Appendix C

Housing Resources

Table of Contents

C Housing Resources C-1
C.1 Regional Housing Needs Allocation Requirement C-1
C.2 Fulfilling the RHNA Obligation C-2
C.2.1 Planned or Approved Units C-2
C.2.2 Accessory Dwelling Units C-7
C.2.3 Remaining Share of RHNA C-7
C.3 Site Inventory Methodology and Justification C-8
C.3.1 Suitable Sites for Affordable Housing C-8
C.3.2 Multi-family Residential Development Trends C-8
C.3.3 Capacity of Identified Residential Sites C-13
C.3.4 Rezoning to Accommodate a Shortfall of Sites C-15
C.4 Adequacy of the Site Inventory C-15
C.5 Site Inventory by Community C-16
C.5.1 Ahwahnee C-16
C.5.2 Bass Lake C-18
C.5.3 Oakhurst C-20
C.5.4 North Fork C-22
C.5.5 North Madera C-24
C.5.6 Parksdale C-26
C.5.7 Southeast Madera County C-28
C.5.8 Fairmead C-30
C.6 Availability of Infrastructure and Services C-32
C.6.1 County Maintenance Districts C-33
C.6.2 Privately Owned Water Companies C-35
C.6.3 Storm Water and Drainage C-36
C.7 Environmental Constraints C-36
C.8 Financial Resources for Affordable Housing C-36
C.8.1 Community Development Block Grants C-36
C.8.2 Home Investment Partnership Program (HOME) C-37
C.8.3 Permanent Local Housing Allocation Program (PLHA) C-37
C.9 Administrative Resources C-38
C.9.1 County of Madera Planning Division C-38
C.9.2 County of Madera Building Division C-38
C.9.3 Housing Authority of the City of Madera C-38
C.9.4 Affordable Housing Providers C-39
C.9.5 Opportunities for Energy Conservation C-40

Tables

Table C-1 Madera County Housing Needs for 2024-2032 ..... C-2
Table C-2 Planned, Approved, and Pending Projects C-5
Table C-3 Remaining Units to Meet the RHNA C-8
Table C-4 Typical Densities of Multifamily Projects in Madera County C-9
Table C-5 Realistic Capacity of Sites with Current Zoning C-14
Table C-6 Realistic Capacity of Rezoned Sites C-15
Table C-7 Adequacy of Residential Site Inventory C-15
Table C-8 Residential Capacity in Ahwahnee C-16
Table C-9 Residential Capacity in Bass Lake C-18
Table C-10 Residential Capacity in Oakhurst C-20
Table C-11 Residential Capacity in North Fork C-22
Table C-12 Residential Capacity in North Madera C-24
Table C-13 Residential Capacity in Parksdale C-26
Table C-14 Residential Capacity in Southeast Madera County C-28
Table C-15 Residential Capacity in Fairmead C-30
Table C-16 Water and Wastewater Service Providers C-32
Table C-17 Water and Wastewater Service Providers C-33
Table C-18 Affordable Housing Providers in Madera County C-39

Figures

Figure C-1 Planned or Approved Projects C-6
Figure C-2 Housing Opportunity Sites in Ahwahnee C-17
Figure C-3 Housing Opportunity Sites in Bass Lake C-19
Figure C-4 Housing Opportunity Sites in Oakhurst C-21
Figure C-5 Housing Opportunity Sites in North Fork C-23
Figure C-6 Housing Opportunity Sites in North Madera C-25
Figure C-7 Housing Opportunity Sites in Parksdale C-27
Figure C-8 Housing Opportunity Sites in Southeast Madera County C-29
Figure C-9 Housing Opportunity Sites in Fairmead C-31

C Housing Resources

This chapter documents the methodology and results of the Site Inventory analysis conducted to demonstrate the County of Madera's ability to satisfy its share of the region's future housing need. Infrastructure, services, and financial and administrative resources available for the development, rehabilitation, and preservation of housing are also discussed in this chapter. This analysis is limited to unincorporated Madera County and does not include the cities of Madera and Chowchilla. Incorporated cities within Madera County are required to prepare individual Housing Elements covering their jurisdictions.

C.1 Regional Housing Needs Allocation Requirement

State law requires every jurisdiction to undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate regional housing needs.[1] A jurisdiction must demonstrate in its Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth. This section assesses the adequacy of unincorporated Madera County's land inventory in meeting future housing needs.

This update of the Housing Element covers the planning period of January 31, 2024, through January 31, 2032 (also called the 6th cycle Housing Element update). The California Department of Housing and Community Development (HCD) is responsible for determining the regional housing need for each region's planning body known as a "council of governments" (COG). Madera County's share of the regional housing need, called the Regional Housing Needs Allocation (RHNA), was determined through a methodology developed by HCD with consultation with the Madera County Transportation Commission (MCTC), the regional COG. This methodology considered projected growth in the number of households in different areas of the county, the current vacancy rate, the rates of overcrowding, the number of occupied housing units, and the percentage of households experiencing housing cost burden (households paying more than 30 percent of their income towards rent or a mortgage, and utilities. As detailed in the 6th cycle Regional Housing Needs Allocation Plan,[2] the RHNA for each jurisdiction in the county is based on existing and projected housing needs, recent growth trends, income distribution, and capacity for future growth. ("simply admits defeat on meeting the RHNA")

The RHNA for each jurisdiction is distributed across different income categories based on HCD's methodology that considers several factors, including access to opportunities and proximity to employment. The RHNA is distributed into four household income categories based on the county's Area Median Income (AMI)[3]:

- Very Low-Income (less than 50 percent of AMI)
- Low-Income (51-80 percent of AMI)
- Moderate-Income (81-120 percent of AMI)
- Above Moderate-Income (more than 120 percent of the AMI)

[1] Government Code section 65100 – 65763, Article 10.6. Housing Elements
[2] Department of Housing and Community Development (HCD). 2022. Final Regional Housing Needs Determination. https://www.hcd.ca.gov/community-development/housing-element/docs/maderactc-rhna-6th.pdf
[3] The 2020 Area Median Income of Madera County was used for the development of the RHNA and is based on an annual income of $61,924 for a household of four.

Unincorporated Madera County's share of regional future housing needs is 4,603 total dwelling units. The number of units is distributed among five income categories, as shown below in Table C-1.

Table C-1 Madera County Housing Needs for 2024-2032

Income Category (Percent of Madera County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)	638	13.9%
Very Low (30 to 50% of AMI)	637	13.8%
Low (51 to 80% of AMI)	887	19.3%
Moderate (81% to 120% of AMI)	829	18.0%
Above Moderate (> 120% of AMI)	1,612	35.0%
Total	**4,603**	**100.0%**

Source: Department of Housing and Community Development (HCD). 2022. Final Regional Housing Needs Determination

The RHNA process does not specify the need for extremely low-income units, but pursuant to California Assembly Bill (AB) 2634, the County must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The County's very low-income requirement is 1,275 units. According to 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data, developed by the United States Department of Housing and Urban Development (HUD), 27.4 percent of households in the county earned less than 50 percent of the AMI. Among these households, 50 percent earned incomes below 30 percent (extremely low). Therefore, the County's RHNA allocation of 1,275 very low-income units was divided evenly as 638 extremely low and 637 very low-income units. However, for the purpose of identifying adequate sites for the RHNA allocation, state law does not mandate separate accounting for the extremely low-income category.

C.2 Fulfilling the RHNA Obligation

Jurisdictions can use planned and approved projects, estimated accessory dwelling unit (ADU) production, and vacant and underutilized sites to accommodate the RHNA. Vacant and underutilized sites must have adequate zoning for the development of housing across income categories. Planned and approved projects, estimated ADU production, and vacant and underutilized sites are addressed below.

C.2.1 Planned or Approved Units

Residential developments approved and permitted, but not yet built (also known as "pipeline projects") can be credited towards the County's RHNA provided it can be demonstrated that the dwelling units can be built by the end of the planning period, January 31, 2032. To be counted towards the RHNA, housing units must receive a certificate of occupancy on or after June 30, 2023 (the start of the RHNA projection period). Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Single-family homes are usually sold at market-rate prices with no affordability covenants. Multifamily or single-family developments that use density bonuses, public subsidies, or other mechanisms that restrict rents or sales prices to specified below-market rate prices can be considered affordable to very-low, low-, or moderate-

income households. The specific income category is typically determined by the local, state, or federal regulations associated with the funding mechanism for the project.

The projects, listed in Table C-2, are already in the development pipeline and are expected to be completed during the planning period. These projects were proposed by housing developers and are approved by the County or pending approval. With development of these projects, the County can satisfy the above-moderate income RHNA. There remains a need for the County to provide sufficient land capacity for housing units affordable to lower- and moderate-income households to fulfill the RHNA for these income categories.

Subsidized (Affordable) Pipeline Housing Developments

Two residential projects currently in the development pipeline can be credited towards the County's RHNA. The River Grove project developed by Self Help Enterprises in the community of Oakhurst will construct 120 dwelling units, 118 of which will be affordable to very low-income households. The County is also working with Self Help Enterprises to develop an additional 210 dwelling units on a County-owned property in the community of Fairmead. This project includes 105 units affordable to low-income households and 105 dwelling units affordable to very low-income households adjacent to a planned library and community center. The River Grove and Fairmead projects will achieve densities of approximately 20 and 14 dwelling units per acre, respectively.

Market-Rate Pipeline Housing Developments

In addition to the two pipeline projects listed above, three master-planned communities are currently under construction: Tesoro Viejo, Riverstone (formerly Gateway Village), and The Preserve at Millerton (formerly North Shore at Millerton). The County anticipates that approximately 80 percent of the remaining units for these plans will be completed during the planning period. A summary of each of the master plans is discussed below.

- **Tesoro Viejo.** The Tesoro Viejo Specific Plan, adopted in 2012, includes virtually all of Rio Mesa Village, which was originally proposed in the Rio Mesa Area Plan in 1995. The Specific Plan area is located near the intersection of State Route (SR) 41 and Avenue 15 and includes a variety of housing types. As of 2023, 750 dwelling units have been built and it is anticipated that an additional 4,440 units will be completed during the planning period. For the purposes of the RHNA, all units are counted towards the above-moderate income category even though the Specific Plan proposes a variety of smaller housing types such as live work units and townhomes that may be affordable to moderate-income households based on current market conditions. However, since the actual rental and/or sale prices are unconfirmed at this time, the County conservatively assumes all units in Tesoro Viejo will be affordable to above-moderate households.
- **Riverstone (formerly Gateway Village).** The Riverstone Master Planned Community is an updated and modified version of the Gateway Village Specific Plan which was adopted in 2007. Located north of Fresno County near the junction of SR 41 and Avenue 12, Riverstone proposes residential development in six neighborhoods, with a mix of multifamily, townhomes, and detached single-family units. As of 2023, 1,626 dwelling units have been built, and 4,952 more units will be completed during the 6th cycle planning period. For the purposes of the RHNA, all units are counted toward the above-moderate income category even though Riverstone proposes a variety of smaller housing types that may be affordable to moderate-income households based on current market conditions. However, since the actual rental and/or sale

prices are unconfirmed, the County conservatively assumes all units in Riverstone will be affordable to above-moderate households.

- **The Preserve at Millerton.** Adapted from the stalled plan called the North Shore at Millerton, the Preserve at Millerton is a reduced plan that intends to develop 1,400 units near Friant Dam in southeastern Madera County. As of 2023, no units have been completed; however, infrastructure construction and grading for individual homesites are completed, and all 1,400 units will be developed during the planning period. For the purposes of the RHNA, all units are counted towards the above-moderate income category as there are no deed restrictions in place and market-based rental/sales prices are unknown at this time.

Table C-2 identifies the approved or pending projects that are credited towards meeting the County's RHNA. The locations of these projects are symbolized with the corresponding map identification (ID) numbers in Figure C-1.

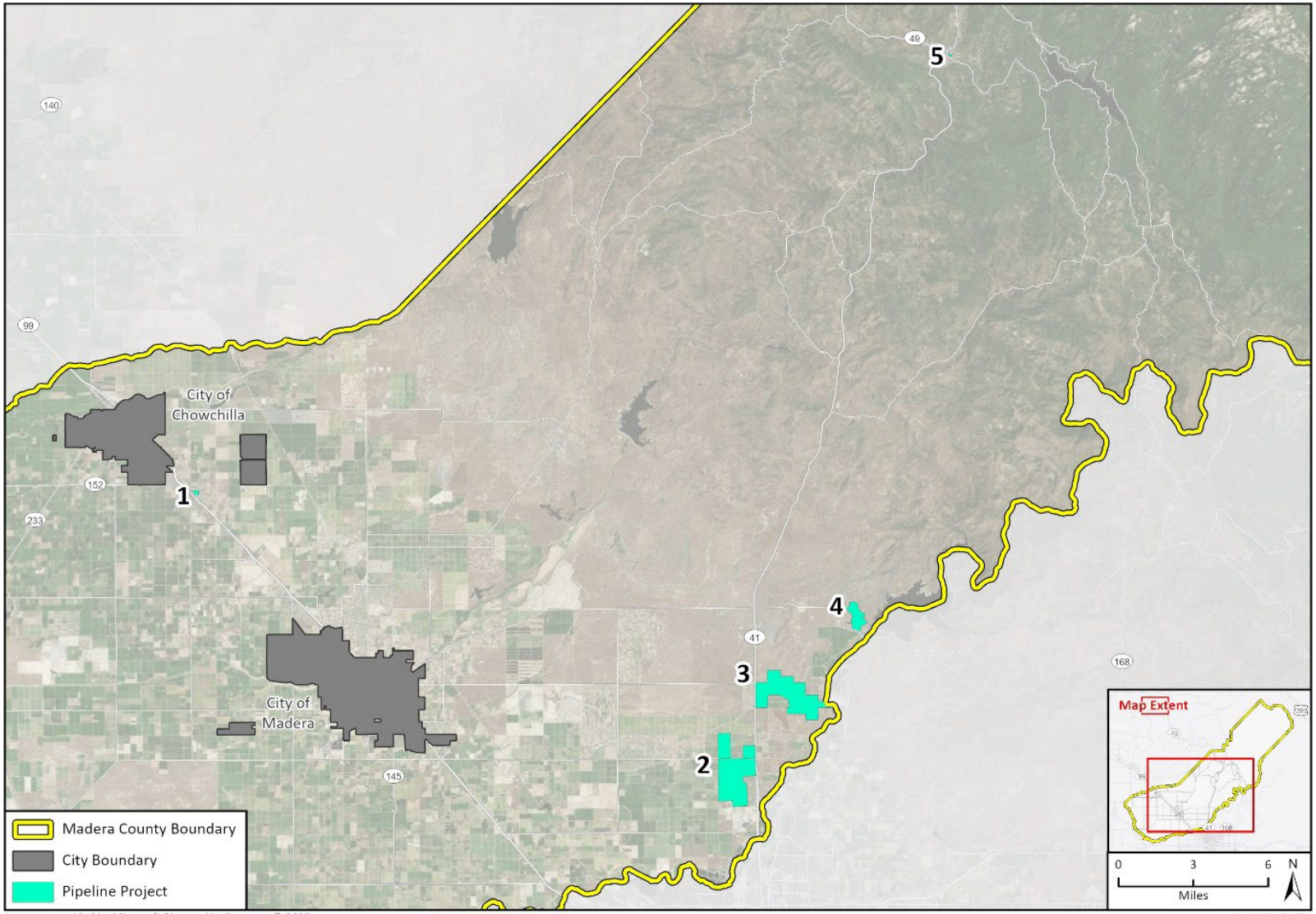
Table C-2 Planned, Approved, and Pending Projects

Map ID	Project Name	Assessor Parcel Number (APN)	Total Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Status	Affordability Mechanism	Estimated Completion Date
1	Self Help Fairmead	027-110-010, 027-110-004	210	105	105	0	0	Pending Approval; Approval expected 2024	Deed Restriction	End of 2027
2	Riverstone	Multiple	5,952*	0	0	0	5,952	Approved, 2007	N/A	XX
3	Tesoro Viejo	Multiple	4,440*	0	0	0	4,440	Approved, 2012	N/A	XX
4	The Preserve at Millerton	Multiple	1,400*	0	0	0	1,400	Approved, 2009	N/A	XX
5	Self Help River Grove	065-080-053	120	118	0	0	2	Approved, 2022	Deed Restriction	XX
	Total		**11,122**	**223**	**105**	**0**	**10,794**			

* Units anticipated to be built during the planning period.

Source: County of Madera

Figure C-1 Planned or Approved Projects



C.2.2 Accessory Dwelling Units

State law defines an Accessory Dwelling Unit (ADU) as an attached or detached residential dwelling unit that contains permanent places for living, sleeping, and cooking. ADUs anticipated to be built in the unincorporated county in the planning period can be credited towards the County's RHNA. An ADU is a secondary dwelling unit on residentially zoned property with an existing single-family or multi-family residence. ADUs may provide an affordable housing option for family members of the primary resident(s), students, seniors, in-home health care providers, persons with disabilities, young professionals, or others.

ADU development trends are not clear prior to 2022, because the County building division had not differentiated between second dwellings built on one lot that may be the primary residence and ADUs. In lieu of a discrete permit category for ADUs prior to 2022, the County identified a subset of single-family and mobile home development between 2018 and 2021 as ADU development. For the purposes of the Housing Element, the County considers ADUs to be all second mobile home or single-family dwellings under 1,200 square feet permitted on a lot already occupied by at least one dwelling unit. Based on these criteria, trends indicate that the number of submitted ADU permit applications increased in recent years. The County Building Division permitted eight ADUs in 2018, four in 2019, seven in 2020, 19 in 2021, and 17 in 2022. The average number of ADU permits issued in Madera County between January 2018 and 2022 was 11 ADUs per year. It is assumed that annual permits will continue to average at least 11 units per year; therefore, the County estimates a minimum of 88 ADUs to be permitted in the planning period. The inventory conservatively assumes all ADUs will be rented for rates affordable to above moderate-income households; however, it is likely that some of these units will be affordable to moderate- and lower-income households due to their typically smaller unit sizes. A study by the Terner Center at UC Berkeley found that ADUs are typically rented as long-term rentals (as opposed to short-term vacation rentals) and rented below market rates.[4]

C.2.3 Remaining Share of RHNA

Through pipeline projects and ADUs, the County has satisfied approximately 15 percent of its RHNA for units affordable to lower-income households and over 100 percent of its RHNA for above moderate-income units for the planning period. Table C-3 shows the remaining RHNA by income category. The County must demonstrate the availability of sites with appropriate zoning and development standards that facilitate the development of an additional 2,663 units including 1,834 lower-income, 782 low-income, and 829 moderate-income units.

The County must demonstrate its ability to meet its remaining housing needs through the identification of sites suitable for housing development. Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2). This inventory of suitable land is called the Site Inventory. A detailed, parcel-specific Site Inventory is provided in Attachment A.

[4] Terner Center at UC Berkeley. 2017. ADU Update: Early Lessons and Impacts of California's State and Local Policy Changes. https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/ADU_Update_Brief_December_2017_.pdf

Table C-3 Remaining Units to Meet the RHNA

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA Allocation	**2,162**	**829**	**1,612**	**4,603**
Planned and Approved Units	328	0	10,794	11,122
Anticipated ADUs	0	0	88	88
Remaining Units Needed to Meet the RHNA	**1,834**	**829**	**0**	**2,663**

C.3 Site Inventory Methodology and Justification

Land suitable for residential development must be appropriate and available for residential use during the planning period. Characteristics such as the availability of infrastructure, physical features (e.g., susceptibility to flooding, slope instability, or erosion) and location (proximity to transit, job centers, and community services) must also be considered when evaluating the suitability of sites. The following section details the criteria and process by which suitable sites were identified for inclusion in the inventory and the suitability of these sites for affordable housing.

C.3.1 Suitable Sites for Affordable Housing

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. State law has established "default" density standards for the purpose of estimating potential units by income range. In the unincorporated areas of Madera County, HCD has established a density standard of 20 or more units per acre (primarily for higher density multi-family developments) that would facilitate the development of housing in the low- and very low-income category.

In addition to default density standards, the California Legislature established size requirements for parcels intended to support the development of lower-income units. Government Code Section 65583.2 establishes that sites between 0.5 and 10 acres in size zoned for residential development at greater than 20 units per acre are suitable for lower-income projects. Very small parcels, even when zoned for high densities, may not facilitate the scale of development required to access competitive funding resources. Conversely, typically lower-resource affordable housing developers may be unable to finance the scale of project necessitated by very large parcels.

C.3.2 Multi-family Residential Development Trends

Due to the historic rural land use patterns and lack of infrastructure throughout most of Madera County, there are a limited number of examples of multi-family development in the unincorporated county. To support density assumptions for the Site Inventory, the County reviewed eight recent multi-family projects developed in both the unincorporated communities and incorporated cities in Madera County. As shown in Table C-4 below, there has been multi-family residential development across a variety of scales and zoning districts in the unincorporated county and incorporated cities. The assumptions made for the Site Inventory are consistent with the site characteristics of example projects used to establish development trends in the past decade, including zoning district, previous uses, and the percent of allowable density achieved (percent yield).

On average, multi-family developments throughout the county achieved densities of 20 dwelling units per acre and achieved densities over 100 percent of the maximum density allowed on the site. This trend is expected to continue in the unincorporated county as land becomes available for subdivision and development. Programs 1, 7, and 9 of the Housing Plan are intended to facilitate multi-family development at densities similar to recent projects. Descriptions of some of these recent projects are included below.

Table C-4 Typical Densities of Multifamily Projects in Madera County

Project	Status	Community/ Jurisdiction	Zoning	Max Density Allowed	Site Acreage	Total Units	Achieved Density (du/acre)	Percent Yield
Sugar Pine Village	Under Construction	City of Madera	R-1	7.2	2.58	52	20.2	278%
Parksdale Village II	Completed, 2012	Parksdale, Madera County	RUM	25.0	4.56	48	10.5	42%
Esperanza Village	Completed, 2022	City of Madera	C-1*	50.0	0.86	48	55.8	112%
Arborpoint	Completed, 2014	City of Madera	PD (3000)	14.5	5.06	72	14.2	98%
Self Help Fairmead	Approved	Fairmead, Madera County	RUS	12.0	15.25	210	13.8	115%
Self Help River Grove	Pending	Oakhurst, Madera County	CUM*	12.0	6.08	120	19.7	164%
Meadow Vista Apartments	Completed, 2016	Oakhurst, Madera County	RUM	25.0	0.87	16	18.4	74%
40493 Bollinger Pl	Completed, 2013	Oakhurst, Madera County	PDD (HDR)	25.0	0.88	8	9.1	36%
Average					**4.50**		**20.2**	**115%**

* Maximum zoned density in the County's CUM district and City of Madera's C-1 district is estimated based on development standards including maximum floor area ratio, lot coverage, and height allowed by the zone district.

Sugar Pine Village

Located at 203 East Lewis Street, Sugar Pine Village comprises 52 new apartment units, including 16 units designated for individuals and families experiencing housing insecurity and homelessness. The project was developed by Self Help Enterprises on a vacant 2.6 acre lot for a built density of 20 dwelling units per acre. The project offers a range of apartment sizes, with 20 one-bedroom, 16 two-bedroom, and 16 three-bedroom units, ranging from 664 to 1,127 square feet. Rent is determined based on income, varying from $168 to $1,012 per month. These units include fully equipped kitchens with energy-efficient appliances and laundry hook-ups. The community features a 2,605 square foot building, hosting essential amenities such as a computer lab with complimentary Wi-Fi, a functional kitchen, a rental office, and adaptable meeting rooms. Outdoor facilities include picnic areas equipped with grills for open-air cooking, a covered playground, and ample parking space. County Staff worked extensively with Self Help Enterprises throughout the entitlement process and waived park impact fees for the project given the inclusion of park space on the project site.

Parksdale Village II

Parksdale Village II, located at 13549 Wood Street in Parksdale, was developed as the second phase of the larger Parkdale Village subdivision by Self Help Enterprises. The development features 48 contemporary residential units, comprising two, three, and four bedrooms on a 4.6 acre lot for a built density of approximately 11 dwelling units per acre. The project includes park space, a picnic area and community center which houses an activity room, a fully equipped kitchen, a computer lab, and a common laundry area. The project offers a range of educational classes, and a comprehensive selection of after-school programs is available to serve the children in the community. Parksdale Village was financed through a combination of funding sources including Federal/State LIHTC (Low Income Housing Tax Credits), HCD HOME Program, and NeighborWorks America.

Esperanza Village

Esperanza Village, located at 125 N. C Street, is 48-unit affordable residential project, developed through collaboration between the City of Madera, The Pacific Companies, and the Madera Chamber of Commerce. The development leveraged an $11.3 million grant from the California Strategic Growth Council's Affordable Housing and Sustainable Communities (AHSC) program. The project was completed in late 2021.

Comprising of two buildings, Esperanza Village offers a variety of affordable studio, one-, two-, and three-bedroom units. Some units are designated for residents from the Madera County Behavior Health program. The project was developed on the site of two underutilized parking lots with a total site area of approximately 0.9 acres. The project's final built density is approximately 56 dwelling units per acre.

River Grove

River Grove is an affordable residential development by Self Help Enterprises currently under construction at 49177 Road 426 in Oakhurst. The development features 120 residential units, comprising one-, two-, and three bedrooms on a 6 acre lot for a built density of approximately 20 dwelling units per acre. The project includes park space, a picnic area, and community center and 156 parking spaces. The project includes 12 three-story residential buildings and a community building with shared open spaces and community facilities. The project was found to be eligible for Senate Bill (SB) 35 streamlining and therefore was not subject to the conditional use permit process which would typically be required. This project utilized an SB 35 application and was supported with PLHA funding.

Meadow Vista Apartments

The Meadow Vista Apartments project is a market-rate apartment complex located at 49177 Road 426 in Oakhurst. The development features 16 two-bedroom residential units on a 0.9 acre lot for a built density of approximately 18 dwelling units per acre. The project comprises four, two-story buildings with a detached garage.

C.3.3 Capacity of Identified Residential Sites

To demonstrate capacity to accommodate the remaining RHNA, the County has identified sites with zoning suitable for housing development during the planning period. The Site Inventory identifies vacant and nonvacant properties in unincorporated communities throughout the county. Nonvacant sites, also called underutilized sites, have existing uses or structures but have potential to be redeveloped with residential uses. All non-vacant sites identified in the Site Inventory are currently occupied by single-family residential uses. To account for the loss of these units in the event that these sites are redeveloped, the unit capacity of all identified non-vacant sites has been discounted by one dwelling unit.

Pursuant to Government Code Section 65583.2(c), the County must calculate the realistic development capacity of the identified sites (the realistic number of units that could be built).

The Site Inventory includes parcels in two zoning districts:

- **Residential, Urban Single-Unit (RUS).** This district provides for areas in the urbanized county that accommodate low density residential uses. Parcels must have a minimum size of 4,500 square feet. The maximum density for this zoning district is 12 dwelling units per acre.
- **Residential, Urban Multi-Unit (RUM).** This district provides for areas in the urbanized county that accommodate multi-unit residential development. The maximum residential density for this zoning district is 25 dwelling units per acre.

The County assumes the realistic development capacity of the identified sites will be less than the full development capacity allowed by the parcel's zoning and land use designation. This conservative assumption is based on site-specific conditions and development standards that may reduce the development potential of a given site. For example, parking requirements, environmental conditions, and parcel shape can impact the ability to achieve the maximum density allowed by the zoning code.

Based on an analysis of eight projects developed in the county during the past 10 years presented in Section 5.5, it was found that on average, multi-family developments throughout the county achieved densities of 20 dwelling units per acre and achieved densities over 100 percent of the maximum density allowed on the site. Projects developed at densities over 100 percent of the allowed maximum through the utilization of state density bonuses afforded to affordable housing projects. It is anticipated that development at these densities will continue in the unincorporated county based on available land and current development trends. To ensure that capacity estimates in the Site Inventory are conservative, the Site Inventory assumes realistic densities less than the average percentage of maximum density achieved by recent projects. The Site inventory assumes the following realistic densities for identified sites:

- Nine dwelling units per acre (75 percent of maximum density) on sites zoned for a maximum density of 12 units per acre.

- 10.5 dwelling units per acre (75 percent of maximum density) on sites zoned for a maximum density of 14 units per acre.
- 16 dwelling units per acre (64 percent of maximum density) on sites zoned for a maximum density of 25 dwelling units per acre

The County will support development at capacities assumed in the Site Inventory through policies and programs outlined in Chapter 2, *Housing Plan*. Specific actions include the following:

- Rezone 87 sites throughout the county (discussed below) to accommodate the shortfall of available capacity in accordance with the housing Site Inventory;
- Update the Zoning Code to comply with state law and to encourage housing development:
- Amend the Zoning Code to require by-right approval for housing developments that include at least 20 percent of units as affordable to lower-income households on non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing element inventories.
- Ensure adequate planning for utilities, infrastructure, and public utilities for sites in the inventory. Provide comprehensive infrastructure planning and funding to reduce constraints to development.
- Provide technical assistance to developers receptive to lot consolidation to encourage housing development, with priority for developments that support low- and moderate-income housing. Incentivize lot consolidation through increased allowable building heights and reduced minimum setbacks.
- Review the General Plan and adopted and potential community plan land uses, residential densities, and development standards to accommodate a greater mix of housing types, including multi-family development, duplexes and triplexes, small units, and higher densities.
- Amend the Municipal Code to standardize modification of development requirements such as reduced parking standards for senior housing, assisted housing/group homes, and other special needs housing instead of offering it on a case-by-case basis.
- Amend the Zoning Code to be in compliance with SB 9 (2021, Atkins) to address objective standards and lot split criteria to facilitate lot splits in single-family residential areas.

Table C-5 shows the estimated realistic capacity of identified sites under current zoning.

Table C-5 Realistic Capacity of Sites with Current Zoning

Zoning District	Total Acreage	Maximum Density	Realistic Density	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RUS	273.44	12.0 du/ac	9.0 du/ac	0	2,427	0	2,427
RUM	107.26	25.0 du/ac	16.0 du/ac	587	1,115	0	1,702
Total	**406.65**			**587**	**3,542**	**0**	**4,129**
Remaining RHNA after Credits (see Table 3-3)				**1,834**	**829**	**0**	**2,663**
Surplus (Shortfall) of Zoned Capacity				**(1,247)**	**2,713**		

Based on the methodology detailed above, the Site Inventory identified vacant and underutilized sites with existing zoning that have the capacity to accommodate over 100 percent of the County's remaining RHNA for moderate-income units and 32 percent of the remaining RHNA for lower-

income households The County is obligated to rezone sufficient land with zoning suitable to accommodate 1,247 housing units affordable to lower-income households.

C.3.4 Rezoning to Accommodate a Shortfall of Sites

To accommodate this shortfall of capacity, the County will rezone 87 sites (480 acres) suitable to facilitate the development of at least 1,247 housing units affordable to lower-income households. The rezone program will allow the development of higher-density multifamily housing as detailed in Program 1 of the Housing Plan. The County is currently undergoing community outreach for the comprehensive zoning update, which includes stakeholder interviews, public hearings, and email blasts. The County anticipates rezoning approval of all sites by the end of 2024.

All sites proposed for rezoning will be rezoned to the RUM zoning district that allows a maximum density of at least 25 dwelling units per acre. Table C-6 summarizes the capacity of sites proposed for rezoning. The realistic density on all sites is assumed at 64 percent of maximum density (16 dwelling units per acre). These sites will accommodate an assumed capacity of 4,493 lower-income units.

Table C-6 Realistic Capacity of Rezoned Sites

Zoning District	Total Acreage	Maximum Density	Realistic Density	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RUM	480.28	25	16	4,493	0	0	4,493

C.4 Adequacy of the Site Inventory

In summary, the sites identified in the inventory can accommodate 4,129 residential units based on the residential densities allowed under current zoning. The County will apply 11,122 units from planned and approved housing projects and 88 units of anticipated ADU production. Capacity for an additional 4,493 units will be accommodated on sites proposed to be rezoned to the RUM zoning district in January 2026.

In total, the Site Inventory has identified sites to accommodate the development of 8,6228 units. To ensure that the County has adequate land to meet the RHNA requirements, the Site Inventory includes a “buffer” of units above the RHNA allocation if development does not occur at assumed densities by the end of the planning period. The Site Inventory includes a 177 percent buffer for lower-income units to ensure adequate capacity to accommodate the RHNA for lower-income units throughout the planning period.

The adequacy of the Site Inventory to meet the RHNA is presented in Table C-7.

Table C-7 Adequacy of Residential Site Inventory

	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Allocation	**2,162**	**829**	**1,612**	**4,603**
Units from Planned and Approved Projects	328	0	10,794	11,122
Anticipated ADUs	0	0	88	88
Remaining RHNA	**1,834**	**829**	**0**	**2,663**
Units on Vacant/Underutilized Sites (Not to be Rezoned)	587	3,542	0	4,129

	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Units on Sites Proposed for Rezone	4,493	0	0	4,493
Units on Vacant Sites	2,222	3,542	0	5,764
Units on Non-Vacant Sites	2,858	0	0	2,858
Capacity of Identified Sites	**5,080**	**3,542**	**0**	**8,622**
Unit Surplus	**3,246**	**2,713**	**9,270**	**15,229**

C.5 Site Inventory by Community

The Site Inventory focuses residential development within or near existing communities where there are adequate infrastructure and services to support higher-density multi-family development. The sites have a potential development capacity of 8,678 units. The County can accommodate all lower-income units on vacant land that is currently suitable for residential development. Sites identified for moderate- and above moderate-income development are either vacant or nonvacant with potential for redevelopment. Sites are in eight communities across unincorporated Madera County as discussed below. A detailed, parcel-specific list of all sites is provided in Attachment A.

C.5.1 Ahwahnee

The community of Ahwahnee is in eastern Madera County near the border with Mariposa County. Tourism and recreational resort development, generated by Yosemite National Park, Bass Lake, and Sierra National Forest attractions, have replaced lumber as the primary economic driver for the area. The most significant development trend in recent years, however, is the rapid subdivision and parcel map activity since 1970, reflecting new rural residential development for retirement homes and families wanting to live in the Foothills, and willing to commute to Valley Floor jobs.

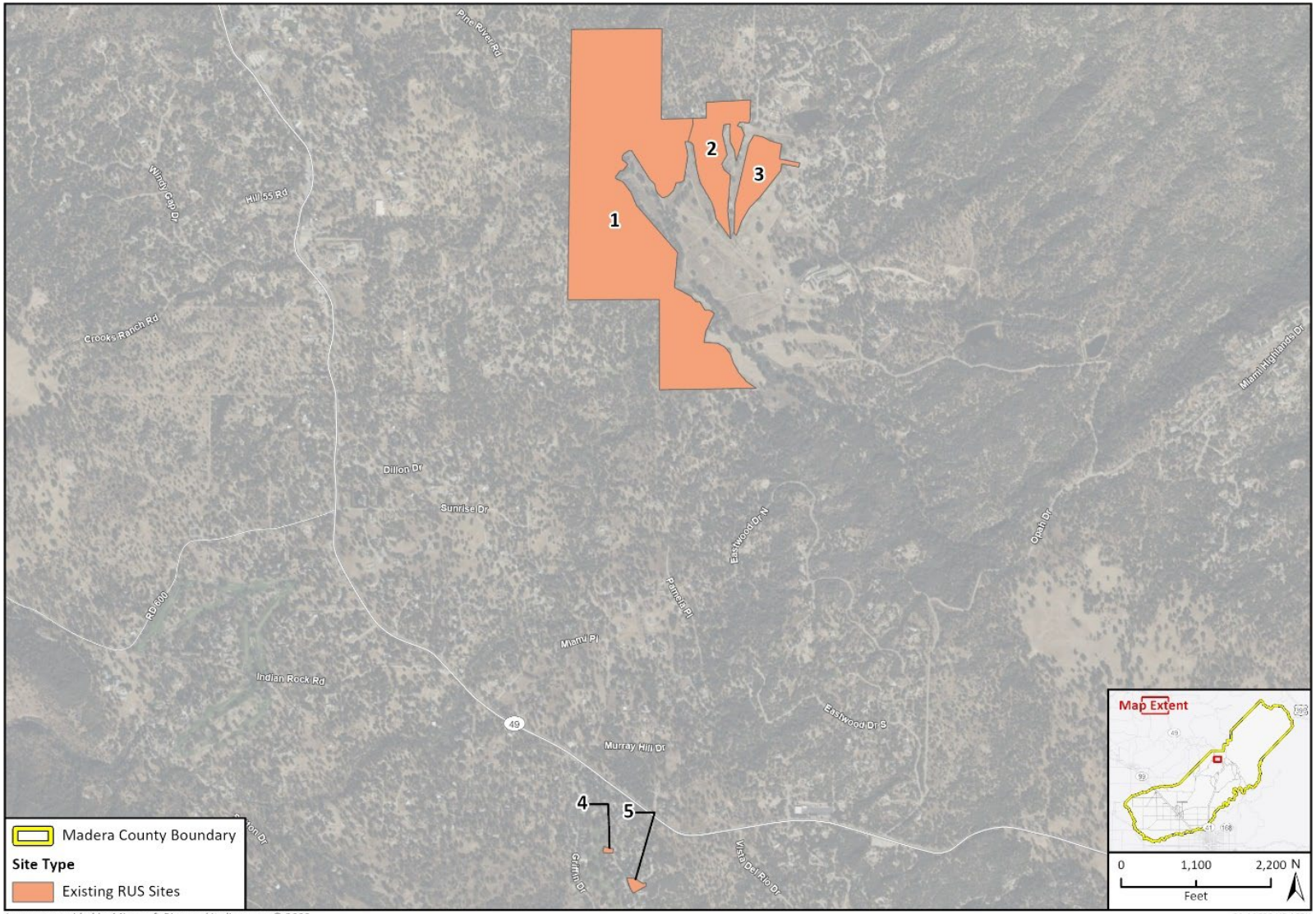
The majority of Ahwahnee Area Plan, adopted in 1998, is designated Rural Estate Residential (RER) with some properties zoned Community Commercial (CC) and Very-low Density Residential (VLDR) along SR 49. There are no specific plans or large subdivisions in the Ahwahnee Area Plan Area. Five vacant parcels totaling 190 acres in the plan area are zoned RUS. These parcels, shown in Figure C-2, can accommodate an estimated 1,705 small-lot single-family units. Based on allowed densities, all units are assumed to accommodate moderate-income households (see Table C-8).

Domestic water in Ahwahnee is provided by a combination of private wells, the Hillview Service Area of the California American Water Company, and County Maintenance District-46, a small public water system serving Ahwahnee Estates. Development on parcels 1, 2, and 3, shown in Figure C-2, would be served by MD-46, while parcels 4 and 5 would be served by the Hillview Service Area of California American Water. The County intends to drill additional wells to serve new development in the area. Sewer service is provided by individual septic, package treatment systems, and County Maintenance District 27. Pacific Gas and Electric Company (PG&E) provides electrical power to the Ahwahnee area. While natural gas service is not available, propane services substitute for some of the space heating and cooking needs (PG&E does not consider natural gas service economically feasible).

Table C-8 Residential Capacity in Ahwahnee

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Existing RUS Sites	5	189.67	0	1,705	0	1,705

Figure C-2 Housing Opportunity Sites in Ahwahnee



C.5.2 Bass Lake

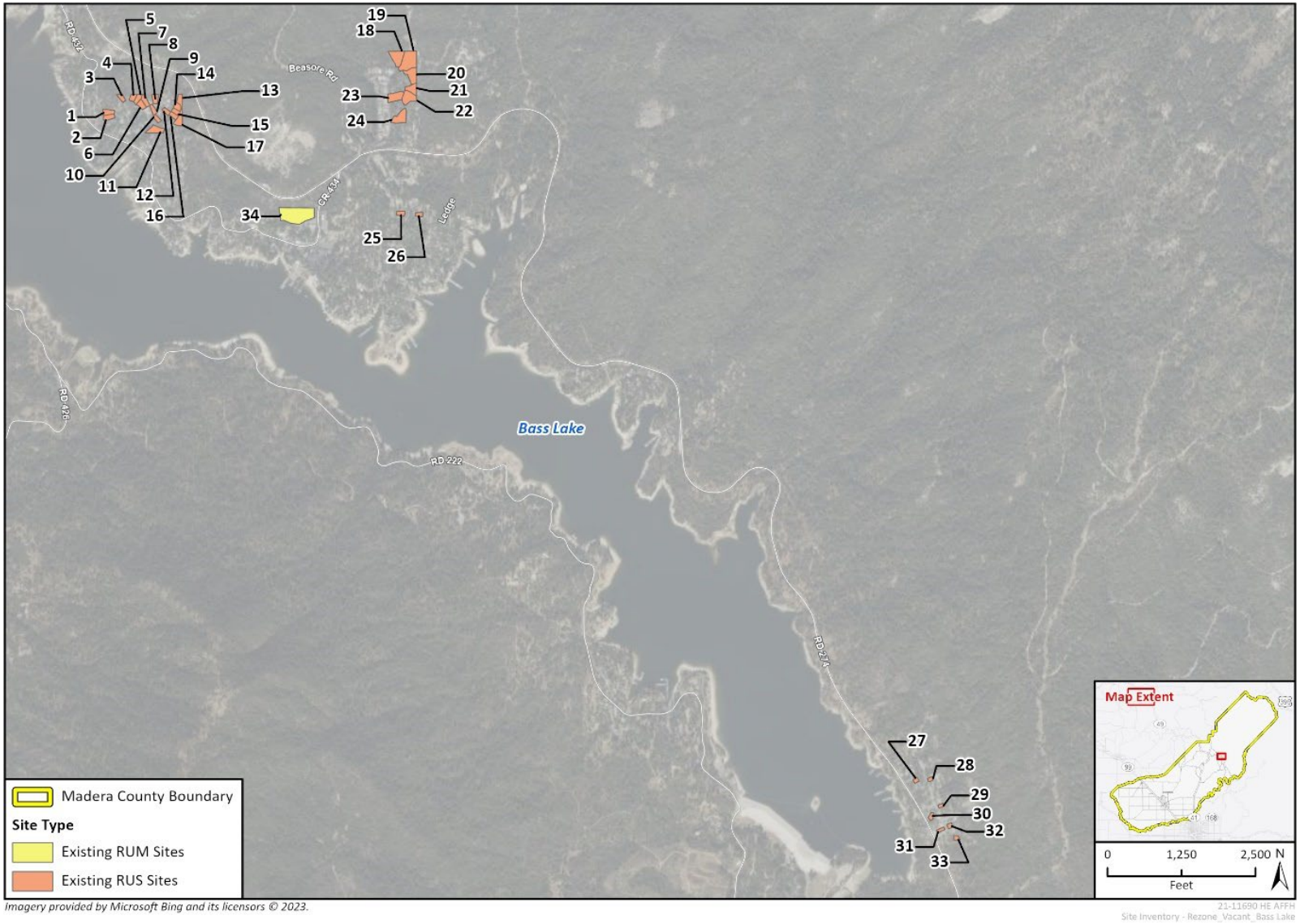
Bass Lake is a community in northeastern Madera County. Most of the Bass Lake area is designated Low Density Residential (LDR) with parcels zoned Community Commercial (CC) and High Density Residential (HDR) along Malum Ridge Road. The community is a popular tourist destination with numerous campgrounds, vacation homes, hotels, and recreational opportunities in the area. Approximately 14 acres across 33 parcels in Bass Lake are zoned RUS. These parcels, shown in Figure C-3, can accommodate an estimated 112 small-lot single-family units. Based on allowed densities, all units in the RUS zone in Bass Lake are inventoried as moderate-income units as shown in Table C-9. One additional 3.1-acre site zoned RUM is vacant and suitable for the development of 49 units affordable to lower income households.

Domestic water and sewer service in Bass Lake is provided by a combination of private wells, septic systems, County Service Area 2 (CSA-2), County Maintenance District-6 (MD-6) and County Maintenance District-7 (MD-7). Development on parcels at the southern end of Bass Lake would be served by MD-7, while parcels at the northern end would be served by Zone A of CSA-2.

Table C-9 Residential Capacity in Bass Lake

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Existing RUS Sites	33	13.89	0	112	0	112
Existing RUM Sites	1	3.10	49	0	0	49
Total	**34**	**16.99**	**49**	**112**	**0**	**161**

Figure C-3 Housing Opportunity Sites in Bass Lake



C.5.3 Oakhurst

Oakhurst is a community in northeastern Madera County near Ahwahnee and Bass Lake. Oakhurst is a gateway to Yosemite National Park and is a popular stop for visiting tourists. The community also houses, both seasonally and year-round, National Park Staff and employees of the many hotels, resorts, campgrounds, and outfitting companies in the area. Commuters between Fresno, Oakhurst, and Yosemite Valley often utilize the Yosemite Area Regional Transit System (YARTS) along SR 41.

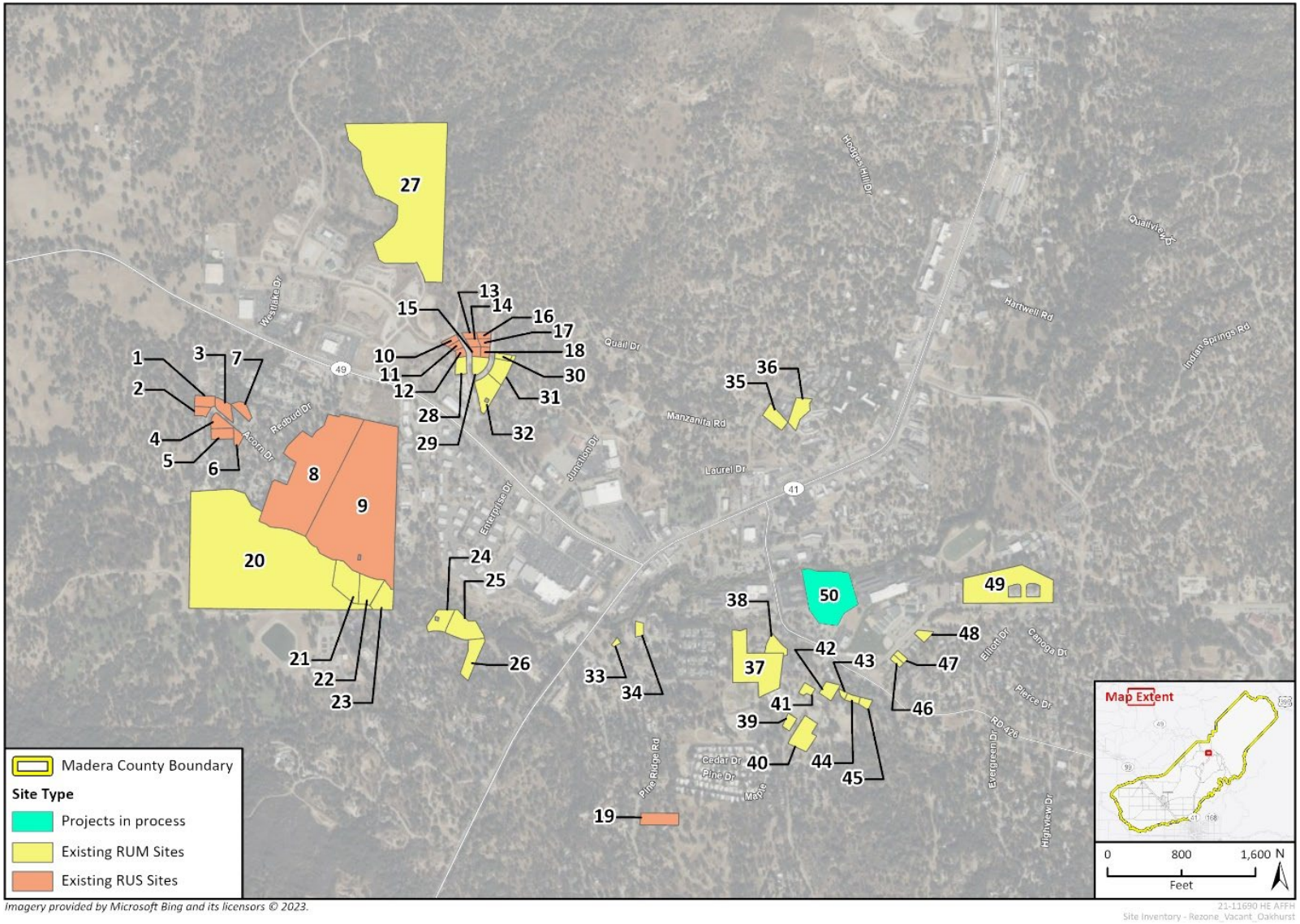
Most of the Oakhurst Plan Area is designated Rural Residential (RR), Low- and Very-low Density Residential with Community Commercial (CC), Professional Office (PO), and High Density Residential (HDR) designations concentrated around the intersection of SR 41 and Road 426. Industrial uses and high intensity commercial uses along SR 49. Approximately 98 acres across 30 parcels in the Oakhurst area are zoned RUM. These parcels, shown in Figure C-4, can accommodate approximately 1,953 multi-family dwellings. An additional 49 acres of land are vacant, zoned RUS, and suitable for the development of 437 small lot single-family units. Based on allowed densities, 438 units in the RUM zone in Oakhurst are inventoried as units affordable to lower-income households and 1,549 units are inventoried as units affordable to moderate income households, as shown in Table C-10.

Domestic water service in Oakhurst is provided by a combination of private wells, the Hillview Service Area of the California American Water Company, and County Maintenance District 42 (MD-42). Sewer service is provided by a combination of MD-42 and individual septic systems. The Hillview Service Area of California American Water would deliver domestic water services to development on identified parcels and sewer service would be provided by MD-42. The County is currently pursuing REAP funding from the State of California to fund the installation of pedestrian improvements throughout the community.

Table C-10 Residential Capacity in Oakhurst

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Existing RUS Sites	20	49.35	0	437	0	437
Existing RUM Sites	30	97.74	438	1,112	0	1,550
Total	**50**	**147.10**	**438**	**1,549**	**0**	**1,987**

Figure C-4 Housing Opportunity Sites in Oakhurst



C.5.4 North Fork

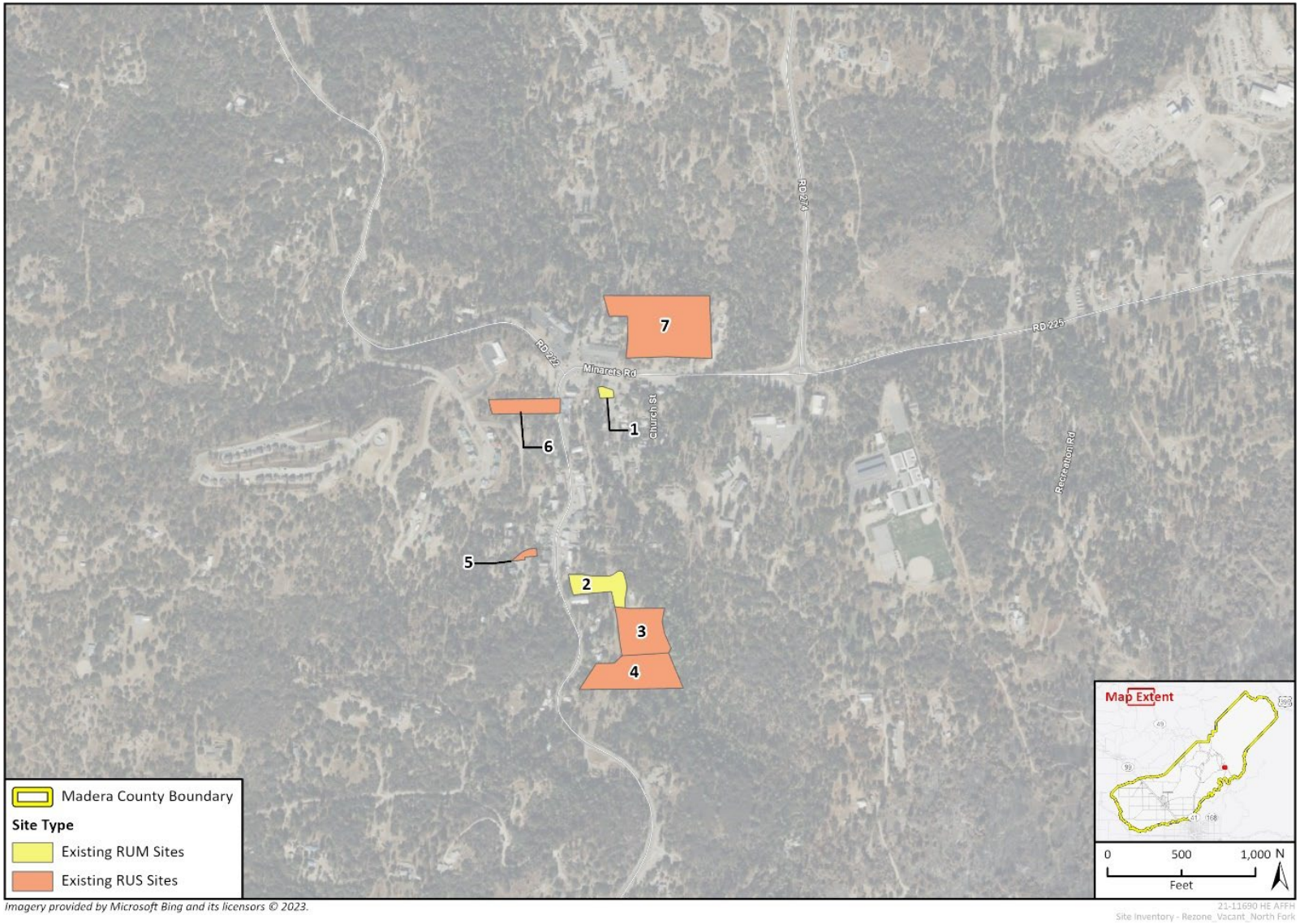
North Fork is in eastern Madera County four miles south of Bass Lake. The periphery of the North Fork Community is designated Rural Residential (RR) with Community Commercial (CC) and High-Density Residential (HDR) designations along Road 222 at Mammoth Pool Road. Approximately 12 acres across 5 parcels are zoned RUS. These parcels, shown in Figure C-5, can accommodate approximately 108 small-lot single-family units. Two additional vacant sites encompassing 1.4 acres are zoned RUM and are suitable for the development of 20 units affordable to lower income households and one unit of moderate-income housing, as shown in Table C-11.

Domestic water and sewer service in North Fork is provided by County Maintenance District-8 (MD-8), a small public water system serving the core of North Fork Village. Development on all sites identified in North Fork would be served by MD-8.

Table C-11 Residential Capacity in North Fork

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
Existing RUS Sites	5	12.33	0	108	0	108
Existing RUM Sites	2	1.41	20	1	0	21
Total	**7**	**13.75**	**20**	**109**	**0**	**129**

Figure C-5 Housing Opportunity Sites in North Fork



C.5.5 North Madera

North Madera is in western Madera County between the Madera Acres community and the northern boundary of the City of Madera along Road 26 and Ellis Street. North Madera is within the City of Madera's sphere of influence and is characterized by vacant land, large lot rural residential development and pockets of suburban single-and multifamily development.

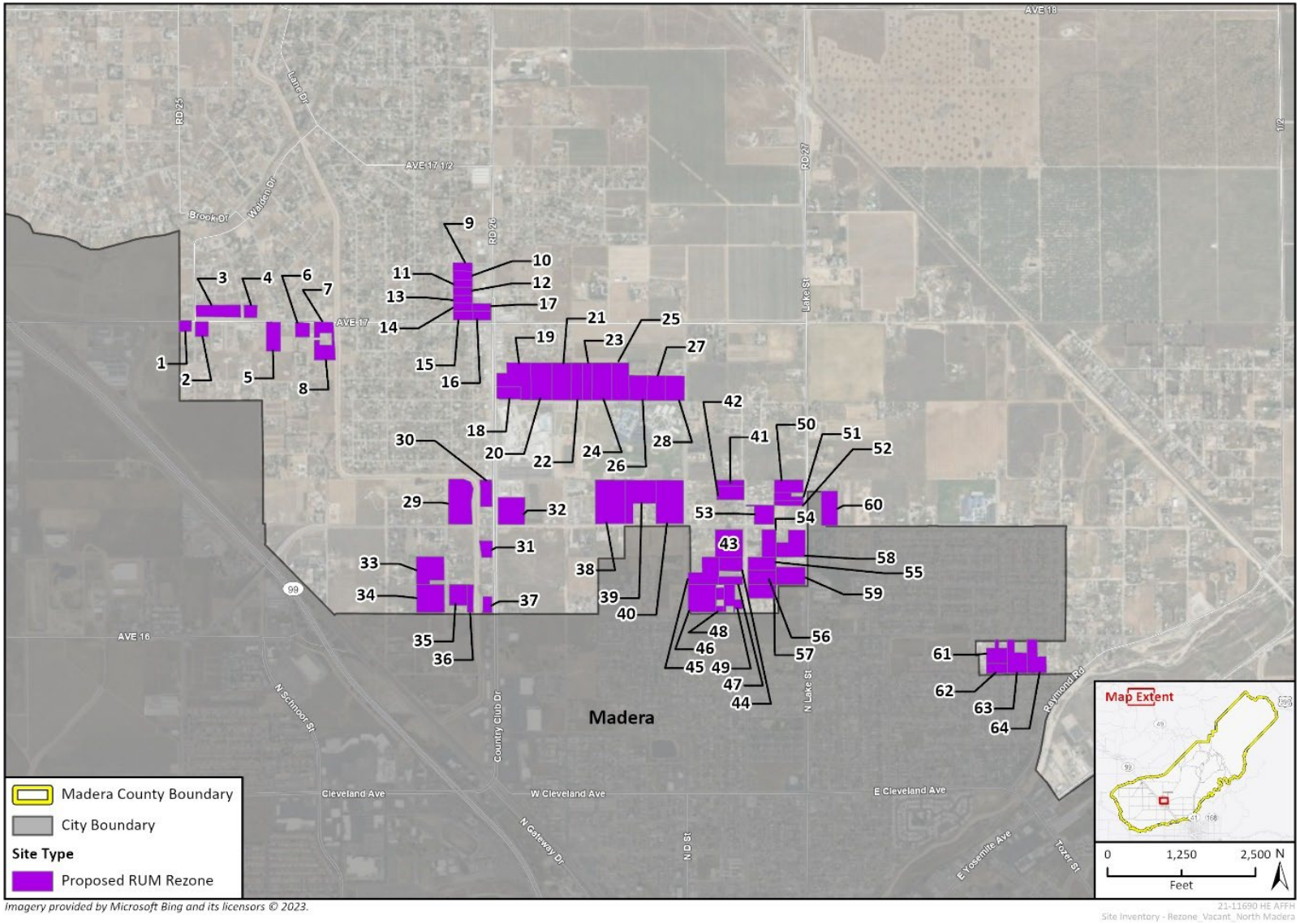
The County will rezone approximately 180 acres across 64 parcels in North Madera from RRS, RRM, and AR-5 to RUM. The rezone will allow development of multi-family housing at densities up to 25 dwelling units per acre. These parcels, shown in Figure C-6, can accommodate an estimated 2,843 multi-family dwellings. All sites identified in North Madera are suitable to accommodate units affordable to lower-income households, as shown in Table C-12.

The majority of developed parcels in North Madera are currently served by individual well and septic systems while some receive domestic water service from the Madera Valley Water Company (MVWC). The 2014 City of Madera Water System Master Plan identifies water system expansion throughout the North Madera area to service new development.

Table C-12 Residential Capacity in North Madera

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
RUM Rezone	64	179.81	2,843	0	0	2,843

Figure C-6 Housing Opportunity Sites in North Madera



C.5.6 Parksdale

Parksdale is a community surrounding Avenue 13 ½ southeast of the City of Madera. The majority of the community is designated Very-low Density Residential (VLDR) or Agriculture (A) with High Density Residential (HDR) and Medium Density Residential (MDR) scattered throughout. Parksdale has seen one of the biggest successes in affordable housing development in the unincorporated county. Since 2009, Self Help Enterprises has developed 185 units of affordable rental and for sale housing and requisite infrastructure and recreational spaces.

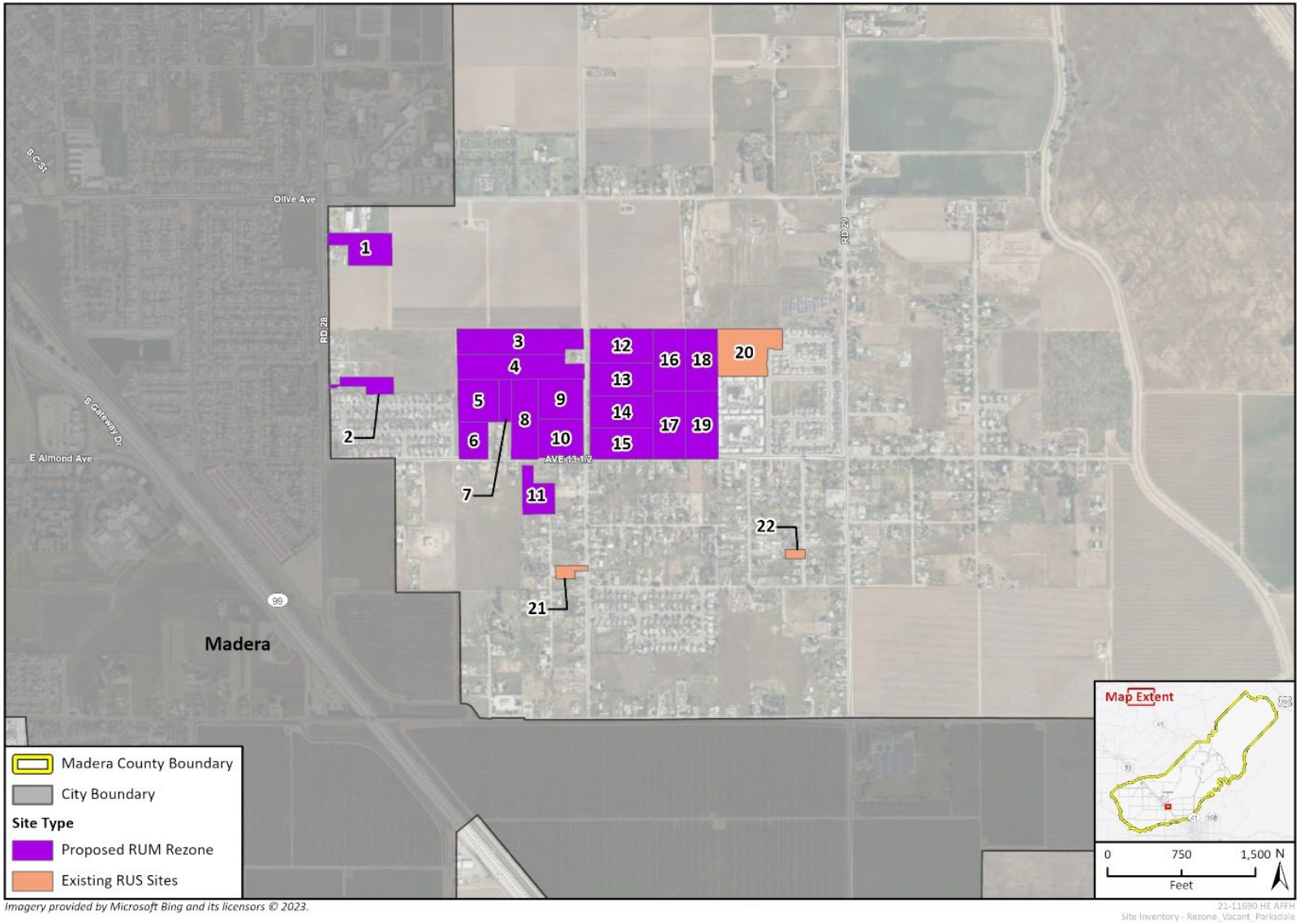
Sites identified in Parksdale are mostly underutilized sites with a single dwelling and large portions of vacant land. Approximately 84 acres across 19 parcels will be rezoned to RUM. These parcels, shown in Figure C-7, can accommodate 1,331 multi-family dwelling units affordable to lower income households. An additional 3 vacant sites encompassing approximately 7 acres are zoned for RUS and are suitable for the development of 65 dwelling units affordable to moderate income households (see Table C-13).

Domestic water and sewer service in Parksdale is provided by County Service Area-3 (CSA-3), a public water system serving both the older portions of the community and the more recent Self Help Enterprises affordable housing development along Wood Street. Self-Help Enterprises collaborated with County Public Works to rehabilitate an existing well in CSA-3 and to construct a new well to serve the area. Sewer service is provided through a shared capacity agreement with the City of Madera, while domestic water is provided through a system which is independent of the City. The City and the County of Madera are coordinating new connections between the City and CSA-3 at Lada Avenue, Avenue 13 ½, and Knox Street, each along Road 28.

Table C-13 Residential Capacity in Parksdale

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
RUM Rezone	19	83.82	1,331	0	0	1,331
Existing RUS Sites	3	7.47	0	65	0	65
Total	**22**	**91.29**	**1,331**	**65**	**0**	**1,396**

Figure C-7 Housing Opportunity Sites in Parksdale



C.5.7 Southeast Madera County

The Southeast Madera County area is directly south of the Riverstone Master Plan (under construction), and adjacent to the county's largest employer, Valley Children's Hospital. Valley Children's Hospital has expanded recently to include a 118-bed mental health facility, and water and sewer infrastructure is available in the area. Large agricultural parcels surrounding the hospital campus represent an opportunity for the colocation of multi-family housing adjacent to a major regional employer, which can serve to reduce the vehicle miles traveled by employees.

Two large agriculture parcels have been identified adjacent to the Southeast Madera County. The County is currently in discussions with the property owner to develop a large-scale subdivision of the two parcels which encompass approximately 217 acres shown in Figure C-8. The proposed development would include at least 20 acres of land zoned to at least 25 dwelling units per acre to accommodate at least 320 units affordable to lower income households, as shown in Table C-14. The precise subdivision plan of these parcels has not yet been finalized, therefore the entirety of the two parcels in Southeast Madera County are shown in Figure C-8.

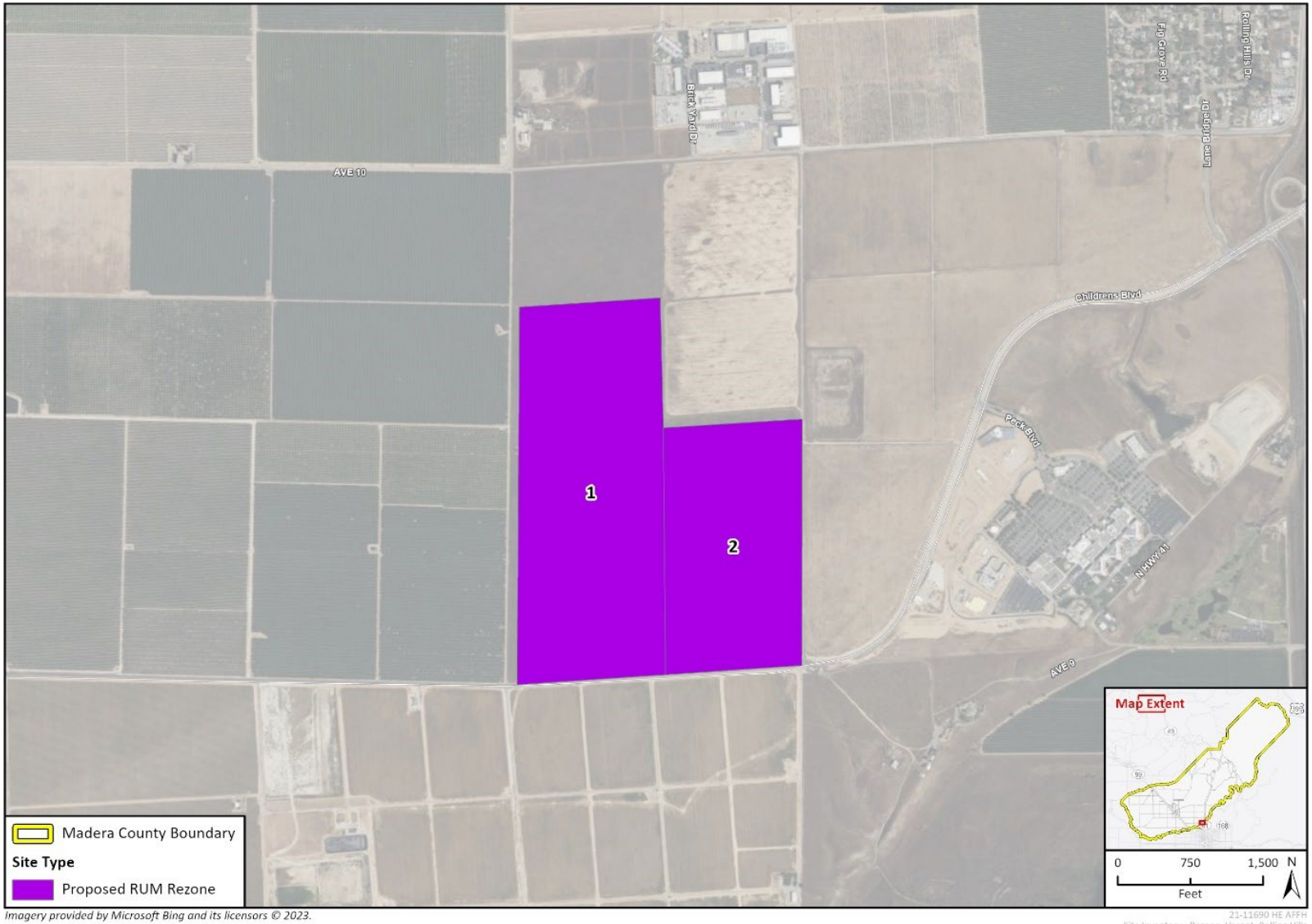
As described in Program 8 of the Housing Plan, the County will support the inclusion of mixed-income housing on these sites through development agreements, specific plans, and other regulatory mechanisms. To facilitate the development of affordable housing on these larger parcels, the County will prioritize processing subdivision maps for projects that include high density residential. An expedited review process will be available for the subdivision of larger sites into buildable lots which facilitate a diverse mix of housing types including higher-density apartments, small-lot single family, duplexes, triplexes, and attached townhomes. Additionally, the County will coordinate with the Root Creek Water District to deliver necessary domestic water and sewer services to the development as part of the permitting/specific plan process. To support the development of affordable housing on these sites, the County will conduct the following actions:

- Streamline and expedite the approval process for land division for projects that include affordable housing units.
- Conduct ministerial review of lot line adjustments (rather than discretionary approval).
- Provide technical assistance to acquire funding for development.

Table C-14 Residential Capacity in Southeast Madera County

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
RUM Rezone	2	216.70 (at least 20 acres proposed for high density multi-family)	320	0	0	320

Figure C-8 Housing Opportunity Sites in Southeast Madera County



C.5.8 Fairmead

Fairmead is a community near SR 99 north west of the City of Madera. The community has lower than average household income and is surrounded by large scale agricultural operations which increases the pollution burden placed on residents. As such, Fairmead is considered a Disadvantaged Unincorporated Community (DUC). In 2021, after years of outreach, community meetings, and negotiation, the County entered into an agreement with the California High-Speed Rail Authority (HSR) to use HSR funding to build a new community center, library, and park in the community. Further, HSR funding will be used to extend much needed municipal sewer service from Chowchilla, make improvements to the community's domestic water system, undertake road improvement and beautification projects, and support efforts to develop affordable housing. As a result, Fairmead is poised for growth and revitalization over the next eight years.

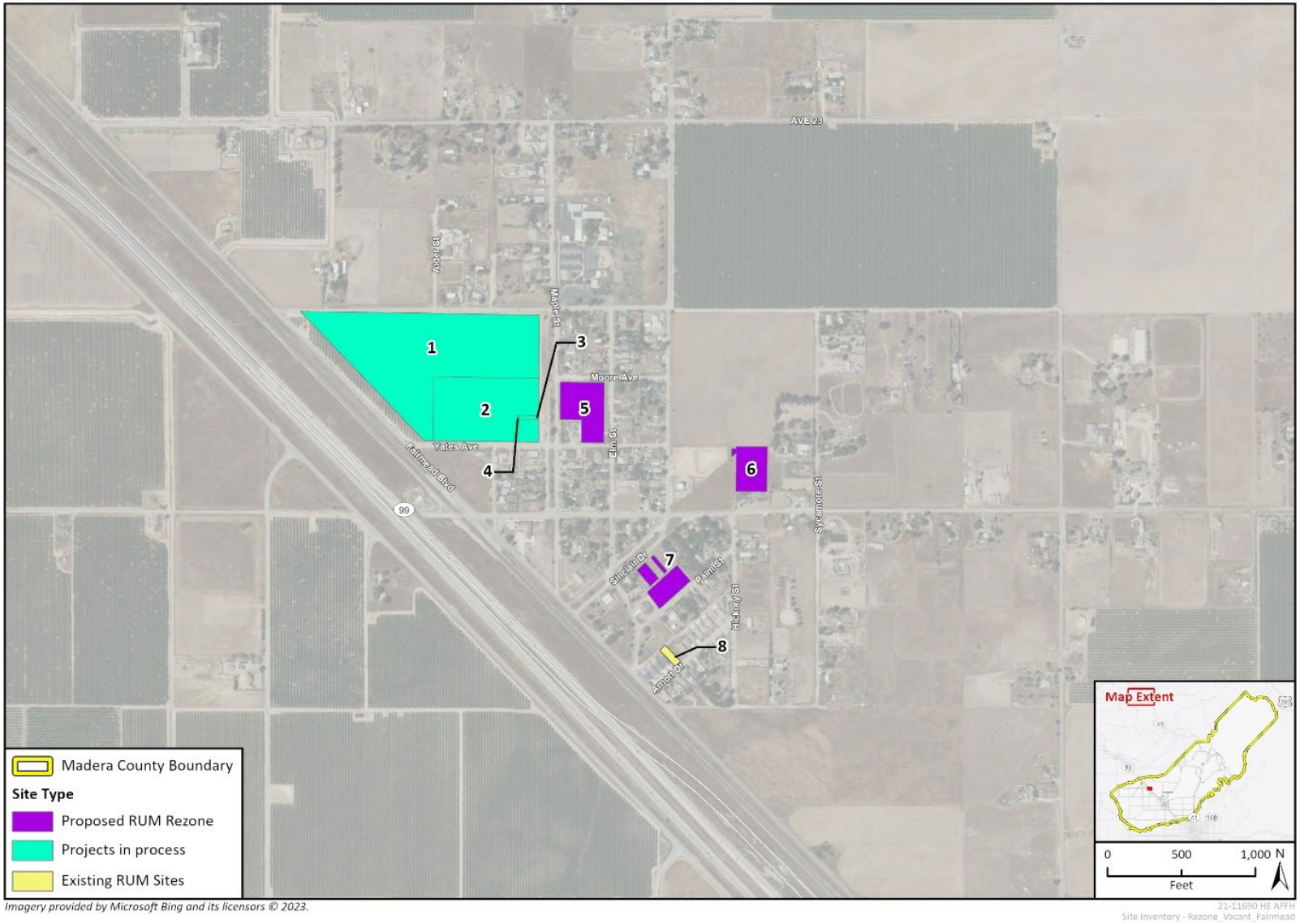
The Site Inventory identified approximately five acres of vacant land across three parcels in the Fairmead Community to be rezoned to RUM. These parcels, shown in Figure C-9, are suitable to accommodate 78 multi-family units affordable to lower-income households. One additional 0.18-acre parcel currently zoned RUM is suitable for the development of two dwelling units affordable to moderate-income households, as shown in Table C-15.

Domestic water service in Fairmead is provided by a community water system and all parcels currently utilize individual septic systems. The City of Chowchilla is in the process of applying for grant funding from the State Water Resources Control Board to fund the planning and construction of a sewer distribution system that connects Fairmead to the Chowchilla Wastewater Treatment Plant. The California High Speed Rail Authority (HSRA) has committed to provide funding assistance to cover any shortfall between the Water Board Funding and the Sewer Connection Project actual costs up to $7,000,000 for the express purpose of constructing the new sewer connection. HSR funding is anticipated to facilitate the extension of municipal sewer from Chowchilla to serve the community by 2027.

Table C-15 Residential Capacity in Fairmead

Category	Number of Parcels	Acreage	Lower Income	Moderate Income	Above Moderate Income	Total
RUM Rezone	3	4.95	78	0	0	78
Existing RUM Sites	1	0.18	0	2	0	2
Total	**4**	**5.13**	**78**	**2**	**0**	**80**

Figure C-9 Housing Opportunity Sites in Fairmead



C.6 Availability of Infrastructure and Services

There are numerous community service districts and water districts in the unincorporated county that provide water and sewer services independent from County operations. Each unincorporated community's sewer or water system is unique in terms of size, geography, topography, water sources, age and condition of lines and equipment, rate structure, and status of long-range planning. A description of each service district is provided in the section below. The County will provide a copy of the Housing Element to all water and sewer service districts within one week of adoption. The County will also direct each water and sewer provider to establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households as specified in Senate Bill (SB) 1087.

Unincorporated areas of Madera County depend primarily on community and private wells and Onsite Wastewater Treatment Systems (OWTS) consisting of a septic tank and a dispersal field. Community wells are operated and maintained by water districts, whereas private wells are operated and maintained by property owners. Currently, there are over 200 independently operated Small Water Systems which provide water to residents in the County of Madera and are not directly managed by the County.

The County acknowledges that although the water systems are meeting current needs, further infrastructure development would be needed for planned growth. Some sites identified in the Site Inventory may reuse existing water connections and many of the identified sites would require new water connections. Some sewer or water systems in the unincorporated county have existing treatment facilities or water supplies that are adequate to serve growth at buildout of the General Plan, while some do not. It is not always feasible for water and sewer service providers to plan, finance, and build facilities with substantial unused capacity, so new development is subject to impact fees to fund system and facility improvements. Infrastructure issues in the unincorporated county include limitations on water supply, sewer capacity, and water quality. Additional discussion of water resource and sewer capacity constraints can be found in Chapter 3: Housing Constraints.

As part of this Housing Element, the County will adopt policies and programs intended to identify infrastructure upgrades and connections necessary to facilitate housing development. The County will ensure adequate capacity of all infrastructure and utilities to accommodate the housing development to meet the RHNA.

Table C-16 shows water and sewer service providers to each of the unincorporated communities where housing opportunity sites are identified in the Site Inventory.

Table C-16 Water and Wastewater Service Providers

Unincorporated Community	Water Service Provider	Sewer Service Provider
Ahwahnee	California American Water, Maintenance District 46	Maintenance District 27, Private OWTS
Bass Lake	Maintenance District 7, County Service Area 2A, 2B, 2C	Maintenance District 7, County Service Area 2A, 2B, 2C
Oakhurst	California American Water	Maintenance District 22A, Private OWTS
North Fork	Maintenance District 8A	Maintenance District 8A, Private OWTS
North Madera	Madera Valley Water Company, Private Well	Private Septic

Unincorporated Community	Water Service Provider	Sewer Service Provider
Parksdale	County Service Area 3	County Service Area 3
Southeast Madera County	Bakman Water Company	Root Creek Water District, Private OWTS
Fairmead	Maintenance District 33	Private OWTS

The County analyzed available infrastructure on a site-by-site basis. Table C-17 shows the number of inventory units for each community and the status of the water and sewer infrastructure in that community as defined below:

- Category 1 – Adequate as is to support proposed growth.
- Category 2 – Adequate, however some improvements are likely.
- Category 3 – Inadequate as is, requires significant improvements.

A Category 1 site has both water and sewer infrastructure directly adjacent to the parcel, both the water and sewer systems have available capacity, and there are no supply or treatment deficiencies. These sites can be re-developed with minimal to no infrastructure improvements required.

Category 2 sites have both water and sewer infrastructure within the general vicinity of the site however the infrastructure may need to be extended or upsized. Category 2 sites may have system deficiencies identified, but the agency plans to mitigate the deficiency.

Category 3 sites will have more extensive concerns, such as no water and/or sewer service near the parcel or have supply or treatment deficiencies that cannot be easily mitigated. These parcels will require significant improvements or actions to provide water and/or sewer service.

The information gathered to determine each category includes, but is not limited to, infrastructure condition, excess capacity, supply and storage availability, and system specific issues.

Table C-17 Water and Wastewater Service Providers

Unincorporated Community	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Water Category	Sewer Category
Ahwahnee	0	1,705	0	2	3
Bass Lake	49	112	0	2	2
Oakhurst	438	1,549	0	1	2
North Fork	20	109	0	1	2
North Madera	2,843	0	0	2	3
Parksdale	1,331	65	0	2	2
Southeast Madera County	320	0	0	2	3
Fairmead	78	2	0	2	3

C.6.1 County Maintenance Districts

The County will need to continue to evaluate the existing water districts' capacity and identify and implement infrastructure improvements to address any deficiencies. The Housing Element includes Program 1 to facilitate these improvements to ensure the availability of potable water adequate

sewer service is sufficient for future housing development projected in the Site Inventory. The following is a description of each of the county maintenance districts that serve areas of the unincorporated county identified for housing development:

Maintenance District 7 (MD-7), Marina View, provides water and sewer services for a residential development near Bass Lake off Country Road 274. The water system serves 83 improved units and nine standby units and obtains its water from two hard rock wells with a combine production of 28 gallons per minute (gpm). A third well has been utilized to keep the system operating and produces about 30 gpm. The total storage capacity for the water system is 125,000 gallons. The sewer system services 83 improved units and nine standby units.

Maintenance District 8A (MD-8A), North Fork, provides water and sewer services for residential and commercial properties in the town of North Fork. The water system serves about 129 improved units and 24 standby units and obtains its water from a hard rock well with a combine production of 270 gpm and has a storage capacity of 204,000 gallons. The sewer system services about 163 improved units and 36 standby units.

Maintenance District 19A (MD-19A), Parkwood, is south of the City of Madera near Highway 145 and Avenue 13 and provides water, sewer, and lighting services for residential and commercial developments. The water system serves 633 improved units and obtains its water from three wells, only one of which is active. The active wells produce a combined production of 2,220 gpm. The water system has no storage reservoirs. The sewer system services 42 improved units and four standby units.

Maintenance District 22A (MD-22A), Oakhurst, is in the community of Oakhurst on SR 41 and SR 49 and provides sewer service for residential and commercial developments. The sewer system serves 1,604 improved units and 468 standby units. The sewer system is comprised of seven miles of sewer mains and eight pumping stations.

Maintenance District 27, Goldside, is located to the west of SR 49 between the communities of Oakhurst and Ahwahnee. The district provides sewer and drainage services to 140 improved units and two standby units. The irrigation pump station is maintained by the county but operated by employees of the golf course. The golf course irrigation system is both maintained and operated by golf course employees. The system does have generator backup at the treatment plant and at the raw sewage pumping station. The district's drainage system consists of culverts and ditches that collect runoff from hillsides and roads.

Maintenance District 33, Fairmead, is located southeast of the City of Chowchilla near State SR 99 and SR 152 in Madera County. The district provides water service to 176 improved units and 52 standby units. Water is supplied from two wells drawing from an aquifer with a combined production of 5200 gpm. The water system has a storage capacity of 212,000 gallons.

Maintenance District 46, Ahwahnee, is located northwest of Oakhurst near SR 49 and Harmony Lane and provides water service to residential development. The water system serves 91 improved units and 17 standby units and obtains its water from three rock wells with a combined production of 230 gpm. The district has a storage capacity of 185,000 gallons between two storage tanks.

Service Area 2A, Bass Lake, is located on the north and south shores of Bass Lake and provides water and sewer service to residential and commercial developments. The sewer system serves 1,556 improved units and 257 standby units in County Services Areas 2A and 2B. A treatment plant and lift station renovation were completed in 2019.

Service Area 2B/2C, Wishon Cove, is located on the south bank of Bass Lake on Road 222 and Emory Lane and provides water and sewer services to residents and PG&E's campground. The water system serves 76 improved units and six standby units and is classified as a transient non-community water system. The water system intakes water from Bass Lake; the water is treated by a 100-gpm capacity treatment plant and then is pumped into a 43,000 gallon storage tank. The storage tank is in need of replacement and the County has initiated replacement measures.

Service Area 3, Parksdale, is located southeast of the City of Madera and provides water and sewer services to residential and commercial customers. The water system serves 523 improved units and 38 standby units and obtains its water from three wells with a combined production of 2,500 gpm. Water is pumped directly into the distribution system. The sewer system provides wastewater collection to 533 improved units and 44 standby units and has an intertie with the City of Madera for treatment at the City's Wastewater Treatment Plant.

Service Area 3B, Parksdale, is located on the northwest corner of the intersection of Avenue 13 ½ and Road 29 and provides water and sewer services for the Self Help Enterprises residential subdivision. The water system includes one well (Well #4) that was developed by Self Help Enterprises and annexed into the SA-3B. There are approximately 145 residential and commercial connections. The sewer system is part of the SA-3's sewer collection system which interties with the City of Madera's Wastewater Treatment Plant.

Service Area 19, Southeast Madera County, is located in the area of SR 41 and Avenue 10 in Madera County, just north of the Fresno County line. The district provides water service to over 327 active residential and commercial connections. In addition, there are about 33 remaining standby connections. Water is supplied from a well drawing from aquifer approximately 240 to 700 feet below the earth's surface. The well produces about 400 gpm. In 2019, the water system was sold to Bakman Water Company, a private water company that now owns and operates the system. The County provides road services with the tax allocation received within the service area.

C.6.2 Privately Owned Water Companies

California American Water acquired the Hillview Water Company in 2020 and provides water service to residential and commercial customers in the Foothills and Mountains subarea of Madera County including the communities of Oakhurst, Goldside, and Coarsegold. It is the largest private water provider in the region and is regulated by the California Public Utilities Commission (CPUC). The CPUC authorizes customer water rates and establishes standards for water system design and customer service. Hillview Service Area of California American Water has four separate water systems to serve the communities individually: Oakhurst-Sierra Lakes Water System, Coarsegold Highlands Water System, Goldside Water System. Each water system has its own source of water supply, storage, and distribution facilities.

Madera Valley Water Company is located several miles north of the city of Madera. Madera Valley Water Company (MVWC), a privately-owned company, provides water to customers in the northern Madera area, primarily within the Madera Acres community. MVWC has 1,942 service connections serving approximately 7,163 residents. The service area of 2.25 square miles includes five individual wells and two inactive wells. Groundwater pumping is the sole source of domestic water within the service area.

Bakman Water Company, a private water company, services the Southeast Madera County neighborhood in Madera County. Bakman Water Company also services the area in Southeast Fresno bounded by Olive Avenue, East Kings Canyon Road, Winery Avenue and Fowler Avenue.

C.6.3 Storm Water and Drainage

Housing projects on identified sites would be required to comply with *Chapter 16.12*, Storm Water Management and Discharge Control, of the Madera County Municipal Code which requires elimination of illegal discharges, protection of watercourses, and includes best management practice guidance for construction sites and development to reduce impacts to stormwater facilities. In 2017, the County adopted its Storm Water Resource Plan (SWRP) to analyze runoff, drainage, capture, and flood hazard areas to mitigate local storm water impacts. The SWRP establishes best practices and requirements for any activity which may cause or contribute to pollution or contamination of stormwater. As such, the county can accommodate development to meet the RHNA with the implementation of existing policies and measures for new or redevelopment projects.

C.7 Environmental Constraints

Pursuant to state law, the county developed and adopted the Madera Local Hazard Mitigation Plan (LHMP) in 2017 to reduce environmental risks. This plan addresses hazard vulnerabilities from natural and human-caused hazards, including flooding, drought, wildfire, avalanches, landslides, severe weather, hazardous materials transportation, and other hazards.

As noted in Appendix D, Housing Constraints, environmental constraints to housing development in Madera County include the elevated risk of wildfire in the foothill and mountain regions of the county, flooding along the Fresno River floodplain and low-lying western areas of the county, and land subsidence also in the agricultural western reaches of the county.

Development of the Site Inventory considered areas at an elevated exposure to wildfire flooding and subsidence and identified sites with limited or no exposure to these hazards. No sites identified are within 100 flood zones or in High or Very High Fire Hazard Severity Zones. The 62 sites identified in Ahwahnee, Oakhurst, and North Fork are within Moderate Fire Hazard Severity Zones. These sites are already zoned for a variety of densities and are not proposed for rezoning to higher densities. Furthermore, the Site Inventory did not identify sites in the areas of western Madera County identified for elevated risk of structural damage due to land subsidence.

C.8 Financial Resources for Affordable Housing

Affordable housing development programs in Madera County include Community Development Block Grants (CDBG), HOME grants, public-private partnerships, housing vouchers, CalWORKS housing assistance funds, Permanent Local Housing Allocation Program (PLHA) fund, Caltrans Sustainable Communities grants, and homeless housing services. Madera County also participates in the Fresno Madera Continuum of Care.

C.8.1 Community Development Block Grants

The CDBG program is administered by HUD and provides funding to jurisdictions to undertake community development and housing projects.

Projects proposed by the jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing, a suitable living environment, and expanded economic opportunity, principally for

persons of low- and moderate-income. Each activity must meet one of the three following national objectives:

- Benefit to low-and moderate-income families;
- Aid in the prevention of elimination of slums or blight; or
- Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

Madera County uses CDBG funds to carry out a variety of public services and to provide for infrastructure needed to preserve existing housing and allow for new housing opportunities.

C.8.2 Home Investment Partnership Program (HOME)

The HOME program is administered by HUD, and it provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental assistance
- Security deposit assistance

Madera County will utilize HOME funds to assist with the development of affordable housing and rehabilitation of existing housing.

C.8.3 Permanent Local Housing Allocation Program (PLHA)

PLHA provides funding to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. PLHA funds can be used for activities that promote affordable rental housing and homeownership by low-income households, and are intended to:

- Increase the supply of housing for households at or below 60 percent of area median income
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation
- Ensure geographic equity in the distribution of the funds

C.9 Administrative Resources

This section describes administrative resources available to the County of Madera. These include building, code enforcement, housing programs, and partnerships with nonprofit organizations that help Madera County achieve the goals and objectives laid out in this Housing Element.

C.9.1 County of Madera Planning Division

Under the jurisdiction of the Community and Economic Development Department, the Planning Division's responsibility is to promote the most effective, efficient, aesthetic, and safest use of land for present and future generations of Madera County residents and visitors. The Community and Economic Development Director serves as advisor to the Board of Supervisors concerning planning matters.

The Planning Division is charged with the preparation and updating of a comprehensive long-term General Plan for the land use and physical development of the County and for the execution of this Plan. The Division's work includes zoning and subdivision enforcement in the unincorporated area of the County, plus the development of specific current and long-range area planning, house numbering, mapping, public information and assistance, administration of CDBG funds, applications for agricultural preserves, code enforcement, public notices, and documents for the Planning Commission. The Planning Division is the lead agency for the development application process. In addition, the Planning Division serves as staff to the Local Agency Formation Commission (LAFCo). The Planning Division is responsible for administration of the California Environmental Quality Act of 1970 in accordance with the guidelines issued by the State Secretary for Resources.

C.9.2 County of Madera Building Division

Under the jurisdiction of the Community and Economic Development Department (CED), the Building Division is responsible for assuring that construction in Madera County adheres to the California Building Code. This division was established to provide services including construction permits, plan reviews for new development and remodels and building inspections. The Division provides minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling structural design, construction, materials, occupancy, and location of all buildings and structures within the unincorporated area of the county.

As mandated by the State of California, Madera County has adopted the California Building Code, Title 24 which is part of the 12-part California Code of Regulations. Along with enforcing the California Building Code, the Building Division enforces Madera County Ordinances and the Uniform Code for the Abatement of Dangerous Buildings.

These codes apply to the erection, construction, enlargement, alteration, repair, relocation, conversion, occupancy, and maintenance of buildings, structures, swimming pools, solar systems, the installation of electrical wiring and appliances, plumbing, heating and cooling facilities and appurtenances necessary within the unincorporated area of the county.

C.9.3 Housing Authority of the City of Madera

The Housing Authority of the City of Madera (HACM) operates several programs funded by the U.S. Department of Housing and Urban Development (HUD) that provide provides affordable and safe

housing for low- to moderate-income individuals and families, and for those whose circumstances find them without a place to live in unincorporated Madera County. The programs include[5]:

- Section 8 Housing Voucher Program
  - Section 8 Helping Veterans Achieve Housing Stability – The Veterans Affairs Supportive Housing Voucher Program
  - Section 8 Family Unification Program
- Public Housing
- Pomona Ranch Housing Center
- Farm Labor Housing

HACM owns 244 units of public housing for eligible low-income families, a 50-unit housing complex known as the Pomona Ranch Housing Center, and 100 units of housing for domestic farm laborers.

C.9.4 Affordable Housing Providers

Affordable housing providers are a critical resource for accomplishing the goals and objectives of this Housing Element. The County of Madera has been successful in supporting the development of seven affordable housing projects through public/private partnerships which provide 380 units of affordable housing to low and very low-income households.[6] Table C-18 details affordable housing providers and the associated affordable housing developments in Madera County.

Table C-18 Affordable Housing Providers in Madera County

Organization	Development Name	Address	Type
Self-Help Enterprises	Casas de la Vina	23784 Avenue 9 Madera, CA 93637	Multi-Family
	Cottonwood Creek	2236 Tozer Avenue Madera, CA 93638	Multi-Family
	Parksdale Village	13549 Wood Street Madera, CA 93638	Multi-Family
	Parksdale Village II	13600 Wood Street Madera, CA 93638	Multi-Family
	Sugar Pine Village	203 E. Lewis St. Madera, CA 93637	Multi-Family, Supportive Housing
	Valley Oaks	40410 Redbud Dr Oakhurst, CA 93644	Multi-Family
Buckingham Property Management	Esperanza Village	125 N C St, Madera, CA 93638	Multi-Family, Veterans Housing
UHC Communities	Crossings at Madera	120 W. Adell Street Madera, CA 93638	Multi-Family

[5] Housing Authority of City of Madera, Housing Authority of the City of Madera | Madera Housing Authority (maderaha.org)
[6] Affordable Rental Housing in Madera County, HCD. 2021. Affordable Rental Housing in Madera County (ca.gov)

C.9.5 Opportunities for Energy Conservation

Utility-related costs can directly impact the affordability of housing in California. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an "energy budget." In turn, the home-building industry must comply with these standards, while localities are responsible for enforcing the energy conservation regulations. Opportunities for active and passive energy conservation include the design of new housing and the rehabilitation of existing homes, the choice of appliances, the use of construction materials, and the location and types of landscaping materials. Reducing home energy costs and conservation play a part in housing affordability. The proposed strategy of infill residential development to meet the County's RHNA will serve to reduce energy consumption in the county by reducing the number and length of vehicle trips residents must take to get to work or daily needs. Further, Program 12 of the Housing Plan directs the County to support home weatherization, urban tree management, and active and public transportation infrastructure. Additionally, Madera County provides an expedited and streamlined permitting process for qualifying Electric Vehicle Charging Stations (EVCS) systems. The County is implementing SB 379, which requires the County to create an online permitting platform for residential solar energy systems.