Appendix E

Review of Past Accomplishments

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E Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2024-2032 Housing Element (6th Cycle), Madera County has reviewed the housing programs adopted in the 2015-2023 Housing Element (5th Cycle) and evaluated the effectiveness of these programs in delivering housing services and assistance. Table E-1 summarizes the County's progress toward the previous Regional Housing Needs Allocation (RHNA) and Table E-2 provides a detailed program level assessment of housing accomplishments over the 5th Cycle planning period. Programs that are routine staff functions with no specific actions or no direct County involvement are not continued as housing programs in the 6th Cycle Housing Element.

E.1 Effectiveness in Addressing Special Needs

Special needs communities are demographic or occupational groups that call for specific program responses to address unique housing needs. State law specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

The County's 5th Cycle Housing Element addressed special needs populations through actions under Program 2.3, which addresses the identified special housing needs of the community, including seniors, low-income families, and unhoused residents; Programs 4.1 and 4.2, which address housing for farmworkers; and Program 4.3, which directs the County to apply for emergency housing funding. During the 5th Cycle Housing Element, the County took the following actions to address special needs housing:

- Madera County has partnered with local housing developers, the Madera Housing Authority, and other housing and support service partners to increase the number of low-income housing units as well as provide the support services needed so people stay housed. The Madera County partnership has resulted in several housing developments including the opening of Sugar Pine Village and the Downtown Madera Veterans and Family Housing developments. Berry Development will be building a multi-family development that will be rented below market rates to support low-income families.
- Sugar Pine Village in the city of Madera opened in December 2021 with 52 units of affordable housing, including 16 for people experiencing homelessness. The $25 million project was a partnership between Self-Help Enterprises, Madera County, the State, and private investors, among others.
- The Fresno-Madera County Continuum of Care received $6.5 million of annual funding to address homelessness.
- The County of Madera has been in the process of collaborating with the Madera Rescue Mission to expand services offered by the Mission to both increase capacity and to implement the Housing First Model of care by installing self-contained housing units on the Madera Rescue Mission property. The goal is to install six one-bedroom units and one two-bedroom unit. The County is applying for funds to hire a Housing Case Worker who will provide triage services and

then assist individuals and families who reside in the units to secure a permanent housing solution. The funding will also pay for Homeless Outreach Services to help inform and encourage homeless individuals to seek assistance and to help find housing solutions.

- The County continued its partnership with the Community Action Partnership of Madera County (CAPMC), which operates the Shunammite Place Permanent Supportive Housing Program. CAPMC receives funding from Madera County via HUD for homelessness and behavioral health services. The Shunammite Place Permanent Supportive Housing Program provides permanent supportive housing for chronically homeless women with disabilities. The Shunammite Place helps women with issues of mental and physical health by encouraging structure, improvement, dedication, and goals achievement.
- The County participated in Housing for the Harvest, a program announced by Governor Gavin Newsom in July 2020 to provide temporary hotel housing options for farm and food processing employees to self-isolate if they are COVID-19 positive and do not require hospitalization or have been exposed and cannot properly self-isolate at home.

The County has identified housing needs for special needs populations and understands that although several programs and coordinated efforts assisted special needs populations, there is still a gap in services. For instance, eastern Madera County lacks any type of emergency shelter. A unique challenge during the 5th Cycle were the COVID-19 pandemic regulations, which began in spring 2020 and reduced the funding and physical capacity of organizations like the Madera Rescue Mission.

E.2 Quantified Objectives

Table E-1 summarizes the County's progress toward meeting the 5th Cycle Housing Element RHNA and objectives to rehabilitate and conserve/preserve existing housing stock. Madera County did not reach its 5th Cycle RHNA goals for housing development in any household income category.

Table E-1 Quantified Housing Objective and Achieved Accomplishments

	New Construction		Rehabilitation		Preservation (At-Risk Units)		Conservation	
	RHNA Goal	Actual	Objectives	Actual	Objectives[1]	Actual	Objectives	Actual
Extremely Low-Income	100	-	-		35	-	900[2]	
Very Low-Income	150	-	50	5	36	-		
Low-Income	300	10	50		-	-		
Moderate-Income	750	-	-		-	-		
Above Moderate-Income	2,500	2,140	-		-	-		
Total	**3,800**	**2,150**	**100**	**5**	**71**	-		

[1]Affordability information for the 71 at-risk units during the 5th Cycle is unknown. They are assumed to be half extremely low-income and half very low-income.

[2]Assumed continued conservation of units in mobile home parks.

E.3 Review of Past Accomplishments

Table E-2 provides a detailed program-level assessment of housing accomplishments during the 5th Cycle Housing Element planning period.

Table E-2 Review of Past Accomplishments

Program	Program Objectives	Progress and Continued Appropriateness
Program 1.1 — Maintain a Current and Adequate Land Inventory	The objective of this program is to establish procedures. The County shall continue to inventory the list of land provided with the updated Housing Element for the current cycle.	The County continues to maintain an updated land inventory. **Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element and revised to ensure compliance with State laws regarding No Net Loss.
Program 1.2 — Intergovernmental Cooperation	The objective of this program is to cooperate with the Cities of Madera and Chowchilla (and areas incorporated during period) in regard to land use development, pre-zoning, annexations, and extension of public facilities around the boundaries of the cities The County shall continue to cooperate with the cities of Madera and Chowchilla.	The County has continued its relationship with the cities of Madera and Chowchilla (and areas incorporated during period) as ongoing intergovernmental cooperation. **Continued Appropriateness:** This program is considered a regular function of County staff; therefore, this program will be reworded and expanded with specific actions that address housing needs, where relevant.
Program 1.3 — Infrastructure Development Program	The objective of this program is to apply for infrastructure grant funding. The County shall continue to apply for grant funding to support infrastructure investments, including park creation, water, sewer, or other public infrastructure, transportation improvements, traffic mitigation, and Brownfield cleanup. The County shall also pursue funding through the infill incentive grant (IIG) through HCD to support infrastructure investments.	The County annually evaluates infrastructure grants and funding on or before November 1st of each year. **Continued Appropriateness:** This program is considered a regular function of County staff; therefore, this program will be reworded and expanded with specific actions that address housing needs, where relevant.
Program 1.4 — Consistency Zoning	The objective of this program is to ensure consistent zoning with General Plan designations, prioritizing higher-density sites. The County shall continue to rezone sites consistent with the General Plan.	**Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element to amend the zoning code to reduce constraints to housing development and support infill housing as appropriate, and comply with State law.
Program 2.1 — Incentivize affordability/variety of housing types in targeted growth areas	The objective of this program is to encourage and facilitate housing development affordable to lower income households and a variety of housing types in the Southeast New Growth Areas. The County shall continue to incentivize affordable housing developments through CEQA streamlining, priority permit processing, fee deferral/reduction, priority financial assistance, parcelization/subdivision, development agreements, reduced parking requirements, flexible development	The County conducted public outreach for this effort in 2016. Development is annually monitored and reported. The County approved a multi-generational/senior cohousing project on 34.7 acres with 27 lots clustered in 5 acres, 10 acres and 6.6-acre home sites in Southeast North Fork. **Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element to facilitate affordable housing development and diversify housing types, streamline permit processing, and reduce identified constraints, as appropriate.

Program	Program Objectives	Progress and Continued Appropriateness
	standards--including modified setback, lot coverage, and height requirements for projects that include a multifamily component and/or affordability restrictions, or other measures.	
Program 2.2 — Establish Joint Housing Authority	The objective of this program is to establish a joint City/County Housing Authority with the City of Madera, or as an alternative, establish its own Housing Authority. The County shall review initial research conducted in 2016-17 and establish a Joint Housing Authority.	The County initiated this program in 2016; the Program was placed on hold due to lack of staffing. **Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element. The County shall review initial research conducted in 2016-17 and commit to establishing a Joint City/County Housing Authority or a County of Madera Housing Authority during the 6th Cycle.
Program 2.3 — Seek Grant Funding for Housing Element Program	The objective of this program is to promote housing, along with supportive services, for households with special needs, including seniors, persons with disabilities, single-parents, and the homeless. The County shall continue to seek to apply for State and Federal grants to support the County's housing programs. The County will target these funds to specific communities based on immediate need. Identified communities will be targeted for concentrated investment (24 to 36 month time frame) on a rotational basis.	The County annually reviews funding sources. Housing rehabilitation grants are applied for when eligible and applicable countywide. The most recent infrastructure grant targeted a specific area that will potentially be annexed into the City of Madera. **Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element and expanded to include specific objectives and timeframes to achieve housing goals.
Program 2.4 — At Risk Housing	The objective of this program is for the County to partner with local housing developers and the California Housing Partnership Cooperation to proactively identify at-risk housing units and engage owners in developing viable plans to conserve unit affordability. The County shall continue to monitor at-risk housing, since there is currently no at-risk housing within the County's jurisdiction.	The County continues to monitor at-risk housing per this program. **Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element and expanded to include specific objectives and timeframes to achieve housing goals if there are units at risk of conversion in the next 10 years.
Program 2.5 — Small Lot Consolidation Program	The objective of this program is for the County to play an active role in facilitating lot consolidations, particularly as it relates to small parcels (i.e. less than one-half acre and are included in its site inventory) The County shall continue small lot consolidation with sites less than one-half acre with lots identified for the 6th Cycle site inventory.	The County established procedures for incentives for small lot consolidation in 2017. **Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element.

Program	Program Objectives	Progress and Continued Appropriateness
Program 2.6 – Large Sites for Housing for Lower Income Households	The objective of this program is to facilitate the development of housing for lower income households. The County shall continue to coordinate with developers on parcels larger than 10 acres to encourage land divisions and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower income households in light of State, Federal and local financing programs.	The County annually reviews large sites for housing for lower income households. During the 5th cycle, no lower-income units were developed on large sites. **Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element.
Program 2.7 — Public Services for Affordable Housing	The objective of this program is for the County Planning Division to provide a copy of the Housing Element to County Departments and responsible agencies to ensure priority processing for proposed developments that include affordable housing units to lower income households. The County of Madera's Department of Public Utilities shall develop written policies and procedures that ensure water and sewer services are provided as a priority for developments that include units affordable to lower income households.	The County established a 60-day review period for accessory dwelling unit permit applications. The County approved a 120 unit affordable housing development pursuant to SB-35. **Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element to facilitate affordable housing development, including streamlining permit processing and reducing identified constraints, as appropriate.
Program 2.8 – Disseminate Housing Program information	The objective of this program is to update the County's website to include information on affordable housing programs, including the housing rehabilitation programs. The County shall continue to update its website with affordable housing programs and include links to the Housing Authority website for the Housing Choice Voucher Program and cities within the county and the affordable housing projects in those cities.	The County updates its website annually beginning with program information added in 2016. **Continued Appropriateness:** This program will be modified and expanded in the 6th Cycle Housing Element by adding an online information sharing component to programs regarding housing rehabilitation, affordable housing options, and fair housing programs.
Program 3.1 — Housing Rehabilitation	The objective of this program is to administer the Housing Rehabilitation Program, based on available Neighborhood Stabilization Program (NSP-3) funds or other available funding sources to acquire, rehabilitate and sell homes to very low income individuals and families. The County shall continue to apply for housing rehabilitation programs.	The County has applied for program funding as appropriate. The NSP-3 program is in the process of being closed out and finalized. One CDBG & HOME housing rehabilitation program is soon to be closed, and one CDBG housing rehabilitation program is in implementation. The County is applying for the First Time Homebuyers Assistance grant from CalHOME. **Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element to identify possible funding sources for housing rehabilitation programs, with specific objectives and timelines.

Program	Program Objectives	Progress and Continued Appropriateness
Program 3.2 — Housing Quality Survey	The objective of this program is for the County to complete a Housing Quality Survey in accordance with the Community Development Block Grant Guidelines. The County shall continue to work with Self Help Enterprises for assistance.	The County completed this program in 2018. **Continued Appropriateness:** This program will not be carried over into the 6th Cycle Housing Element since it was completed.
Program 3.3 — Code Enforcement	The objective of this program is to have the County Code Enforcement Division conduct inspections. The County shall continue the goal to have the County Code Enforcement Division conduct targeted neighborhood inspections of 200 housing units per year for potential health and safety issues and advise on available financial assistance.	The County annually conducts code inspections. During the 2015-2022 period, the County performed the following number of inspections of housing units: ▪ 2015: 328 inspections ▪ 2016: 337 inspections ▪ 2017: 469 inspections ▪ 2018: 348 inspections ▪ 2019: 453 inspections ▪ 2020: 526 inspections ▪ 2021: 541 inspections ▪ 2022: 490 inspections **Continued Appropriateness:** This program is considered a regular function of County staff; therefore, this program will be reworded and expanded with specific actions that address housing needs, where relevant.
Program 4.1 – Farmworker Housing Funding and Development	The objective of this program is to partner with and encourage non-profits to seek funding for development of new farmworker housing projects. The County shall continue to work with non-profits and work with local farm owners, developers, and community groups to establish plans for the development of varying housing types for farmworkers and their families.	The County biannually reviews funding for the development of farmworker housing. During the 2015-2022 period, the County supported the development of 4 housing units for farmworkers. **Continued Appropriateness:** This program will be reworded and expanded with specific actions that address housing needs, where relevant.
Program 4.2 – Zoning for Agricultural (farmworker) Housing	The objective of this program is to update its Zoning Ordinance consistent with Health and Safety Code 17021.5 and 17021.6 which requires farmworker housing to be permitted by-right, without a Conditional Use Permit, in zones allowing single-family units if the housing is for less than six persons and in zones permitting agricultural uses with no more than 12 units or 36 beds.	The County completed this program in 2017. **Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element to the extent that this Housing Element update identifies additional needs and to comply with State law.
Program 4.3 – Emergency Shelter Grant Allocations	The objective of this program is to apply for funds through the Emergency Shelter Grant (ESG) Program. The County shall continue to monitor the availability of Emergency Shelter Grant (ESG) Program funds and apply for funds as available and needed, to support social agencies that provide services to the homeless.	The County annually applies for funds through the Emergency Shelter Grant (ESG) Program. However, the County did not receive any funds through the ESG Program from 2015 to 2022. **Continued Appropriateness:** This program will be reworded and expanded with specific actions that address housing needs, where relevant.

Program	Program Objectives	Progress and Continued Appropriateness
Program 4.4 – Transitional and Supportive Housing	The objective of this program is to partner with local health care providers to construct transitional housing. The County shall continue to work in partnership with the Madera Behavioral Health Department and the Fresno-Madera Continuum of Care to identify opportunities to construct transitional housing.	The County annually partners with local health care providers to construct transitional housing. **Continued Appropriateness:** This program will be reworded and expanded with specific actions that address housing needs, where relevant.
Program 4.5 – Funding for Large Family Affordable Housing	The objective of this program is to apply for available local, State and Federal funds to assist in the production of affordable large-family units. The County shall continue to work with The County Planning Division or other nonprofit housing development agencies to investigate funding sources, develop partnerships and apply for available local, State and Federal funds to assist in the production of affordable large-family units.	The County annually reviews NOFAs. The affordable Parksdale Village and Casas de la Vina projects, both developed by Self Help Enterprises, contain 3- and 4-bedroom units. **Continued Appropriateness:** This program will be reworded and expanded with specific actions that address housing needs, where relevant.
Program 4.6 – Single Room Occupancy Housing	The objective of this program is to amend the Zoning Ordinance to allow single room occupancy (SRO) housing by right, in applicable zoning districts. The County shall continue to update with recent California State law.	The County completed this program in 2017. **Continued Appropriateness:** This program will be carried over into the 6th Cycle Housing Element to the extent that this Housing Element identifies additional housing needs and constraints to the development of SROs.
Program 4.7 – Coordinate with the Central Valley Regional Center	The objective of this program is to coordinate with the Central Valley Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The County shall continue to make information available on the County website.	The County began implementation of this program in 2018. **Continued Appropriateness:** This program will be reworded and expanded with specific actions that address housing needs, where relevant.
Program 5.1 – Fair Housing Information	The objective of this program is to work with the Madera Fair Housing Center to ensure the availability of information on tenants' rights, credit references, and deposit assistance programs within public places, such as the County Library, County website, and appropriate County departments. The County shall continue to assess fair housing information and post updates on the County's website.	The County has provided fair housing information and pursued opportunities annually to establish compliant procedures. In 2020, the County was awarded $500,000 through the CalHome Program for the County's First Time Homebuyer Program. To date, no qualified applicants have applied for first time homebuyer assistance. **Continued Appropriateness:** This program will be reworded and expanded with specific actions that address housing needs, where relevant.

Program	Program Objectives	Progress and Continued Appropriateness
Program 5.2 – Definition of "Family	The objective of this program is to amend the definition of "family" in the Zoning Ordinance to include unrelated individuals. The new definitions of "family" shall read "one person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen and eating areas within the dwelling unit."	In 2021, the County reviewed and updated the zoning ordinance. **Continued Appropriateness:** This program will not be carried over into the 6th Cycle Housing Element since it was completed.
Program 6.1 – Neighborhood Infrastructure	The objective of this program is to apply for funding through grants to improve neighborhood infrastructure. The County shall continue to commit its best efforts to provide services, within budgetary allocations, for neighborhood infrastructure such as curbs, gutters, sidewalks, streets, ramps, driveway approaches, curb-cuts, wheelchair ramps, and streetlights necessary to accommodate existing units and facilitate development of undeveloped or underdeveloped properties.	The County annually budgets for neighborhood infrastructure and continues to apply for infrastructure grants. **Continued Appropriateness:** This program will be reworded and expanded with specific actions that address housing needs, where relevant.
Program 6.2 – Sheriff Services to High Crime Neighborhoods	The objective of this program is to reduce crime in high crime areas. The County Sheriff's Department shall continue to focus on strategies to reduce crime in high crime areas. The department shall continue its prevention and intervention programs and activities in an effort to reduce crime.	The County continues its relationship with the County's Sheriff's Department to reduce crime in high crime areas. **Continued Appropriateness:** This program will not be continued as it is not a housing program, but public safety policies will be addressed through a Safety Element update.
Program 7.1 – Promote the Creation of New Jobs	The objective of this program is to work with the Economic Development Commission and cities of Madera and Chowchilla to promote new jobs for existing residents by continuing efforts to attract businesses and industry compatible to the area. The County shall support efforts to receive CDBG and other State and Federal grants to provide business loans and support job creation. The County shall continue to support this program through grants and Program Income/Revolving Loan Funds fundings and programs.	The County continues the promotion of job creation through grants and Program Income/Revolving Loan Funds fundings and programs. During the 2015-2022 period, the County assisted 5 businesses through this program. **Continued Appropriateness:** Although not a housing program, aspects of this program may be included with specific actions that address economic development in relation to housing needs, where relevant.
Program 8.1 – Participate in San Joaquin Valley Greenprint	The objective of this program is to create long-term environmental and economical sustainability. The County shall continue to participate in the San Joaquin Valley Greenprint Program to create long-term environmental and economical sustainability.	The County continues to participate in the San Joaquin Valley Greenprint. **Continued Appropriateness:** This program may be continued into the 6th Cycle Housing Element with specific actions that address housing needs, where relevant. Related policies will also be developed as part of the development of Environmental Justice policies and programs.

Program	Program Objectives	Progress and Continued Appropriateness
Program 8.2 – Energy Conservation	The objective of this program is to conserve energy through new ordinances or development agreements. The County shall continue to encourage new development to use alternative building materials, water meters, weatherization methods, increased insulation, and other methods to conserve energy and lower the long term cost associated with utility bills, either through new ordinances or development agreements.	The County continues to develop ordinances and development agreements to conserve energy. In 2022 the County Community and economic Development Building Division published an electric vehicle charging station checklist intended to guide applicants through the County's streamlined permitting process for electric vehicle charging stations. **Continued Appropriateness:** This program may be continued into the 6th Cycle Housing Element with specific actions that address housing needs, where relevant.
Program 8.3 – Pursue Funding and Partnerships for Winterization Programs	The objective of this program is to assist in providing energy assistance with weatherization referrals to lower income homeowners. The County shall continue to pursue State and Federal funding for rehabilitation and winterization programs and shall support the Community Action Partnership of Madera County in providing energy assistance with weatherization referrals to lower income homeowners.	The County annually pursues funding and partnerships for winterization programs. 705 homes were assisted as part of the 5th housing cycle. **Continued Appropriateness:** This program may be continued into the 6th Cycle Housing Element with specific actions that address housing needs, where relevant, particularly for housing rehabilitation.
Program 8.4 – Cluster Housing	The objective of this program is to promote the use of cluster housing. The County shall continue to make every effort to promote the use of cluster housing or planned developer concepts where existing urban services are available	The County continues to promote the use of cluster housing. The County approved a multi-generational/senior cohousing project on 34.7 acres with 27 lots clustered in 5 acres, 10 acres and 6.6-acre home sites in Southeast Madera. **Continued Appropriateness:** This program may be continued into the 6th Cycle Housing Element with specific actions that address housing needs, if the County determines the appropriateness of cluster housing moving forward.

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