funding Source: On-going CDBG funds, as available and appropriate

Quantifier: Funded application expended on project of 15 units

Responsible

Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 1.c: The City will continue to apply for additional CDBG and HOME funds to acquire and/or extend necessary services (water and sewer hookups) to in-fill parcels for housing development, with the goal of \$120,000 for extension of services.

Timeline: 2020 and annually thereafter

Funding Source: CDBG and HOME funds as available and appropriate

Quantifier: Funded application expended on project in support of 3 units annually

Responsible

Department: City of Chowchilla Finance Department

Action/Implementation Measure 1.d: The City will provide expedited processing and approval for developments consisting of affordable to lower-income households so that funding opportunity deadlines can be met.

Timeline: On-going

Funding Source: Pursuing SB 2 funds

Quantifier: No applicable

Responsible

Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 1.e: The City will conduct an internal consistency review of the General Plan as part of the annual General Plan implementation report required by Section 65400.

Timeline: Completed in 2019. Ongoing annually

Funding Source: Not applicable

Quantifier: No applicable
Responsible
Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 1.f: Per SB 35, the City will work with participating developers to ensure an expedited process for those projects that meet the requirements under this bill.

Timeline: 2021, within 24 months of adoption of the housing element
Funding Source: Not applicable
Quantifier: Internal process establishment
Responsible
Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 1.g: When land is rezoned or annexed for agricultural use, agricultural housing will be a permitted use. The City revised the Zoning Ordinance to conform to the Employee Housing Act. The Health and Safety Code Sections 17021.5 and 17021.6 apply to employee housing that qualifies, or intends to qualify, for a permit to operate under the Employee Housing Act. This generally requires employee housing for six or fewer persons in a single family zone and 12 units or 36 beds to be permitted without a CUP in multi-family zoning districts. The City will revise the Zoning Ordinance to allow employee housing by-right in the R-MH and R-H zones.

Timeline: 2020, within 12 months of adoption of the housing element
Funding Source: Not applicable
Quantifier: Completed revised Zoning Ordinance
Responsible
Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 1.h: Per SB 540, the City will consider adopting a workforce housing opportunity zone that minimizes project level environmental review and guarantees 50 percent of total housing units within that plan to be affordable to persons or families at or below moderate income.

Timeline: Within 12 months of Housing Element certification
Funding Source: State grants
Quantifier: Plan development
Responsible
Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 1.h: Per AB 166, the City will commit to identifying additional low-income housing sites in their housing element when market-rate housing is developed on a site currently identified for low-income housing.

Timeline: On-going

Funding Source: Not applicable
Quantifier: Report to City Council
Responsible
Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 1.i: Per AB 879, the City will continue to provide annual reports on local implementation including number of project applications/approvals, processing times, and approval processes.

Timeline: On-going
Funding Source: Not applicable
Quantifier: Report to HCD
Responsible
Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 1.j: The City has no units at risk through the planning period. Per AB 1521, the City will review requirements of SB 1521 and ensure that owners of properties with affordable housing units are aware of these requirements.

Timeline: On-going
Funding Source: Not applicable
Quantifier: Report to City Council
Responsible
Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 1.k: The City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished

Timeline: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.
Funding Source: General Funds
Quantifier: In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.
Responsible
Department: City of Chowchilla Community and Economic Development Department

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

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

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

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

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

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

Action/Implementation Measure 2.a: The City will continue to actively recruit involvement of for-profit and non-profit housing corporations (such as Self Help Enterprises) by holding workshops and/or town hall meetings and coordinate with them to develop at least 10 new, affordable, both low-income and special needs housing annually, assisting development as possible with awarded grant funds, expected at approximately \$120,000 annually.

Timeline: Ongoing. 2020 and annually thereafter
Funding Source: HOME, Proposition 46, Tax Increment, Tax Credits
Quantifier: Development Agreement
Responsible
Department: City of Chowchilla Community and Economic Development & Finance Departments

Action/Implementation Measure 2.b: The City will revise its Zoning Ordinance and General Plan designations, to encourage higher density development. This includes changing the permitted density in the R-2 zone from a range of 6 to 16 units to a range of 12 to 20 units and changing the permitted density in the R-3 from a range of 10 to 24 units to a range of 20 to 30 units. Per State requirements for the “default” density standards, changes will be by-right as appropriate. The High Density Residential designation of the General Plan will also be revised to be consistent with these changes. The City would support increasing building heights to 3 stories once the city acquires appropriate equipment to provide essential fire suppression services to such developments. This may be between 5-10 years, when funding becomes available. Additionally, the City will add a provision for mixed use in the downtown area, to provide opportunities for both residential and commercial uses.

Timeline: (Revisions to ZO and GP density ranges). Partially completed but needs revisions to be consistent. Within 12 months of adoption of this Housing Element. Three additional months for adoption by City Council

Source: Not applicable

Quantifier: Resolution to Planning Commission for consideration, then to City Council for adoption.

Timeline: (purchase of additional fire truck) 5-10 years, when funding becomes available (begin seeking funding in 2017)

Source: Various State, private and federal sources available

Responsible
Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 2.c: The City will continue to apply, as appropriate, for State and federal funding specifically targeted for the development of housing affordable to extremely low-income households particularly those overpaying for housing by 30 percent or greater, such as the Local Housing Trust Fund program and Proposition 1-C funds. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. Other efforts will include outreaching to developers on at least an annual basis to discuss the development of ELI housing, providing financial or in-kind technical assistance or land write-downs, providing expedited processing, identifying funding and grant opportunities, applying for or supporting applications for funding on an ongoing basis, prioritizing local funding, and/or offering additional incentives beyond density bonus provisions.

Timeline: July 2020, and annually thereafter

Funding Source: Local Housing Trust Fund and/or Proposition 1-C funds, and General Funds

Quantifier: Assistance as requested and funds available, anticipated to be \$400,000 during the planning period, with a total of 127 new units constructed and 15 preserved.

Responsible
Department: City of Chowchilla Finance Department

Action/Implementation Measure 2.d: The City will work with the Housing Authority to encourage owners to qualify their rental units under the Section 8 Income Voucher Program, and to retain those already enrolled in the program. Those with housing available near schools, and with three or more bedrooms will be encouraged to join or maintain housing in this program. The City and Housing Authority will work to provide project-based vouchers when new rental developments are deemed feasible with the inclusion of project based vouchers. Additionally, landlords cannot discriminate against renters who use Section 8 or other federal, state, or local public assistance or housing subsidies for paying any portion of their rent.

Timeline: In process: 2020 and at least annually thereafter

Funding Source: General Fund

Quantifier: Additional 2 units annually
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 2.e: The City will work with affordable housing developers, the MPO and Transportation Commission to determine site and transportation improvements. This includes review of available lots for infill and status of infrastructure to those sites, appropriate zoning, completion of CEQA and NEPA requirements, and other factors. The goal will be to complete the application by 2020.

Timeline: Ongoing. 2020 and annually thereafter
Funding Source: General Fund
Quantifier: Additional 40 units
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 2.f: The City will revise its zoning ordinance to allow licensed and unlicensed facilities serving six or fewer people to be allowed in the same zones as single- family units, specifically, in the C-N zone district, with the same considerations as other single dwelling units.

Timeline: Within 12 months of Housing Element adoption
Funding Source: General Fund
Quantifier: Adoption of Zone Text Amendment Resolution
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 2.g: The City will revise its zoning ordinance to incorporate development standards for the development of large residential care facilities to be consistent with State and federal law.

Timeline: Within 12 months of Housing Element adoption
Funding Source: General Fund
Quantifier: Adoption of Zone Text Amendment Resolution
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 2.h: The City will revise its zoning ordinance to allow Transitional and Supportive housing in the Neighborhood Commercial Zone. Additionally, Low-Barrier Navigation Centers and supportive housing will be allowed by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, when certain criteria are met, as described in AB 101 and AB 2162. Criteria under AB 2162 include, but are not limited to prohibiting the City from imposing minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.

Timeline: Within 12 months of Housing Element adoption
Funding Source: General Fund
Quantifier: Adoption of Zone Text Amendment Resolution
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 2.i: The City will revise its zoning ordinance to add Manufactured Home on Permanent Foundation to be allowed in all zones that allow single-family residences (MX, MX-D, R-MH, and C-N).

Timeline: Within 12 months of Housing Element adoption
Funding Source: General Fund
Quantifier: Adoption of Zone Text Amendment Resolution
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 2.j: The City will revise its zoning ordinance to allow Emergency housing in all zones where residential uses are allowed in non-residential zones, such as mixed use zones.

Timeline: Within 12 months of Housing Element adoption
Funding Source: General Fund
Quantifier: Adoption of Zone Text Amendment Resolution
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 2.k: The City will revise the zoning ordinance to define the term “guest house” or “guesthouse” as an accessory building not intended for permanent occupancy which does not have separate cooking facilities from the primary residence.

Timeline: Within 12 months of Housing Element adoption
Funding Source: General Fund
Quantifier: Adoption of Zone Text Amendment Resolution
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 2.l: For vacant sites identified during the previous two (2) or more planning periods AND non-vacant sites (underutilized) identified in the prior planning period as shown in the Land Inventory, the City will revise the zoning ordinance to allow ensure these sites meet the density requirements for housing of lower-income households; and allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households

Timeline: Within 12 months of Housing Element adoption
Funding Source: General Fund
Quantifier: Adoption of Zone Text Amendment Resolution

Responsible

Department: City of Chowchilla Community and Economic Development

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

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

Objective B: Review non-governmental constraints and address them appropriately.

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

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

Policy 3.3 The City shall work with the Chowchilla Elementary School and Chowchilla Union High School Districts to adequately address and eliminate any potential impediments to residential developments with regard to the dedication and reservation of school facilities. All such dedications and reservations of school facilities for housing developments shall comply with the State Subdivision Map Act and the City Subdivision Ordinance.

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

Timeline: October 2019. Annually thereafter

Funding Source: General Fund

Quantifier: Report to Council

Responsible

Department: City of Chowchilla Community and Economic Development and Public Works Departments

Action/Implementation Measure 3.b: As a requirement of the annexation process through LAFCo, the Community & Economic Development Department will ensure housing developers

requesting annexation of territory into the city limits to notify the local school districts for their initial review and input.

Timeline: As-needed
Funding Source: Not applicable
Quantifier: Report to the Council
Responsible
Department: City of Chowchilla Community and Economic Development Department and LAFCO

Action/Implementation Measure 3.c: The City Public Works, Roads, Planning, and Building staff will discuss proposed projects to optimize opportunities to make infrastructure improvements in the most fiscally responsible and time efficient manner. Coordinating utility and road improvements, for example can reduce the time period requiring road closures, detours, and work within rights-of-way that affect businesses and residents, as well as decreasing costs.

Timeline: Ongoing. Annually as needed
Funding Source: Not applicable
Quantifier: Internal Recordkeeping
Responsible
Department: City of Chowchilla Community and Economic Development and Public Works Departments

Action/Implementation Measure 3.d: The City will revise its permitting and recordkeeping process to better track the types of housing for which permits are sought. In particular, the City will record requests for permits for second units and other housing that will assist lower income groups, those in need of temporary housing, those with disabilities, and other special needs groups.

Timeline: On-going during permit application process
Funding Source: Not applicable
Quantifier: Pursuing SB2 funds
Responsible
Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 3.e: The City will consider a fee deferral for a period not to exceed 30 years with the deferral recorded as a form of deferred note and secured by the property. The note would be due and payable if the property were sold, refinanced, the rent was no longer affordable (with multifamily properties), or is no longer occupied by the owner (single-family home).

Timeline: As needed
Funding Source: Not applicable
Quantifier: Resolution adopted by City Council

Responsible

Department: City of Chowchilla Community and Economic Development Department. To be approved by City Council.

Action/Implementation Measure 3.f: The City will work with the local school districts in all residential development proposals being submitted that are subject to the Subdivision Map Act and Subdivision Ordinance. The City will continue to refer developers of residential housing projects to the local school districts in order to ensure the availability of adequate school facilities to house students generated by proposed residential projects consistent with the City's General Plan.

Timeline: As appropriate

Funding Source: Not applicable

Quantifier: Report to the Council

Responsible

Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 3.g: The City shall work with the school districts to ensure that school impact fees for new residential developments will be in accordance with statutory requirements. Any additional fees requested by the school districts (if any) shall be through a separate agreement consistent with the City's General Plan. This requirement shall not negatively impact affordable housing projects.

Timeline: As needed: 2020 and annually thereafter

Funding Source: Not applicable

Quantifier: Report to the Council

Action/Implementation Measure 3.h: The City will biennially monitor the Land Use and Public Facilities and Services Policies, particularly those listed in Errata, Corrections or Changes to the General Plan Text, adopted on May 2, 2011, regarding school district siting process and accompanying school fees, to evaluate any potential constraints on multifamily development. The initial monitoring will review and amend General Plan policies to ensure they comply with State law, particularly the State Subdivision Map Act and School Facilities Act.

The General Plan Policies, including Land Use Element and Public Facilities and Services Elements to be reviewed and amended to ensure compliance with State law, include, but are not limited to, LU 18.1, LU 20.3, LU 20.4, PF 9.3A, and PF 2.2 – Implementation 2.2B. Subsequent monitoring of the Land Use and Public Facilities and Services Policies will evaluate housing development approvals and denials, number of submittals or lack of submittals, length of approval, cost and any reductions in the initially proposed number of units. In addition, the City will gather and consider input from developers including non-profits.

In subsequent monitoring, if the City determines that the school siting process and or school fees (not including statutory fees required by State law) pose a constraint to the development of housing affordable to lower-income households, the City will take necessary steps to mitigate the constraints in accordance with State law, including but not limited to working with the school districts to formulate alternative measures that serve the interests of the City and the school districts as well as the affordable-housing needs of the community. The City will report on the results of this program through the annual progress report, required pursuant to Government Code Section 65400.

Timeline: Initial Review and amendment in 2020 and biennially thereafter
Funding Source: Not applicable
Quantifier: Report to the Council
Responsible
Department: City of Chowchilla Community and Economic Development Department

GOAL 4 CONSERVE AND ENHANCE EXISTING HOUSING STOCK

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

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

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

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

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

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

Policy 4.5 The City shall seek opportunities to conserve the affordability, and not only physical conditions, of existing market-rate housing.

Action/Implementation Measure 4.a: The City will apply for funds and will work with Self Help to conduct a housing conditions study. The City will maintain current information on the condition of housing stock in the City by conducting surveys at least every five years and updating its housing conditions database based on the survey results. The study will include structures in addition to dwellings, such as garages, sheds, and permitted and unpermitted second-units when they appear to be used for human habitation. The study will include review of housing project application (i.e., tentative subdivision map, General Plan

amendment), to determine their effect on the cost of providing housing. The results of the study will be presented to Council. Funding anticipated to be \$50,000 during the planning period.

Timeline: July 2020 and December 2022
Funding Source: CDBG Technical Assistance Grant
Quantifier: Completion and five year updates of Housing Condition Study and subsequent evaluation of effects on costs for housing
Responsible
Department: City of Chowchilla Finance Development

Action/Implementation Measure 4.b: The City will support public and private efforts to rehabilitate and improve existing housing stock by applying annually to State and federal housing rehabilitation sources to provide available funds, anticipated to be \$60,000 at a minimum during the planning period for the removal of unsafe, substandard dwellings which cannot be economically repaired, and \$200,000 annually for the rehabilitation of substandard and deteriorating housing units. This Action will be of highest priority.

Timeline: Ongoing annually, with high priority
Funding Source: CDBG, HOME. Proposition 46 programs and others as are applicable and available
Quantifier: At least 5 rehabs and two demolitions annually
Responsible
Department: City of Chowchilla Finance Development

Action/Implementation Measure 4.c: The City will promote awareness of the need for housing and neighborhood conservation by developing a brochure outlining available assistance programs for distribution by Code Enforcement and display in public offices. This information will be provided on the City's website and will be available in the City's Community and Economic Development Department.

Timeline: Completed, to be reviewed annually
Funding Source: CDBG Program Income funds
Quantifier: Published brochure distributed
Responsible
Department: City of Chowchilla Community and Economic Development

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

provided to affected tenants and that tenants will be noticed of their rights. A link on the HCD website provides the information of rights and responsibilities to tenants and others at <https://hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>. At present there are no facilities eligible to convert to market rate through 2024.

Timeline: 2020 and at least annually thereafter
Funding Source: General Fund
Quantifier: To be determined
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 4.e: To urge owners of market rate rental properties to continue to offer properties at affordable rates, the City will research other California cities' rent control ordinances, with the input of the public. The City will develop its own ordinance if/when it determines that an ordinance can be adopted that will not be to the long-term detriment of either the property owner or the renter. The City understands that properties cannot be subject to rent control and will consider measures other than rent control as incentives to owners to provide decent, safe housing at affordable rates. This ordinance will include the provisions of AB 1482, the Tenant Protection Act of 2018.

Timeline: Has been initiated: 2020 and annually thereafter
Funding Source: General Fund
Quantifier: Published brochure distributed
Responsible
Department: City of Chowchilla Community and Economic Development

GOAL 5 CREATE HOUSING OPPORTUNITIES FOR HOUSEHOLDS WITH SPECIAL NEEDS

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

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

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

The City will provide assistance as funds are available, estimated at \$500,000 to organizations seeking to develop or convert residential buildings for use as group homes for persons with special needs which prevent them from using conventional housing. Potential

assistance to be provided includes participation in applying for federal or State funding, and/or waiving of certain fees or development standards. The City will also include the sites inventory for special needs on the City's website.

Timeline: (seek funding for group homes for those with special needs): 2020, 2021 and 2022
Funding Source: CDBG, LHTC, Proposition 46 programs
Quantifier: At least four applications during the planning
Period: minimum of one new group home accommodating at least 6 persons, or one conversion to a group home accommodating at least 10 persons
Timeline: (add sites inventory for special needs to City's Website) July 2020
Responsible
Department: City of Chowchilla Community and Economic Development and Finance Departments

Action/Implementation Measure 5.b: The City will provide assistance to rental housing developments that contain at least 10 percent of three- and four-bedroom dwelling units affordable to lower income households without overpayment. City staff will assist in applying for available federal and/or State programs, as well as project density bonuses at the amounts required under State law, fee cost reduction, and/or fast track processing. Information on this program will be included in the brochure developed and distributed under program 4.c.

Timeline: 2020 and ongoing
Funding Source: General Funds
Quantifier: Annual report to Council of assisted units. Total of 12 new three- or four-bedroom units
Responsible
Department: City of Chowchilla Finance Development

Action/Implementation Measure 5.c: The City shall review existing guidelines and then either adopt existing guidelines or develop their own guidelines for integrating affordable residential projects that provide housing for lower-income, single working parent households and childcare services. The City shall pursue three federal and State grant fund sources for childcare services, and actively recruit community-based non-profit and/or private for-profit organizations for such services. The goal would be for \$100,000 annually.

Timeline: Initiated, not completed. The City has acquired and reviewed similar guidelines, with the goal of July 2022 for adopting guideline; 2024 developer recruitment
Funding Source: CDBG, HOME, Proposition 46 programs
Quantifier: Adopted guidelines, developer agreement, and \$100,000 annually for childcare services
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 5.d: The City of Chowchilla will actively work with Affordable Housing Development Corporation to utilize federal and State affordable housing programs to raise \$500,000 in funds for low-income family housing. Utilize AHDC funds to implement construction of rental housing for seniors and those with disabilities and take all Action/Implementation Measures necessary to expedite processing and approval of such projects.

Timeline: 2020 and on-going
Funding Source: Affordable Housing Development Corporation
Quantifier: Developer agreement, \$500,000 in funding secured for a minimum of 3 rental units for seniors or those with disabilities
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 5.e: The City of Chowchilla will actively pursue non-profit sponsors to jointly develop a farmworker housing facility. The City will sponsor an application for funds to the Joe Serna and/or Proposition 46 farmworker housing program(s) and USDA for \$1,000,000 total.

Timeline: 2020, and annually thereafter
Funding Source: State Joe Serna, Jr. and/or Proposition 46 program and/or USDA - with matching funds
Quantifier: Development agreement, funding secured. A minimum of two applications submitted: one to Joe Serna and one under Proposition 46
Responsible
Department: City of Chowchilla Finance Department and Community and Economic Development

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

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

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

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

Action/Implementation Measure 6.a: The City's Planning Department shall provide information and referral services, on an as needed basis, regarding fair housing laws, and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing. The city will participate and distribute fair housing materials on its website, in public locations, and to various interested parties. As a semi-annual community service

(April and October), the City Planning Department shall work with the Chowchilla Newspaper to publish information on fair housing laws and identify agencies to contact regarding discrimination complaints.

The City will directly contact interest groups for distributing fair housing materials, mail fair housing materials through utility billings and post fair housing information on the City's website, and in a variety of community locations. The information shall be printed in English and Spanish. Other specific actions include:

1. A pamphlet on equal housing opportunity to be prepared by July 2020 and distributed to the public through a variety of groups and locations as described above within two months.
2. Identify local nonprofits, service organizations and community groups by July 2020 and distribute fair housing information every two years.

Timeline: July 2020, and ongoing
Funding Source: General Fund
Quantifier: As needed assistance reported to Council at least semi-annually
Responsible
Department: City of Chowchilla Community and Economic Development

GOAL 7 PROMOTE ENERGY CONSERVATION/EFFICIENCY

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

Policy 7.1. Continue to implement State energy conservation standards, and the reduction of greenhouse gases through implementation of SB 32 and other regulations.

Policy 7.2. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

Policy 7.3. Encourage maximum utilization of federal, State and local programs which assist homeowners in providing energy conservation measures.

In addition to the implementation of Action 2.h, which will provide the opportunity to incorporate alternative transportation and create infill residential development, the following Actions will contribute to the successful implementation of Goal 7.

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

Timeline: 2020, and ongoing
Funding Source: General Funds and PG&E
Quantifier: Not applicable

Responsible
Department: City of Chowchilla Community and Economic Development

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

Timeline: 2020, and annually thereafter
Funding Source: General Fund
Quantifier: Reviewed Zoning Ordinance and Downtown Design Standards
Responsible
Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 7.c: The City shall help lower-income homeowners with assistance from Self Help Enterprises by distributing CDBG and HOME funds awarded in 2018 that can provide financial assistance to lower income homeowners and rental unit owners whose tenants are of lower-income status. Information on PG&E, GRID Alternatives, and other potential sources of financial assistance or rebate, including weatherization programs, will be listed on the City's website.

Timeline: Distributing funds: 2020. Assisting with providing other potential sources of funds to be completed annually
Funding Source: CDBG, HOME. Proposition 46 programs and others as are applicable and available
Quantifier: At least 10 rehabs annually
Responsible
Department: City of Chowchilla Finance Development City Administrator's office

4.5 - Conclusion

The foregoing programs are considered appropriate and desirable to ensure that the City's 2020-2024 Fair Share Housing Allocation are met in a timely and cost-effective manner.

The City has provided a breakdown in anticipated funding throughout the planning period as shown in Table 4-1. The City has developed quantitative objectives as shown in Table 4-2, along with annual targets to ensure that the eight-year objectives are met as shown in Table 4-3. Objectives of rehabilitation and conservation are also shown. Various types of rehabilitation are permitted under different programs. HUD typically permits the inclusion of weatherization, emergency repair, and "handicapped" (HUD's term) accessible programs under HOME loans when the improvements will bring the structure into compliance with the local building codes. Improvements can also include energy efficient improvements, including appliances such as refrigerators, washing machines, and ranges. These funds can

also be used to secure abandoned buildings before they are rehabilitated. All categories should be assumed to include special housing needs, such as the elderly, large households, single-parent households, and those with disabilities.

Table 4-1
Annual Financing Targets by Program Type and Funding Source 2016 - 2024

Program Costs	Fiscal Year Ending									Total
	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Residential Infrastructure Improvements										
Housing Rehabilitation										
Moderate			315,929	330,000		166,667	166,667	166,667		1,145,930
Substantial	100,000	91,178	150,000	200,000	205,893					747,071
Housing Replacement (Housing Conditions survey)			50,000							50,000
In fill Development				30,000	30,000	4,000,000		30,000	30,000	4,490,824
Demolition/Abatement						30,000	30,000			60,000
First Time Homebuyers				500,000						500,000
New Construction – Low Income ¹			170,000	120,000	320,000	120,000	620,000	120,000	320,000	1,790,000
Special Needs/Emergency Housing			122,171	622,171			500,000	500,000		1,744,342
Contingency and Admin			26,666	26,666	26,666	26,666	26,666	26,667		159,997
Services (Code enforcement; public facilities, technical assistance, etc.)			130,000	130,000	130,000	130,000	130,000	130,000	130,000	910,000
Total	100000	91,178	964,766	1,958,837	712,559	4,473,333	1,473,333	973,334	480,000	13,098,164
Program Funding										
CDBG			348,837	348,837	232,559					930,233
CDBG PI		\$91,178	300,000	280,000	280,000	280,000	280,000	280,000	280,000	2,071,178
HOME 2012	100,000									100,000
HOME PI			315,929	330,000						645,929
Home 2020-2022						193,333	193,333	193,334		580,000

Goals, Objectives, Policies, Actions/Implementation Measures

Program Funding	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Affordable Housing & Sustainable Communities						4,000,000				4,000,000
Proposition 46 funds				500,000				500,000		1,000,000
LIHTC and/or Proposition 1-C funds ¹					200,000				200,000	400,000
Joe Serna Farmworker Housing/USDA Grants/Loans							1,000,000			
Affordable Housing Development Corporation				500,000						500,000
SB2 Funding						92,706	92,706	92,706	92,706	370,824
Total	100,000	91,178	\$964,766	1,958,837	712,559	4,566,039	1,566,039	1,066,040	572,706	13,098,164

1 These funds are available only under certain conditions. If these conditions cannot be met, alternative sources will be sought.

**Table 4-2
City of Chowchilla Housing Program Objectives by Income Group**

Activity Income Level Target	New Construction	Rehabilitation	Conservation /Preservation	Total
Extremely Low Income	127		15	142
Very Low Income	112	14	37	163
Low Income	170	20	21	211
Moderate Income	184			184
Above Moderate Income	117			117
Program Total Units	710	34	73	817

**Table 4-3
City of Chowchilla Performance Program Objectives**

City Performance Objectives 2016-2024										
Program Objectives	2015	2016	2017	2018	2019	Performance Year			2023	Total
						2020	2021	2022		
New Construction										
Extremely Low Income ^{1,2,3}			6	32	12	32	10	15	20	127/127
Very Low Income ^{1,2,3}	N/A	N/A	8	8	17	12	8	10	7	70/126
Low Income ^{1,2,3}	N/A	N/A	6	61	10	5	10	8	22	122/190
Moderate Income	N/A	N/A	7	5	20	30	38	34	36	170/204
Above Moderate Income	N/A	N/A	9	16	22	14	16	18	22	117/467
Infill Development										
Very Low Income ^{1,3}	N/A	N/A	2	10	3	3	4	3	3	28
Low Income ^{1,3}	N/A	N/A	1	5	5	8	5	5	5	34
Moderate Income	N/A	N/A	2	2	2	2	2	2	2	14
Conservation/Preservation										
Rehabilitation ³										
Very Low Income ¹	N/A	N/A	2	2	2	2	2	2	2	14
Low Income ¹	N/A	N/A	2	3	3	3	3	3	3	20
First Time Home Buyers										
Very Low Income ¹	N/A	N/A	2	2	2	2	2	2	2	14
Low Income ¹	N/A	N/A	2	2	2	2	2	2	2	14
Demolition/abatement ⁴	N/A	N/A	1		1		1		1	
Replacement Housing										
Low Income ¹				1		1		1		3
Residential Infrastructure										
Improvements ⁵			10	10	10	10	10	10	10	70
Annual Totals	?	?	59	114	118	131	126	129	140	817

1 Includes Farmworker Housing

2 Includes SROs and Second Units

3 Includes Emergency, Transitional, and Supportive Housing

4 Not included in total counts

5 Planned street, water, sewer, and drainage improvements in older neighborhoods.

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

projects and in the availability of staff resources. In the past, as well as in the foreseeable future, assistance from other agencies and our private consultants will be necessary to support the City's activities. If funding is not available, then the City's performance especially in the lower income classifications will suffer.

CHAPTER 5 - PUBLIC PARTICIPATION

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

The City is committed to involving as many interested agencies, individuals and housing advocates as possible in an effort to achieve the ultimate potential of public input in the period of time available. As public workshops have not proven to be the most effective avenue to garner public opinion in Chowchilla, the City determined that their approach would include direct contact with stakeholders representing special needs groups, City Commissioners and Council, as well as written appeal and surveys provided to all residents. The public is also welcomed to participate at Planning Commission and City Council meetings, although the housing element will not be on the agenda until after the Draft has been reviewed by HCD and final revisions made.

5.1 - Stakeholders

During the preparation of the Draft Housing Element that was submitted to HCD, the City reached out to the participating stakeholders to solicit feedback. Communication with stakeholders began during the early stages of the housing element update with outreach to individuals representing special needs groups, community groups, not for profit organizations, and agencies. This included numerous phone call discussions with participating individuals to obtain feedback on specific areas of concern to that individual or agency, beginning in August 2019 and maintained throughout the process. Staff’s goal was to establish rapport early on with all of the interested parties.

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

City Council	John Chavez	Mayor
	Waseem Ahmed	Mayor Pro-Tem
	Ray Barragan	Council Member
	Dennis Haworth	Council Member
	Diana Palmer	Council Member
Planning Commission	Nina Zarucchi-Mize	Chairperson
	Michael Barberri	Commissioner
	Rhonda Cargill	Commissioner
	Wayne Chapman	Commissioner
	Marlene Holst	Commissioner
	Sybrand Van Dussen	Commissioner

Other Representatives	Matthew Watson	Commissioner
	Susan Long	Self-Help Enterprises
	Pete Rodriguez	Madera City Housing Authority
	Ron Seals, Superintendent	Chowchilla Union High School
	Chuck Martin,	Chowchilla Elementary School
	Superintendent	District
	Baldwin Moy	CRLA
	Madeline Harris	Leadership Counsel for Justice
		and Accountability
		Lideres Campesinas
		(Farmworker Organization)
	Linda or Patty	Fairmead and Friends
	Stacy Crutchet	Fresno/Madera Agency on
		Aging
		Chowchilla Chamber of
		Commerce
	Muruunger911@hotmail.com	Madera Rescue Mission

The City of Chowchilla has developed a robust public outreach program in order to effectively capture the greatest amount of community feedback to incorporate into this document. Based on lessons learned from the last Housing Element Update cycle, City staff utilized a variety of methods to collect input. This has allowed the City to engage constituents in a dialogue to assist with defining housing problems and creating solutions.

5.1.1 - ONE-ON-ONE PHONE CALLS AND MEETINGS WITH STAKEHOLDER REPRESENTATIVES

For the duration of this Housing Element Update, City staff kept an open line of communication with the stakeholders and made it a point to proactively reach out to inform them of the availability of draft documents, upcoming meetings, and to solicit feedback regularly. As previously mentioned, the goal was to establish rapport early on in the process. At the inception of the Housing Element Update process, City staff reached out to each person on the stakeholder list to notify them of the update process and to invite them to actively participate as a stakeholder. All persons who were successfully contacted expressed various ways they thought they could be of greatest help. Some agreed to review the draft document and provide feedback. Others agreed to attend workshops and provided feedback at that point. Each stakeholder that staff contacted agreed to reach out to their networks to inform them of the update process and to encourage them to take the City's housing survey. Some stakeholders stated that they would not be able to attend in-person workshops, however they committed to providing feedback over telephone meetings. For example, a representative from First 5 Family Resources provided the following statement from a concerned citizen: "As a Chowchilla resident, I have experienced the struggles of finding a descent home for rent at an affordable price. In Chowchilla, the population is growing at a fast rate, and as in all California, it is not keeping up with the housing opportunities. Family

and friends share their personal struggle about finding homes for rent in Chowchilla. I've found out that the homes that are listed at affordable prices are usually two-bedroom and one-bathroom homes that start at \$700 a month, but those homes are predominantly in bad conditions and in bad areas. A well-conditioned home in a descent part of Chowchilla usually has three or four bedrooms and two bathrooms, and they start at \$1,300 a month. The nicer homes are obviously located in the nicer parts of town but our low-income families struggle to pay a rent as high as \$1,300. The families have to come up with the first month rent plus the deposit which is the same amount as rent, so \$2,600 in the first month can be challenging for a low-income family. Most of the low-income families in Chowchilla depend on agriculture, mostly dairy farms. The medium income a month is roughly \$2,400 per family, therefore their best choice is to rent at a low-income based apartment complex. However, when you are above the low-income based level then other problems arise with the middle-income families because they do not qualify to live at the low-income based apartments. You make enough to sustain your family at a descent home but that also means you are disqualified from Medical or food stamps. So, you're caught paying off your rent but limiting yourself to food and a health plan."

City staff met with the Madera Housing Authority on October 10, 2019. Staff was able to learn more about the Authority's role in the community, with a focused discussion on how the City and the Authority can work together to encourage owners to qualify their rental units under Section 8 Income Voucher program per Housing Element Action/Implementation item 2.g.

City staff initially reached out to Baldwin Moy with California Rural Legal Assistance on September 26, 2019 via email to initiate discussion regarding the Housing Element update but never received a response. Once a connection was made, staff was successful with scheduling a meeting with Mr. Moy on October 17, 2019. Mr. Moy had the opportunity to share his past experience of working with the City on previous Housing Element updates. He also shared concerns regarding the school district's desire to coordinate with housing developers above and beyond what's legally required. His concern specifically was that this may deter some developers from wanting to build in the local area.

The draft Housing Element update was posted on the City's website on November 1, 2019 and a draft copy was emailed to all stakeholders on that day with a request to review and provide any additional input by November 29, 2019. The City received no additional comments by that date. City staff will continue to keep an open dialogue with the stakeholders and great community and will update this section with any additional information received during the update process.

5.1.2 - HOUSING SURVEY

The Community and Economic Development Department developed a housing survey to distribute citywide in order to collect feedback from the community. City staff recognized that this proved to be a very efficient outreach method during the last Housing Element Update cycle and made it a point to again send out the surveys. The surveys were developed in both English and Spanish. To reach a large number of residents, the City invested approximately \$800 to mail out the surveys in utility bills which were mailed out on October

1, 2019. The surveys were also posted on the City's social media sites which tend to draw much activity. In addition, the housing surveys were sent out to stakeholders to share with their distributions list. Lastly, printed copies of the survey were made available at City Hall and at the Chowchilla Chamber of Commerce and were available electronically on the City's website. City staff also plans to advertise the availability of the survey during the next edition of the City's newsletter. Those who visited the City's Planning Department in person were encouraged to complete the survey. These surveys were made available throughout the period that HCD was reviewing the Draft Housing Element update. All input received from these surveys will be included in the revised draft Housing Element. Each comment will be reviewed and may influence the City's Programs and Actions to best meet the needs for housing for identified special needs groups.



A total of 160 completed housing surveys were returned to the Planning Department as of December 9, 2019. For some questions on the survey, respondents were allowed to check more than one option, while some respondents chose to leave some responses blank.

Source: City of Chowchilla Website

Of those that responded to the survey, 82 indicated that they were a Senior Citizen (65 years+), 42 indicated they were either a single person or couple (not living with children, parents, or other dependents), 9 individuals indicated they were part of a large household (at least 5 people), 18 listed that they were disabled, three classified themselves as agricultural workers, and two as single parents.

In regard to household income, 29 respondents had a household income of less than \$25,750, 20 respondents had a household income between \$25,751 to \$32,399, 26 respondents had a household income between \$32,400 to \$51,849, 18 respondents indicated a household income between \$51,850 to \$ 64,799, and 60 respondents indicated a household income greater than \$64,800.

72 percent of respondents indicated that they currently live in a home which they own. The remaining respondents indicated that they currently rent their house or apartment.

When asked what their ideal living preference would be, 105 respondents indicated they would prefer to live in a single-family house, while 18 indicated they would prefer to live in a gated community. Four individuals preferred to live in a retirement community. These responses are approximately the same percentages as the survey results provided by residents when surveyed in 2016.

Respondents were also given the opportunity to rank a list of topics from least important (1) to somewhat important (2), to most important (3).

☐ Maintain neighborhood character ☐ Public transportation ☐ Access to services, shopping, schools close to home

☐ Safety (lighting, sidewalks, crime protection) and privacy ☐ Emergency and temporary housing to prevent homelessness ☐ Healthy home (electricity, appliances, working water/sewer, no lead paint)

☐ Affordable housing, particularly for (*check any that applies*):

- | | | |
|--|--------------------------------------|---|
| <input type="checkbox"/> Seniors | <input type="checkbox"/> Disabled | <input type="checkbox"/> Single persons |
| <input type="checkbox"/> Large families | <input type="checkbox"/> Veterans | <input type="checkbox"/> Agricultural workers |
| <input type="checkbox"/> Single parent with minor children | <input type="checkbox"/> Other _____ | |

Although a majority of the respondents ranked ALL issues as being “most important,” the issues of “Maintaining neighborhood character” and “Safety” were once again, more often ranked as being the most important. The one exception was “public transportation.” This topic was once again predominantly ranked as “somewhat important” or “least important.”

More specifically, a total of eight responses were received who indicated they were in the very low-income category, and another five indicated they were in the low-income category. Of those respondents in the very low-income group, a majority indicated that “Affordable housing” was the most important issue. Of the five respondents in the low-income category, a majority of those listed “Affordable housing” and “Healthy home” as the second most important issues. Of prime importance to this income category was “Safety.” Although the same three issues were of importance to both groups, there was some variation in the most important issue.

Safety and health of homes are both issues that are of concern for those seeking affordable housing. All residents should expect to have not only an affordable shelter from the environment, but one that has safe, functional appliances and utilities. Neighborhoods should be free from garbage, safely lit, and protected from vandalism, theft, and violent crime. As noted earlier, in addition to the need for more affordable housing units, the City has a large number of homes which require moderate or substantial repairs. These respondents reinforced the fact that the City needs to prioritize the rehabilitation and replacement of dilapidated homes, as well as encourage the construction of new homes. The City plans to address these important issues through Policy 2.2; Policy 4.2; Item 4.b; Goal 7, Objective 10; and Policy 7.2 from Chapter 4.

5.2 - Public Meetings

The City held three public informational sessions to solicit community feedback. The goal of the outreach efforts was to facilitate as much meaningful participation as possible. In order to achieve this, staff has been intentional when determining factors such as the time of day, day of the week, and meeting location when scheduling these meetings. The City advertised these information sessions extensively in order to ensure all interested participants were aware of these public input opportunities. In addition to emailing the flyer to the stakeholder list, we requested that they share it with their own email lists as well to assist the City with reaching the greatest number of people. The City also posted the flyer on the website, on their social media channels, and flyers posted. The three meetings are as follows:

- Wednesday, October 16, 2019 at 7:00 PM

Chowchilla Council Chambers

Staff gave a presentation to the planning commission and heard testimony from members of the public. The public expressed the need for more affordable housing options and the need to partner more with affordable housing developers. This Housing Element update contains action/implementation measures to ensure that the City continues to seek out developers to construct affordable housing options within the City.

**Join us at an
upcoming informational session
to learn more about the
City of Chowchilla
Housing Element Update**

Wednesday, October 16th 7:00 PM
Planning Commission Meeting
Chowchilla Council Chambers 130 S. Second Street

Wednesday, October 23rd 5:30 PM
Ronald Regan Elementary School
2200 S Lake Tahoe Dr. Chowchilla, CA 93610

Thursday, October 31st 8:00 AM to Noon
Builders Breakfast
Chowchilla Public Meeting Room 130 S. Second Street

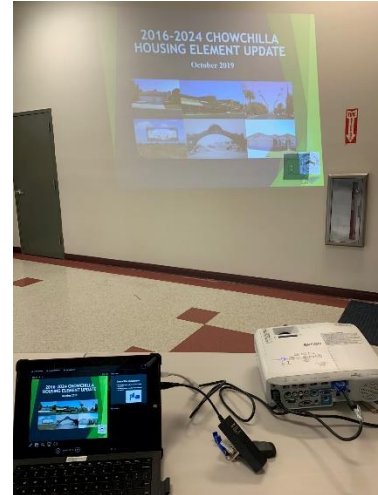
* If you're in need of a sign language interpreter, please contact us beforehand to arrange.
* Si necesita un Traductor o Intérprete de Signos, póngase en contacto con nosotros antes de hacer los arreglos.

(559) 665-8615 ext. 401 - Annalisa Perea, Contract City Planner

- Wednesday, October 23, 2019 at 5:30 PM

Regan Elementary School

Staff held a public workshop at this location to solicit feedback on the Housing Element update. This meeting was held on the east side of town to ensure that residents on that side of Chowchilla had easy access to attend and provide feedback. A total of 2 community members attended. One individual was a residential broker who said he has seen a recent interest in people wanting to move to Chowchilla to start their family.

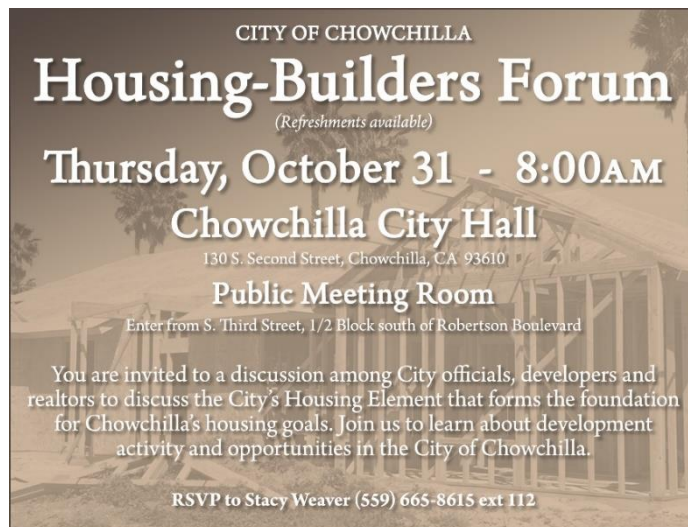


- Thursday, October 31, 2019 at 8:30 AM

Chowchilla Public Meeting Room

The City held a Housing-Builders Forum during the morning of October 31, 2019. Staff gave a presentation on the Housing Element update and highlighted the City's RHNA numbers and discussed programs that are being proposed in order to meet the RHNA goals. There was also a presentation on local market housing trends, economic trends, and an update on the health of the local school districts and local community college. There were approximately 20 people in attendance.

Staff also made it a point to again offer Spanish translation and sign language interpretation services if requested by anyone from the community. This section will be updated during a subsequent draft to reflect how any new feedback obtained was incorporated into this document.



CHAPTER 6 - REVIEW AND EVALUATION OF PREVIOUS HOUSING ELEMENT

Government Code, Section 65588(a)(2) “Review and Revision” requires that each local government review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community’s housing goals and objectives. This section reflects the actual housing activities that were accomplished since the 2016-2024 Housing Element was adopted.

Section 65588 (a)(1): “Appropriateness of goals, objectives and policies in contributing to the attainment of the State housing goal” – Based on the above analysis, some policies have been coalesced to enfold relevant issues in a collective unit and determinations have been made as to whether or not each program should be kept as is, modified, or eliminated. A description is given regarding the changes or modifications to the program that were made in this revised 2016-2024 Housing Element.

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

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

6.1 - Effectiveness of the Previous Housing Element

Similar to other Central Valley Communities, Chowchilla’s building activity peaked in 2005/6 and declined substantially thereafter. During the period of 2005 to 2006, Chowchilla issued permits for 810 dwelling units. While in the period of 2007 to 2009 only a total of 138 units were permitted. From 2010 to 2014, Chowchilla issued permits for 144 dwelling units. In the most recent period, from 2015 through June 2019, a total of 53 permits were issued.

During the planning period of 2015 through June 2019, 58 units toward 1,114 RHNA were constructed (Table 6-1). All were in the moderate to above moderate income range.

Table 6-1
New Housing Produced 2015-2019 to Meet RHNA Goals

Income Category	2015-2019 HCD RHNA Goals	Units Constructed	Percentage of Need Met	Balance of Existing Need
Extremely Low	125			125
Very Low	126			126
Low	190			190
Moderate	204	30	14.7%	174
Above Moderate	467	28	5.9%	439
Total	1,114	58		1,056

In addition to the new construction RHNA goals, the City identified additional Performance Objectives that it would endeavor to achieve. This performance was based, in part on the ability to obtain additional sources of funds (i.e. grants).

6.2 - 2016-2024 Housing Goal, Objective, Policy, Action Analysis

The adopted 2016-2024 Housing Element program strategy focused on the accomplishment of objectives and implementation of policies in the following seven categories: Provision of adequate site for housing development; Ensure adequate provision of housing for all household income groups; Address and, where appropriate and possible, remove governmental constraints to the development; Conserve and enhance existing housing stock; Create housing opportunities for households with special needs; Ensure that all residents have access to housing void of discrimination or discriminating activities pursuant to civil rights laws; and Promote energy conservation/efficiency.

To implement these overall purposes, the City of Chowchilla Housing Element continued the seven general goals developed for the revised 2016-2024 Housing Element. These goals and their underlying objectives described in detail below.

6.3 - Proposed Amendments to the 2016-2024 Housing Element

As evaluated, the Objectives and Actions/Implementation Measures are sound and implementable by the City. The Goals, Objectives, Policies and Actions/Implementation Measures are carried forward in this revised 2016-2024 Housing Element, with revisions to better address housing for special needs groups, federal and State laws, and potential changes in funding sources. The Actions/Implementation Measures of the Updated Housing Element are more quantifiable, have target dates, and identify the agency or department responsible for successful implementation. During the past planning period, financial resources were not available in all circumstances to make a higher level of implementation feasible. Staff time constraints and the limited staffing of the City also played a part during most of the time period.

In the latter period of evaluation, economic issues caused staff lay-offs and furloughs that prevented greater efforts in implementation of the Action/Implementation Measures.

Since 2016, the City has hired an on-call planning consultant to provide planning and land use services to the City. As part of the contract, the on-call consultant provides over the counter services for the planning department, handles project entitlements, zoning changes, and represents the planning department at public hearings. Additionally, the City has recently undergone a comprehensive Zoning Ordinance update which came into effect in November 2018, including addressing many of the Actions detailed in this housing element update. Several actions included in the last housing element, but which were not completed before the end of the planning period, are under review by the City. These actions, involving changes to the Zoning Code, include provisions for emergency, transitional and supportive housing; second units; some parking space standards; and manufactured housing that bring the City into compliance with State law which were adopted by the City prior to the last

certification of this document by HCD. Through these efforts, the City has shown that they are committed to ensuring that their Housing Element is not only brought up to compliance, but that program implementation will be accomplished during this planning period.

The Central Valley has particular challenges, and Chowchilla, like the nearby cities of Dos Palos, Firebaugh, Madera, and Merced, has had little success with permitting for development of lower-income housing. According to the 2019 Annual Progress Report, only Firebaugh (15 units) and Madera (17 units) have issued permits in the current planning period for extremely low-income housing. Madera (56 units) and Firebaugh (15 units) are the only cities to successfully permit any new low-income housing units. These data indicate that although the City has made and will continue to make changes to provide suitable land, attain funding, and streamline processes to encourage development of low-income housing, there are other constraints that must be overcome. The City will continue to address these constraints in this planning period.

GOAL 1 PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT

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

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

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

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

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

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

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

Timeline:	2017 and 2022
Funding Source:	General Fund
Quantifier:	Adequate zoned land inventory, at least 150% of need
Responsible	
Department:	Community and Economic Development Department

Analysis: After conducting an analysis, it was determined that the City has more than 150% of available land within the City limits. Therefore, this Action/Implementation Measure is not needed and will not be carried over into the revised Housing Element.

Action/Implementation Measure 1.b: Prior to its expiration, the City will review the Zoning Ordinance that waives impact fees for all infill, mixed use, and any development, including high density development, of other vacant lands with existing infrastructure when the builder secures at least 30 percent of its good and services from within the City. In order to qualify, the developer must apply within the designated period as set forth by resolution. If warranted, this ordinance will be extended.

Timeline: 2016
Funding Source: General Fund
Quantifier: Established infill incentive program
Responsible
Department: City Administrator's Office

Analysis: The City developed an infill incentive program in 2016 that eliminates building fees for infill residential projects and has seen some success with the program. The only constraint was that applicants had a difficult time meeting the 30 percent threshold so that it was reduced to 20 percent (Resolution 80-18) to attract more interest. This program will be extended once it reaches its sunset date of 6/31/2021, therefore this Action/Implementation Measure will be carried over into the revised Housing Element.

Action/Implementation Measure 1.c: The City will prepare an inventory of government owned land within the City and its Sphere of Influence and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will actively recruit developers and apply to funding agencies to facilitate development of the sites with housing for assisted living and housing for seniors, veterans, the homeless, farmworkers, and affordable housing for families. Assisted living refers to housing for individuals who require assistance with everyday activities such as meals, medication management or assistance, bathing, dressing and transportation.

Timeline: Prepare inventory and analysis by August 30, 2017, and review every two years
Funding Source: 2017 & 2020 CDBG funds, as available and appropriate
Quantifier: Funded application expended on project of 15 units
Responsible
Department: City of Chowchilla Community and Economic Development Department

Analysis: This Action/Implementation Measure was completed and is discussed in Section 3 of this Housing Element Update. There were 95 sites identified. The City recently held a developer/builders discussed. Please see Section 3 for more information. This Action/Implementation Measure is on-going and will be carried over into the revised Housing Element.

Action/Implementation Measure 1.d: The City will apply for additional CDBG and HOME funds to acquire and/or extend necessary services (water and sewer hookups) to in-fill parcels for housing development, with the goal of \$120,000 for extension of services.

Timeline: 2017 and annually thereafter
Funding Source: CDBG and HOME funds as available and appropriate
Quantifier: Funded application expended on project in support of 3 units annually
Responsible
Department: City of Chowchilla Finance Department

Analysis: The City applied for CDBG and HOME funds in 2017 and was awarded them in early 2018. The City has recently contracted with Self Help Enterprises to assist the City with funding implementation. This Action/Implementation Measure is on-going and will be carried over into the revised Housing Element.

NEW: Action/Implementation Measure 1.e: The City will revise the Zoning Ordinance to permit emergency shelters within the C-3 commercial zone as a by-right use, without the need for a public hearing. The City has determined that there is sufficient vacant land, and potential for use in existing structures in this zone. Parcels zoned C-3 are located on the western end of Robertson Avenue, and immediately west of Highway 99 in the more established portion of the city, and also east of Highway 99. All areas have available services and infrastructure.

Timeline: Before certification of this Housing Element
Funding Source: General Fund
Quantifier: Findings report to Council
Responsible
Department: City of Chowchilla Community and Economic Development Department

Analysis: This Action/implementation Measure was completed by City staff prior to the last Housing Element certification through the approval of Ord. No. 482.17. Therefore, this Action/Implementation Measure will not be carried over into the revised Housing Element.

Action/Implementation Measure 1.f: When land is rezoned or annexed for agricultural use, agricultural housing will be a permitted use. The City will revise the Zoning Ordinance to conform to the Employee Housing Act. The Health and Safety Code Sections 17021.5 and 17021.6 apply to employee housing that qualifies, or intends to qualify, for a permit to operate under the Employee Housing Act. This generally requires employee housing for six or fewer persons in a single family zone and 12 units or 36 beds to be permitted without a CUP in multi-family zoning districts.

Timeline: 2017, within 12 months of adoption of the housing element
Funding Source: Not applicable
Quantifier: Completed revised Zoning Ordinance
Responsible

Department: City of Chowchilla Community and Economic Development Department

Analysis: This Action/Implementation Measure was partially completed by City staff prior to the last Housing Element certification through the approval of Ord. No. 482.17, which now allows employee housing where agricultural uses are permitted. However, allowing employee housing for six or more (should say seven or greater) people, is allowed by CUP only in the R-L zone, and is not a by-right use in any residential zone. Multi-family dwellings of five or greater units are allowed by right in the M-MH and R-H zones. Therefore, this Action/Implementation Measure will be revised and carried over into the revised Housing Element.

Action/Implementation Measure 1.g: The City will provide expedited processing and approval for developments consisting of affordable to lower-income households so that funding opportunity deadlines can be met.

Timeline: On-going
Funding Source: Not applicable
Quantifier: No applicable
Responsible
Department: City of Chowchilla Community and Economic Development Department

Analysis: The City is actively pursuing this Action/implementation Measure by applying for SB 2 funding to purchase permit tracking software to help with expediting permit approvals. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 1.h: The City will conduct an internal consistency review of the General Plan as part of the annual General Plan implementation report required by Section 65400.

Timeline: 2017 and annually thereafter
Funding Source: Not applicable
Quantifier: No applicable
Responsible
Department: City of Chowchilla Community and Economic Development Department

Analysis: Staff completed an internal review of the City's compliance with it's Housing Element by the April 1st deadline. This Action/implementation Measure is on-going and will be carried forward.

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

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

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

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

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

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

Action/Implementation Measure 2.a: The City will actively recruit involvement of for-profit and non-profit housing corporations (such as Self Help Enterprises) by holding workshops and/or town hall meetings and coordinate with them to develop at least 10 new, affordable, both low-income and special needs housing annually, assisting development as possible with awarded grant funds, expected at approximately \$120,000 annually.

Timeline: 2016 and annually thereafter
Funding Source: HOME, Proposition 46, Tax Increment, Tax Credits
Quantifier: Development Agreement
Responsible
Department: City of Chowchilla Community and Economic Development & Finance Departments

Analysis: The City is actively pursuing this Action/Implementation measure by continually holding public outreach events. The next Developers' Breakfast is scheduled for the end of this month (October 2019). Additionally, Self Help was recently awarded the City's last HOME grant. The City also met with Self Help three times throughout the year to discuss strategy for developing future affordable housing projects. This Action/implementation Measure is on-going and will be carried forward.

Action/Implementation Measure 2.b: The City amended the Zoning Ordinance in 2017 to be consistent with State law regarding density bonuses, second units, and emergency, transitional, and supportive housing. Although these ordinances were adopted under Ordinance 482-17 in April 2017, components of the Zoning Ordinance Amendment did not meet State Density Bonus law, so that this item will be addressed in the next comprehensive zoning ordinance update.

The City will review, update, clarify, and amend as necessary, the Zoning Ordinance at least annually for written consistency with State law including density bonuses, second units (accessory units), small and large group homes and residential and community facilities, emergency, transitional, and supportive housing, lower income, disabled including those who are developmentally disabled, seniors, and large family and other special needs populations.

The 2017 Zoning Ordinance updates defined “Residential Care Facility” and now allows group homes, residential care facilities, transitional and supportive housing, and similar uses for six or fewer residents by right as a family dwelling in the same zones as other residential uses in the R-1, R-2 and R-3 zones, as well as in the MX-D, MX, and Office zones, in accordance with State law. The Zoning Ordinance update will review and revise the terms used to describe all small group homes and will clarify that small licensed and unlicensed group homes will be treated the same for zoning purposes.

Because the amendment did not include allowing small group homes, residential care facilities, transitional or supportive housing in the C-1 and C-2 zones where other single family units are permitted with a CUP, this will be addressed in the next comprehensive Zoning Ordinance update. The City will amend the Zoning Ordinance to permit both licensed and unlicensed facilities and group homes for six or fewer persons in the same manner in all zones that allow a single family home or single family dwelling.

The City will also amend the Zoning Ordinance to permit transitional housing and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type and in the same zone. Transitional housing and supportive housing will not be subject to any restrictions (e.g., occupancy limits) not imposed on similar dwellings (e.g., single-family homes, apartments) in the same zone in which the transitional housing and supportive housing is located. For example, transitional housing located in an apartment building in a multifamily zone will be permitted in the same manner as an apartment building in the same zone and supportive housing located in a single-family home in a single-family zone will be permitted in the same manner as a single-family home in the same zone.

The City will also review definitions (including number of beds/residents permitted, such as a range of 7-15, standards, and zoning for large group homes in the next Zoning Ordinance update to ensure they meet State and federal requirements, and do not constrain development.

Timeline:	Density bonus, , residential care facilities, group homes, and similar uses, and transitional, and supportive housing zoning amendments will be adopted by the Board within 12 months of adoption of this Housing Element. (These amendments are already under review by the City)
Timeline:	All other zoning changes under Action 2.b, including revised updates to Density Bonus text to comply with State Density Bonus law will be

completed within 12 months of adoption of this Housing Element and annually thereafter

Funding Source: General Fund

Quantifier: Adoption by Council and subsequent annual report of findings to Planning Commission

Council.

Responsible

Department: City of Chowchilla Community and Economic Development Department

Analysis: The City completed some portions, but not all, of this Action/Implementation measure during the City's comprehensive zoning ordinance update process which was adopted in 2017. Therefore, this Action/Implementation Measure will be carried over into the revised Housing Element (Chapter 4, NEW Action/Implementation Measure 2.f).

Action/Implementation Measure 2.c: The City of Chowchilla will develop an informational flyer to be provided on the City's website, a list of regional area housing developers, and accomplish a mailing to encourage developers to make application for USDA programs. The City will log and track developers who have been notified of this funding opportunity. The City will take Action/Implementation Measures necessary to expedite processing and approvals for such projects that include housing affordable to lower-income households and establish a procedure to provide pre-application review of projects to expedite their timely approval.

Timeline: Within 12 months of adoption of this housing element and annually thereafter to Planning Commission and 3 additional months to City Council

Funding Source: General Fund or CDBG Technical Assistance

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

Responsible

Department: City of Chowchilla Finance Department

Analysis: The City recently completed this Action/Implementation measure. The flyer is on the City's website and hard copies are provided at City Hall. Therefore, this Action/Implementation Measure will not be carried over into the revised Housing Element.

Action/Implementation Measure 2.d: The City of Chowchilla will encourage innovation within the general guidelines of the City's community design standards, by the developers to all project applications for greater assurance for the development of safe, attractive, and functional residential neighborhoods. The City will encourage attractive neighborhoods that include alternative transportation and complete streets, encourage infill and a healthy lifestyle, and are planned to be functional.

Timeline: 2016 and ongoing

Funding Source: Not applicable

Quantifier: Not applicable

Responsible

Department: City of Chowchilla Community and Economic Development Department

Analysis: The City complies with this Action/Implementation measure by encouraging developers to conform with any applicable design guidelines that may apply to specific parts of the city. This Action/implementation Measure is on-going and will be carried forward.

Action/Implementation Measure 2.e: The City will revise its Zoning Ordinance and General Plan designations, to encourage higher density development. This includes changing the permitted density in the R-2 zone from a range of 6 to 16 units to a range of 12 to 20 units and changing the permitted density in the R-3 from a range of 10 to 24 units to a range of 20 to 30 units. Per State requirements for the “default” density standards, changes will be by-right as appropriate. The High Density Residential designation of the General Plan will also be revised to be consistent with these changes. The City would support increasing building heights to 3 stories once the city acquires appropriate equipment to provide essential fire suppression services to such developments. This may be between 5-10 years, when funding becomes available. Additionally, the City will add a provision for mixed use in the downtown area, to provide opportunities for both residential and commercial uses.

Timeline: (Revisions to ZO and GP density ranges) Within 12 months of adoption of this Housing Element. Three additional months for adoption by City Council

Source: Not applicable

Quantifier: Resolution to Planning Commission for consideration, then to City Council for adoption.

Timeline: (purchase of additional fire truck) 5-10 years, when funding becomes available (begin seeking funding in 2017)

Source: Various State, private and federal sources available

Responsible

Department: City of Chowchilla Community and Economic Development Department

Analysis: The City recently reviewed this Action/Implementation measure and determined that there may have been an oversight during the comprehensive zoning ordinance update process and that this may not have been completed. Therefore, this Action/Implementation Measure will be carried forward.

Action/Implementation Measure 2.f: The City will apply, as appropriate, for State and federal funding specifically targeted for the development of housing affordable to extremely low-income households particularly those overpaying for housing by 30 percent or greater, such as the Local Housing Trust Fund program and Proposition 1-C funds. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. Other efforts will include outreaching to developers on at least an annual basis to discuss the development of ELI housing, providing financial or in-kind technical assistance or land write-

downs, providing expedited processing, identifying funding and grant opportunities, applying for or supporting applications for funding on an ongoing basis, prioritizing local funding, and/or offering additional incentives beyond density bonus provisions.

Timeline: July 2017, and annually thereafter
Funding Source: Local Housing Trust Fund and/or Proposition 1-C funds, and General Funds
Quantifier: Assistance as requested and funds available, anticipated to be \$400,000 during the planning period, with a total of 127 new units constructed and 15 preserved.
Responsible
Department: City of Chowchilla Finance Department

Analysis: The City reviewed this Action/Implementation measure and determined this has not yet been completed and therefore will be carried forward.

Action/Implementation Measure 2.g: The City will work with the Housing Authority to encourage owners to qualify their rental units under the Section 8 Income Voucher Program, and to retain those already enrolled in the program. Those with housing available near schools, and with three or more bedrooms will be encouraged to join or maintain housing in this program. The City and Housing Authority will work to provide project-based vouchers when new rental developments are deemed feasible with the inclusion of project based vouchers.

Timeline: 2017 and at least annually thereafter
Funding Source: General Fund
Quantifier: Additional 2 units annually
Responsible
Department: City of Chowchilla Community and Economic Development

Analysis: In order to comply with diligent efforts toward achieving this Action/Implementation measure, the City has recently met with the Housing Authority to discuss this action measure. This Action/implementation Measure is on-going and will be carried forward.

Action/Implementation Measure 2.h: The City will work with affordable housing developer, the MPO and Transportation Commission to determine site and transportation improvements. This includes review of available lots for infill and status of infrastructure to those sites, appropriate zoning, completion of CEQA and NEPA requirements, and other factors. The goal will be to complete the application by 2020.

Timeline: 2017 through 2020
Funding Source: General Fund
Quantifier: Additional 40 units
Responsible
Department: City of Chowchilla Community and Economic Development

Analysis: Diligent efforts continue to be made by City staff to comply with this Action/Implementation measure. The City continues to work closely with the Madera County Transportation Commission (MCTC) to identify needed infrastructure improvements in order to accommodate future housing developments. The City and MCTC are currently pursuing a project to update Robertson Blvd (City's mainstreet) as well as finishing the environmental analysis for the future roundabouts project. This Action/implementation Measure is on-going and will be carried forward.

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

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

Objective B: Review non-governmental constraints and address them appropriately.

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

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

Policy 3.3 The City shall work with the Chowchilla Elementary School and Chowchilla Union High School Districts to adequately address and eliminate any potential impediments to residential developments with regard to the dedication and reservation of school facilities. All such dedications and reservations of school facilities for housing developments shall comply with the State Subdivision Map Act and the City Subdivision Ordinance.

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

Timeline: 2016 and annually thereafter
Funding Source: General Fund
Quantifier: Report to Council

Analysis: The 2019 annual housing developers meeting was held on October 31, 2019 and is further discussed in the Public Outreach section. This Action/implementation Measure is ongoing and will be carried forward.

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

Timeline: 2017, and annually thereafter
Funding Source: General Fund
Quantifier: Completed SOI update
Responsible
Department: City of Chowchilla Community and Economic Development Department and LAFCO

Analysis: The City maintains a close working relationship with Madera County. There is currently no SOI update process being conducted nor is it currently needed in the foreseeable future. This Action will not be carried forward.

Action/Implementation Measure 3.c: The City will complete the revision of the City Zoning Ordinance, Section 18.33.010 and/or 18.33.050, as necessary, to remove existing guideline inconsistencies for the establishment and development of Residential Mobile Home Park Districts. In addition, the City will revise its definitions of “mobile home” and “manufactured home,” and will revise the Zoning Ordinance to permit manufactured homes meeting the same requirements as site-built homes in zones allowing residential use. The City's Zoning Ordinance will be amended to allow and permit manufactured housing in the same manner and in the same zones as conventional or stick-built structures are permitted.

Timeline: 2017, before certification of this housing element update
Funding Source: General Funds
Quantifier: Revised Zoning Ordinance
Responsible
Department: City of Chowchilla Community and Economic Development Department

Analysis: The City completed this Action/Implementation measure during the City's comprehensive zoning ordinance update process which was adopted in November 2018. Therefore, this Action/Implementation Measure will not be carried over into the revised Housing Element.

Action/Implementation Measure 3.d: As a requirement of the annexation process through LAFCo, the Community & Economic Development Department will ensure housing developers requesting annexation of territory into the city limits to notify the local school districts for their initial review and input.

Timeline: 2016 and annually thereafter

Funding Source: Not applicable
Quantifier: Report to the Council
Responsible
Department: City of Chowchilla Community and Economic Development Department and LAFCO

Analysis: The City is committed to completing this step when a future developer seeks interest in annexing land into the City limits. This Action/implementation Measure is on-going and will be carried forward.

Action/Implementation Measure 3.e: The City Public Works, Roads, Planning, and Building staff will discuss proposed projects to optimize opportunities to make infrastructure improvements in the most fiscally responsible and time efficient manner. Coordinating utility and road improvements, for example can reduce the time period requiring road closures, detours, and work within rights-of-way that affect businesses and residents, as well as decreasing costs.

Timeline: Annually as needed
Funding Source: Not applicable
Quantifier: Internal Recordkeeping
Responsible
Department: City of Chowchilla Community and Economic Development and Public Works Departments

Analysis: The Planning, Public Works, and Building Departments continue to work in conjunction on a daily basis when it comes to current and future projects. This Action/implementation Measure is on-going and will be carried forward.

Action/Implementation Measure 3.f: The City will revise its permitting and recordkeeping process to better track the types of housing for which permits are sought. In particular, the City will record requests for permits for second units and other housing that will assist lower income groups, those in need of temporary housing, those with disabilities, and other special needs groups.

Timeline: On-going during permit application process
Funding Source: Not applicable
Quantifier: Internal Recordkeeping
Responsible
Department: City of Chowchilla Community and Economic Development Department

Analysis: The City is actively pursuing this Action/Implementation Measure by applying for SB 2 funding to purchase permit tracking software to help with expediting permit approvals. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 3.g: The City will consider a fee deferral for a period not to exceed 30 years with the deferral recorded as a form of deferred note and secured by the

property. The note would be due and payable if the property were sold, refinanced, the rent was no longer affordable (with multifamily properties), or is no longer occupied by the owner (single-family home).

Timeline: 2017
Funding Source: Not applicable
Quantifier: Resolution adopted by City Council
Responsible
Department: City of Chowchilla Community and Economic Development Department.
To be approved by City Council

Analysis: The City is open to this measure if ever needed in the future. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 3.h: The City will work with the local school districts in all residential development proposals being submitted that are subject to the Subdivision Map Act and Subdivision Ordinance. The City will continue to refer developers of residential housing projects to the local school districts in order to ensure the availability of adequate school facilities to house students generated by proposed residential projects consistent with the City's General Plan.

Timeline: 2018 and annually thereafter
Funding Source: Not applicable
Quantifier: Report to the Council
Responsible
Department: City of Chowchilla Community and Economic Development Department

Analysis: The City is committed to continue compliancy with this measure on an on-going basis. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 3.i: The City shall work with the school districts to ensure that school impact fees for new residential developments will be in accordance with statutory requirements. Any additional fees requested by the school districts (if any) shall be through a separate agreement consistent with the City's General Plan. This requirement shall not negatively impact affordable housing projects.

Timeline: 2018 and annually thereafter
Funding Source: Not applicable
Quantifier: Report to the Council

Analysis: The City is committed to continue compliancy with this measure on an on-going basis. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 3.j: The City will biennially monitor the Land Use and Public Facilities and Services Policies, particularly those listed in Errata, Corrections or Changes to the General Plan Text, adopted on May 2, 2011, regarding school district siting process and accompanying school fees, to evaluate any potential constraints on multifamily

development. The initial monitoring will review and amend General Plan policies to ensure they comply with State law, particularly the State Subdivision Map Act and School Facilities Act.

The General Plan Policies, including Land Use Element and Public Facilities and Services Elements to be reviewed and amended to ensure compliance with State law, include, but are not limited to, LU 18.1, LU 20.3, LU 20.4, PF 9.3A, and PF 2.2 – Implementation 2.2B. Subsequent monitoring of the Land Use and Public Facilities and Services Policies will evaluate housing development approvals and denials, number of submittals or lack of submittals, length of approval, cost and any reductions in the initially proposed number of units. In addition, the City will gather and consider input from developers including non-profits.

In subsequent monitoring, if the City determines that the school siting process and or school fees (not including statutory fees required by State law) pose a constraint to the development of housing affordable to lower-income households, the City will take necessary steps to mitigate the constraints in accordance with State law, including but not limited to working with the school districts to formulate alternative measures that serve the interests of the City and the school districts as well as the affordable-housing needs of the community. The City will report on the results of this program through the annual progress report, required pursuant to Government Code Section 65400.

Timeline:	Initial Review and amendment in 2018 and biennially thereafter
Funding Source:	Not applicable
Quantifier:	Report to the Council
Responsible	
Department:	City of Chowchilla Community and Economic Development Department

Analysis: Due to limited staffing, the City has not yet carried out this measure. This measure will be carried forward as an on-going measure with a timeline of being reviewed starting in early 2020 and biennially thereafter.

GOAL 4 CONSERVE AND ENHANCE EXISTING HOUSING STOCK

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

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

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

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

- Policy 4.3** Manage public housing projects and conduct regularly scheduled visits to ensure proper maintenance of the area's public housing inventory.
- Policy 4.4** Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.
- Policy 4.5** The City shall seek opportunities to conserve the affordability, and not only physical conditions, of existing market-rate housing.

Action/Implementation Measure 4.a: The City will apply for funds and will work with Self Help to conduct a housing conditions study. The City will maintain current information on the condition of housing stock in the City by conducting surveys at least every five (5) years and updating its housing conditions database based on the survey results. The study will include structures in addition to dwellings, such as garages, sheds, and permitted and unpermitted second-units when they appear to be used for human habitation. The study will include review of housing project application (i.e., tentative subdivision map, General Plan amendment), to determine their effect on the cost of providing housing. The results of the study will be presented to Council. Funding anticipated to be \$50,000 during the planning period.

Timeline: December 2020 and December 2022
Funding Source: CDBG Technical Assistance Grant
Quantifier: Completion and five year updates of Housing Condition Study and subsequent evaluation of effects on costs for housing
Responsible
Department: City of Chowchilla Finance Development

Analysis: Due to limited staffing, the City has not yet carried out this measure. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 4.b: The City will support public and private efforts to rehabilitate and improve existing housing stock by applying annually to State and federal housing rehabilitation sources to provide available funds, anticipated to be \$60,000 at a minimum during the planning period for the removal of unsafe, substandard dwellings which cannot be economically repaired, and \$200,000 annually for the rehabilitation of substandard and deteriorating housing units. This Action will be of highest priority.

Timeline: 2017 and annually thereafter, with high priority
Funding Source: CDBG, HOME. Proposition 46 programs and others as are applicable and available
Quantifier: At least 5 rehabs and two demolitions annually
Responsible
Department: City of Chowchilla Finance Development

Analysis: The City applied back in 2018 and was recently awarded HOME and CDBG grants. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 4.c: The City will promote awareness of the need for housing and neighborhood conservation by developing a brochure outlining available assistance programs for distribution by Code Enforcement and display in public offices. This information will be provided on the City's website and will be available in the City's Community and Economic Development Department.

Timeline: 2017 and annually thereafter
Funding Source: CDBG Program Income funds
Quantifier: Published brochure distributed
Responsible
Department: City of Chowchilla Community and Economic Development

Analysis: This Action/Implementation measure was completed. This measure will be carried forward and updated periodically as an on-going measure.

Action/Implementation Measure 4.d: The Community and Economic Development Department is given sole responsibility to at least annually contact the ownership of identified 'at-risk' subsidized multi-family housing facilities. The ownership status and future plans will be determined and noted by staff. Owners will be reminded of the need for timely notice and asked to inform the Department immediately of potential change of ownership or loss of low-income units. Upon notification the City will immediately contact the qualified agencies and others that may have since have registered with HCD. Along with the (funding) resources listed in that section, the City will provide staff assistance and fast-track permitting for needed improvements. At present there are no facilities eligible to convert to market rate through 2024.

Timeline: 2017 and at least annually thereafter
Funding Source: General Fund
Quantifier: To be determined
Responsible
Department: City of Chowchilla Community and Economic Development

Analysis: No existing facilities were 'at-risk' during the 2016-2024 planning period. Due to limited staffing, the City has not yet carried out this measure. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 4.e: To urge owners of market rate rental properties to continue to offer properties at affordable rates, the City will research other California cities' rent control ordinances, with the input of the public. The City will develop its own ordinance if/when it determines that an ordinance can be adopted that will not be to the long-term detriment of either the property owner or the renter. The City understands that properties cannot be subject to rent control and will consider measures other than rent control as incentives to owners to provide decent, safe housing at affordable rates.

Timeline: 2017 and annually thereafter
Funding Source: General Fund

Quantifier: Published brochure distributed
Responsible
Department: City of Chowchilla Community and Economic Development

Analysis: City staff consulted with HCD on this to seek further direction. It was the consensus from HCD that they were unsure why the City had this as an action item, and recommended it be deleted during the Housing Element update process.

GOAL 5 CREATE HOUSING OPPORTUNITIES FOR HOUSEHOLDS WITH SPECIAL NEEDS

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

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

Action/Implementation Measure 5.a: In compliance with GC 65583(5), the City must remove constraints or provide accommodations for housing for persons with disabilities including those who are developmentally disabled, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These must be allowed by right. The City will review its Zoning Ordinances to ensure that definitions and uses for residential facilities not providing medical services, such as group homes and residential care facilities are allowed by right for those with disabilities including those who are developmentally disabled. Any references to “handicapped” will be removed or changed to “disabled.”

The City amended the Zoning Ordinance in 2018 to provide reasonable accommodation for housing for persons with disabilities (Chapter 18.92). Chapter 18.92 includes, but not be limited to, construction of new or retrofitting existing access ramps, handrails, and appliances. The City will also modify and/or allow administrative level deviations from setback requirements and a reduction of parking spaces and maneuvering areas for disabled persons, including the developmentally disabled. Other retrofit, maintenance, rehabilitation, improvements and developments, or other forms of improvements or accommodations for to existing or new homes for special needs persons will receive prioritized consideration and flexibility or relief from regular standards and will be determined at an administrative level by the Director and/or Building Official. All necessary forms and applications will be made available at the Building and Planning counter, such as brochures explaining the process.

The City will require that all multi-family housing projects include at least two percent units that meet the needs of persons with physical conditions which require special design considerations. The City will additionally invoke all SB 520 requirements and provide reasonable accommodation regarding residential development for disabled persons,

including the developmentally disabled, by expediting permits for any immediate needs of the disabled population. All applicants will be so notified.

Timeline:	2018 - Amend the Zoning Ordinance within 12 months of the adoption of this Housing Element update to comply with State law in the permitting of licensed residential care facilities and group homes. Define amendments and require brochures be provided describing accommodation; Remove or revise “handicapped” terminology; Require that all multi-family housing projects include at least two percent units for those with physical conditions requiring special design considerations within 15 months of the adoption of this Housing Element update
Funding Source:	Not applicable
Quantifier:	Amendments to adopted Zoning Ordinance and Reasonable Accommodations Ordinance; two percent of assisted development units accessible to those with physical conditions; and requirement to expedite permits for immediate needs of disabled population, including those with developmental disabilities.
Responsible Department:	City of Chowchilla Community and Economic Development

Analysis: This Action/implementation Measure was completed by City staff prior to the last Housing Element certification through the approval of Ord. No. 482.17 and during the comprehensive zoning ordinance update which came into effect in November 2018. Therefore, this Action/Implementation Measure will not be carried over into the revised Housing Element.

Action/Implementation Measure 5.b: In conjunction with Action/

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

The City will provide assistance as funds are available, estimated at \$500,000 to organizations seeking to develop or convert residential buildings for use as group homes for persons with special needs which prevent them from using conventional housing. Potential assistance to be provided includes participation in applying for federal or State funding, and/or waiving of certain fees or development standards. The City will also include the sites inventory for special needs on the City’s website.

Timeline:	(seek funding for group homes for those with special needs): 2017, 2018, 2021 and 2022
Funding Source:	CDBG, LHTC, Proposition 46 programs

Quantifier: At least four applications during the planning Period: minimum of one new group home accommodating at least 6 persons, or one conversion to a group home accommodating at least 10 persons

Timeline: (add sites inventory for special needs to City's Website) July 2017

Responsible
Department: City of Chowchilla Community and Economic Development and Finance Departments

Analysis: The purpose of this action is to identify sites for varying special needs populations (homeless, farmworkers, disabled, seniors) and additional group home facilities. Staff created a GIS map that shows which zones in the City allow for special needs groups based on the zoning ordinance and land use matrix.. Due to limited staffing, the City has not yet carried out the second part of the measure regarding funding. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 5.c: The City will provide assistance to rental housing developments that contain at least 10 percent of three- and four-bedroom dwelling units affordable to lower income households without overpayment. City staff will assist in applying for available federal and/or State programs, as well as project density bonuses at the amounts required under State law, fee cost reduction, and/or fast track processing. Information on this program will be included in the brochure developed and distributed under program 4.c.

Timeline: 2017 and ongoing

Funding Source: General Funds

Quantifier: Annual report to Council of assisted units. Total of 12 new three- or four-bedroom units

Responsible
Department: City of Chowchilla Finance Development

Analysis: Due to limited staffing, the City has not yet carried out this measure. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 5.d: The City shall complete and adopt guidelines for integrating affordable residential projects that provide housing for lower-income, single working parent households and childcare services. The City shall pursue three federal and State grant fund sources for childcare services, and actively recruit community-based non-profit and/or private for-profit organizations for such services. The goal would be for \$100,000 annually.

Timeline: 2020 for guideline completion; 2020 developer recruitment

Funding Source: CDBG, HOME, Proposition 46 programs

Quantifier: Adopted guidelines, developer agreement, and \$100,000 annually for childcare services

Responsible
Department: City of Chowchilla Community and Economic Development

Analysis: The City is currently researching avenues used by other small Central Valley cities to encourage the provision of childcare services in conjunction with housing for lower income residents. After extensive research and discussion, staff is recommending the City consider “A Guide for Developing Child Care Facilities with Affordable Housing – Child Care Handbook” which was prepared by Bridge Housing. The City has not yet succeeded in securing funding for childcare, and is looking into upcoming opportunities. This measure will be carried forward as an on-going measure

Action/Implementation Measure 5.e: The City of Chowchilla will actively work with Affordable Housing Development Corporation to utilize federal and State affordable housing programs to raise \$500,000 in funds for low-income family housing. Utilize AHDC funds to implement construction of rental housing for seniors and those with disabilities and take all Action/Implementation Measures necessary to expedite processing and approval of such projects.

Timeline:	2017 and on-going
Funding Source:	Affordable Housing Development Corporation
Quantifier:	Developer agreement, \$500,000 in funding secured for a minimum of 3 rental units for seniors or those with disabilities
Responsible	
Department:	City of Chowchilla Community and Economic Development

Analysis: Due to limited staffing, the City has not yet carried out this measure. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 5.f: The City of Chowchilla will actively pursue non-profit sponsors to jointly develop a farmworker housing facility. The City will sponsor an application for funds to the Joe Serna and/or Proposition 46 farmworker housing program(s) and USDA for \$1,000,000 total.

Timeline:	2017, and annually thereafter
Funding Source:	State Joe Serna, Jr. and/or Proposition 46 program and/or USDA - with matching funds
Quantifier:	Development agreement, funding secured. A minimum of two applications submitted: one to Joe Serna and one under Proposition 46
Responsible	
Department:	City of Chowchilla Finance Department and Community and Economic Development

Analysis: Due to limited staffing, the City has not yet carried out this measure. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 5.g: The City will amend the Zoning Ordinance before the certification of the Housing Element to a) define “supportive housing” and “transitional housing”, and b) permit supportive housing and transitional housing as a residential use, and in compliance with Government Code Section 65583(D)(5) and (6), 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 of the same type in the same zone. Additionally, the City will identify the C-3 (C-S) zone to allow emergency shelters as a permitted use, in either newly constructed or existing facilities. In addition, the City will develop written, objective standards for emergency shelters, balancing the serious need to have a functional emergency shelter with the location of adjacent facilities, size of the lot, security, and other factors as permitted under SB2.

Timeline: 2017 before certification of the housing element
Funding Source: General Fund
Quantifier: Completed revised Zoning Ordinance
Responsible
Department: City of Chowchilla Community and Economic Development

Analysis: This Action/implementation Measure was completed by City staff prior to the last Housing Element certification through the approval of Ord. No. 482.17. Therefore, this Action/Implementation Measure will not be carried over into the revised Housing Element. Note that the zoning ordinance does not include the requirement for a minimum or maximum lot size for emergency shelters, as no specific lot sizes are required for other uses.

Action/Implementation Measure 5.h: The City will amend the zoning ordinance to identify the zones and the permitting process that will treat both licensed and unlicensed facilities and group homes for seven or greater persons in the same manner in the same zones in the 2018 Zoning Ordinance update. The zoning amendment will be adopted as to not unduly constrain their development.

Timeline: Within 12 months of adoption of this housing element
Funding Source: General Fund
Quantifier: Completed revised Zoning Ordinance to address issue
Responsible
Department: City of Chowchilla Community and Economic Development

Analysis: This Action/implementation Measure was completed by City staff prior to the last Housing Element certification through the approval of Ord. No. 482.17. Therefore, this Action/Implementation Measure will not be carried over into the revised Housing Element.

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

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

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

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

Action/Implementation Measure 6.a: The City's Planning Department shall provide information and referral services, on an as needed basis, regarding fair housing laws, and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing. The city will participate and distribute fair housing materials on its website, in public locations, and to various interested parties. As a semi-annual community service (April and October), the City Planning Department shall work with the Chowchilla Newspaper to publish information on fair housing laws and identify agencies to contact regarding discrimination complaints.

The City will directly contact interest groups for distributing fair housing materials, mail fair housing materials through utility billings and post fair housing information on the City's website, and in a variety of community locations. The information shall be printed in English and Spanish. Other specific actions include:

1. A pamphlet on equal housing opportunity to be prepared by March 2017 and distributed to the public through a variety of groups and locations as described above within two months.
2. Identify local nonprofits, service organizations and community groups by June 2017 and distribute fair housing information every two years.

Timeline: March 2017, and ongoing
Funding Source: General Fund
Quantifier: As needed assistance reported to Council at least semi-annually
Responsible
Department: City of Chowchilla Community and Economic Development

Analysis: Due to limited staffing, the City has not yet carried out this measure. This measure will be carried forward as an on-going measure.

GOAL 7 PROMOTE ENERGY CONSERVATION/EFFICIENCY

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

Policy 7.1 Continue to implement State energy conservation standards, and the reduction of greenhouse gases through implementation of SB 32 and other regulations.

Policy 7.2 Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

Policy 7.3 Encourage maximum utilization of federal, State and local programs which assist homeowners in providing energy conservation measures.

In addition to the implementation of Action 2.h, which will provide the opportunity to incorporate alternative transportation and create infill residential development, the following Actions will contribute to the successful implementation of Goal 7.

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

Timeline: 2016, and ongoing
Funding Source: General Funds and PG&E
Quantifier: Not applicable
Responsible
Department: City of Chowchilla Community and Economic Development

Analysis: The City is committed to continue compliancy with this measure on an on-going basis. This measure will be carried forward as an on-going measure.

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

Timeline: 2016, and annually thereafter
Funding Source: General Fund
Quantifier: Reviewed Zoning Ordinance and Downtown Design Standards
Responsible
Department: City of Chowchilla Community and Economic Development

Analysis: The City is committed to continue compliancy with this measure on an on-going basis. This measure will be carried forward as an on-going measure.

Action/Implementation Measure 7.c: The City shall help lower-income homeowners in applying for assistance from other agencies to make energy conservation improvements, including but not limited to CDBG, Cal-HFA, and PG&E, and GRID Alternatives that can provide financial assistance to lower income homeowners and rental unit owners whose tenants are of lower-income status. Information on PG&E, GRID Alternatives, and other potential sources of financial assistance or rebate, including weatherization programs, will be listed on the City's website.

Timeline: 2016 and annually thereafter
Funding Source: CDBG, HOME. Proposition 46 programs and others as are applicable and available
Quantifier: At least 10 rehabs annually
Responsible

Department: City of Chowchilla Finance Development City Administrator's office

Analysis: The City applied for CDBG and HOME funds in 2017 and was awarded them in early 2018. The City has recently contracted with Self Help Enterprises to assist the City with funding implementation. This Action/Implementation Measure is on-going and will be carried over into the revised Housing Element.

Action/Implementation Measure 7.d: The City shall codify the adopted Ordinance #475-16, adding Chapter 5 to Title 8 of the City Municipal Code establishing a requirement to comply with Cal Green Code and the City's Construction and Demolition Recycling Program.

Timeline: Within 6 months of adoption of the housing element

Funding Source: Not applicable

Quantifier: Not applicable

Responsible

Department: City of Chowchilla Community and Economic Development

Analysis: The City has completed this Action/Implementation Measure. Therefore, this Action/Implementation Measure will not be carried over into the revised Housing Element.

Action/Implementation Measure 7.e: The City shall codify the adopted Ordinance #474-15, providing an expedited, streamlined permitting system for small residential rooftop solar systems.

Timeline: 2016

Funding Source: Not applicable

Quantifier: Not applicable

Responsible

Department: City of Chowchilla Community and Economic Development

Analysis: The City has completed this Action/Implementation Measure. Therefore, this Action/Implementation Measure will not be carried over into the revised Housing Element.

6.4 - Conclusion

The foregoing programs were considered appropriate and desirable to ensure that the City's 2016-2024 Fair Share Housing Allocation were met in a timely and cost-effective manner. Although many of the Actions were not accomplished in the last planning period, the City is confident that they will be able to meet their goals and objectives during the remainder of the planning period. The City has taken steps to ensure that the few remaining Actions regarding zoning ordinances will be updated, either before certification of this Housing Element by HCD, or within 12 months of adoption of the revised Housing Element Update. The City has reliable staff to assist in the review and implementation of programs and processes needed to better track and carry out the Actions, including funding of rehabilitation, construction, and other housing support programs. The City also looks

forward to working with Self Help, funding agencies, its stockholders, the residents, and new partners who can assist with legal, cost efficient, and timely completion of the Actions.