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2 Housing Plan

The Housing Plan identifies the County of Madera's housing goals, policies, and programs. The overall strategy is to present a balanced and diverse array of programs which address the main issue areas of construction, preservation of affordable housing, conservation of naturally occurring affordable housing, rehabilitation, and administration.

The Housing Plan seeks to address community needs as identified in Appendix B, *Housing Needs Assessment*, governmental constraints as identified in Appendix D, *Housing Constraints*, and patterns of segregation and barriers that restrict access to opportunity for protected classes as identified in Appendix F, *Affirmatively Furthering Fair Housing*. Programs from the previous Housing Element have been carried forward where applicable, as identified in Appendix E, *Review of Past Accomplishments*.

The goals and policies contained here address the identified housing needs in Madera County and are implemented through a series of housing programs. Each program includes a set of specific actions that the County will take during the 2024-2032 planning period to achieve objectives. Notable new programs in the 6th cycle Housing Element include the following:

▪ **Site Dashboard**. Create a page on the County's website with an easily accessible, map-based inventory and dashboard that identifies vacant and nonvacant housing development opportunity sites.	▪ **Housing Development Toolkit.** Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development.
▪ **Rehabilitated Housing for First-Time Homebuyers.** Make funds available to community-based organizations to acquire and rehabilitate units which may have been abandoned or otherwise lost from the county's housing stock and sell them to lower- or moderate-income first-time homebuyers.	▪ **Housing Unit Repairs.** Through code enforcement investigations, identify lower-income homeowners and connect them to low-interest loans or grant programs to fund needed repairs.
▪ **Housing for People with Disabilities.** Facilitate the development of housing for persons with disabilities (including developmental disabilities) through prioritization of assistance for affordable housing development with services, resources, and assistance.	▪ **Housing Modification Grants.** Secure funding to provide services and programs such as the Home Access Grant Program to provide grants for housing modifications for better accessibility for residents with disabilities.
▪ **Housing Choice Vouchers.** Support housing assistance to extremely low, very low-, low-, and moderate-income households by assisting in outreach and education on available programs.	▪ **Support Middle-Income Housing Development.** Hold engagement activities with residents that highlight housing needs in the community and the benefits of diverse housing typologies.
▪ **Financing Opportunities for Moderate-Income Housing.** Prepare a market feasibility report on financing tools that encourage the production of moderate-income housing units.	▪ **Incentives for Affordable Housing on Large Lots.** Offer incentives for the development of affordable housing on large sites.
▪ **Streamline Development Process.** Monitor average processing times for new housing projects and use data on processing times and applications to track review times and trends in countywide development.	▪ **ADU Permit Streamlining**. Develop a free virtual 15-minute ADU permit meeting for applicants to streamline the permit process.

▪ **ADU Fair Housing Information.** Provide a brochure on fair housing rights, responsibilities, and resources with ADU permit applications.	▪ **Housing Mobility.** Partner with Self-Help Enterprises to Identify and pursue federal, state, and regional programs to move very low-, low-, and moderate-income families from renters to homeowners.
▪ **Homebuyer Education and Support.** Provide homebuying counseling to County residents.	▪ **Support Multi-Family Homeownership Development.** Facilitate the development of a range of multi-family homeownership opportunities.
▪ **Neighborhood Infrastructure.** Support infrastructure for public transit, active transportation such as walking and biking, and environmental improvements, prioritizing areas with low- and moderate-income housing.	▪ **Improve Connections Between Housing and Employment.** Increase public transit and active transportation connectivity between existing and planned housing and places of employment and education.
▪ **Fair Housing Education.** Support trainings and workshops for tenants, landlords, and other members of the community.	▪ **Prioritize public health infrastructure in Valley Floor communities, including Fairmead, Parksdale, Parkwood, Rolling Hills, and La Vina.** Develop an air pollution, water quality, and pesticide monitoring and reduction plan for these communities in coordination with County departments, public health organizations, community-based organizations, and regional and state agencies.
▪ **Expand Transit Access.** Coordinate with MCTC to expand transit services and operating times and provide more connections between rural areas, education centers, and places of employment.	

2.1 Goals and Policies

Goal HE-1: Increase Housing Production by Providing Adequate Sites for a Variety of Housing Types and Removing Constraints to Residential Development

The County must provide sufficient capacity to accommodate its share of the regional housing need through its General Plan land use and zoning framework. The County will encourage new residential development in suitable locations that meet the projected needs of all economic segments of the community. Development of vacant or underutilized sites in strategic locations focuses new construction within and near existing communities, which encourages growth in proximity to commercial businesses, jobs, and community services.

Constraints to providing adequate housing for all income levels are caused by many factors, including governmental controls. These constraints may increase the cost of housing or render residential construction physically or economically infeasible for developers and reduce opportunities for residents. The County will work to make it easier for different housing types to be developed, which supports housing for all residents with varying housing needs and desires. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land.

Policies

1.1 **Provide and Maintain Adequate Sites to Accommodate the Regional Housing Needs Allocation (RHNA).** The County shall maintain appropriate General Plan designations and densities to accommodate an increased supply of housing units to meet all levels of affordability as set out in the RHNA.

1.2 **Reduce Barriers to Housing Development and Conservation.** The County shall reduce constraints to the development, improvement, and maintenance of the housing stock, including streamlining the housing approval and permitting process.

1.3 **Ensure Services and Utilities for New Housing.** The County shall address the need for infrastructure and community services to ensure the ability to develop and maintain new housing.

1.4 **Promote the Development of Accessory Dwelling Units (ADUs).** The County shall encourage and facilitate the development of ADUs to increase the availability of housing affordable to lower and moderate-income households.

1.5 **Promote a Variety of Housing Types and Strategies.** As a part of the Community Plan Updates, the County shall work with residents to encourage a diversity of housing types that meet all income levels and housing needs in strategic locations to strengthen existing communities.

1.6 **Promote Moderate-Income Housing Development.** The County shall encourage the development of "missing middle" housing types and opportunities for first-time homeowners.

1.7 **Encourage Infill Development.** The County shall plan for and promote infill development and cluster housing to reduce vehicle miles traveled (VMT) and reduce greenhouse gas emissions.

Goal HE-2: Encourage and Maintain Affordable Housing

Many households in the county are overpaying for housing and struggling to afford market rents. The County will support the development of deed-restricted affordable housing to serve the needs of current and future residents through available funding sources, cooperation with other jurisdictions, and prioritizing permit processing.

Policies

2.1 **Support and Increase Development of Deed-Restricted Affordable Housing.** Encourage the provision of units available for sale or rent to lower- and moderate-income households.

2.2 **Provide Education on Available Housing.** The County shall disseminate information to the public about its available housing programs.

2.3 **Proactively Partner with Local Jurisdictions on Housing.** The County shall work with the Cities of Chowchilla and Madera to address affordable housing issues.

2.4 **Prioritize Affordable Housing Development.** The County shall continue to assign priority to the processing of proposed affordable housing projects over other development applications.

Goal HE-3: Conserve and Preserve the Existing Housing Opportunities, Viable Housing Stock, and Neighborhoods in Madera County.

Preserving, conserving, and improving the housing stock helps maintain investment in the community and promotes affordable housing. Typically, housing over 30 years old is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Some older housing units may have health risks such as lead based paint and asbestos. While the age of housing, by itself, does not necessarily equate with poor housing conditions, there is greater potential for housing problems in older structures. Preventing problems from occurring and addressing them when they do occur protects the safety and welfare of residents and assists in meeting housing needs throughout Bakersfield, particularly for the most vulnerable residents. An estimated 6,227 housing units in Madera County require rehabilitation.

The County will focus its efforts on rehabilitation, code enforcement, rental housing inspection, preserving existing affordable units, and implementing anti-displacement policies and programs to take a proactive approach to preserving, conserving, and improving the current housing stock. Supporting the maintenance and preservation of the existing housing stock, including mobile home parks, stabilizes neighborhoods and protects against displacement, particularly for low-income residents. The County will also encourage energy efficiency and resource conservation in new and existing housing, with a focus on providing energy and cost saving opportunities for lower-income households.

Policies

3.1 **Support Safe and Livable Housing.** The County shall continue to strive to maintain its housing stock in a safe and sanitary condition through housing rehabilitation programs and code enforcement.

3.2 **Preserve Owner-Occupied Housing.** The County shall preserve the existing housing stock occupied by lower-income households by providing financial assistance, as available, to rehabilitate owner-occupied residences.

3.3 **Preserve Affordable Housing.** To the extent feasible, the County shall support housing that can accommodate lower-income renters and prevent displacement.

3.4 **Leverage Resources for Energy and Water Conservation.** The County shall participate in regional efforts to promote energy and water efficiency for new and existing housing units, prioritizing lower-income households.

Goal H-4: Housing for Special Needs Households and People Experiencing Homelessness

Certain residents may have more difficulty in finding suitable, affordable housing due to special needs and circumstances related to employment and income, disability, or family/household characteristics. Over 15,000 residents in the unincorporated areas of the county have at least one disability. Many persons with disabilities, including developmental disabilities, can live and work independently in a conventional housing environment. Special needs populations also include female-headed single-parent households, farmworkers, and seniors. Approximately 20 percent of senior households are low-income households, approximately 4,500 households. Additionally, 20 percent of female-headed single-parent households with children earn an income at poverty level, approximately 1,930 households. Additionally, thousands

of farmworkers reside in Madera County at least part-time, and they and their families often have special housing needs. The County supports the development of housing for special needs residents.

The Fresno-Madera County 2023 point-in-time count showed 140 unsheltered residents experiencing homelessness in the unincorporated county, and a need for housing and social services to address the needs of homeless individuals. Factors contributing to the rise in homelessness include a lack of affordable housing available for low- and moderate-income households, increases in the number of persons whose incomes fall below the poverty level, and reductions in public subsidies. Homelessness is often compounded by a lack of job training and supportive services to treat mental illness, substance abuse, or crime, including domestic violence.

Policies

4.1 **Support Emergency, Transitional, and Supportive Housing.** The County shall provide adequate zoning, sites, and financial and technical support for the development of emergency, transitional, and permanent supportive housing, prioritizing locations near transit, commercial, and medical services.

4.2 **Encourage Housing for Farm ~~W~~w~~o~~orkers.** The County shall support the development or provision of adequate housing for seasonal, migrant, and year-round farm ~~-~~workers.

4.3 **Support Housing Production for All Needs.** The County shall provide financial and technical support and incentives to encourage the production of housing that is physically and financially suitable for residents with special needs, including but not limited to large households, seniors, farmworkers, extremely low-income residents, and persons with physical and developmental disabilities.

4.4 **Actively Engage in the Regional Response to End Homelessness.** The County shall participate with local, regional, and partner agencies to develop and implement strategies that address homelessness through a shared vision, coordinated programs, and joint funding opportunities. The County shall continue to support efforts to address the need for shelter for homeless residents, dislocated residents, and others in need of emergency assistance.

4.5 **Reduce Barriers to Housing Access.** Evaluate and reduce barriers to housing that disproportionately affect populations in protected classes, lower-income households, and special needs populations by rescinding or mitigating development standards that impede the development of multi-family housing, alternative housing typologies (e.g., single-room occupancy or dormitory-style housing), and housing affordable to lower-income or special needs households.

Goal H-5: Advance Fair Housing, Equity, and Inclusion

The history and prevalence of agricultural labor in the western portion of the county has shaped its economic and demographic landscape. Additionally, historic and current land use practices and market trends, such as a predominance of single-family housing development and rising rents across the state, has resulted in overpayment by both renters and homeowners to afford housing in most of the county's census designated places (CDPs). Transportation is also a concern for residents as there are few options for non-vehicle commuting, which may be especially difficult for low-income and special housing needs groups such as seniors. Although unincorporated Madera County does not contain areas designated "high segregation and poverty," communities in the Valley Floor, including the communities of La Vina, Parkwood, and Parksdale, have a disproportionately high concentration of non-white residents and low- and

medium-income households, and have infrastructure needs (both new infrastructure and maintenance). Housing opportunities and housing mobility are often limited for low-income households, persons with disabilities, and other special needs groups. The County will prevent or counter geographic discrimination by implementing equitable investment in neighborhoods, infrastructure, and housing resources; promoting mixed-income neighborhoods; and by supporting housing education and opportunities for low-income, minority, and special needs residents.

Policies

5.1 **Fair Housing Services and Education.** The County shall support effective programs that work toward eliminating housing discrimination of protected classes under State and federal law.

5.2 **Affirmatively Further Fair Housing.** The County shall monitor and ensure compliance with the County's obligation to Affirmatively Further Fair Housing and promote housing opportunities and choices for all persons.

5.3 **Commit Resources to Ensure Equitable Neighborhoods.** The County shall invest in historically underserved communities and address the needs of communities vulnerable to environmental health and safety issues, lacking access to opportunities, and/or at risk of housing displacement.

5.4 **Promote Mixed-Income Neighborhoods.** The County shall promote mixed-income neighborhoods with an equitable distribution of housing types and housing mobility opportunities for people of all incomes throughout the county.

5.5 **Support Wealth-Building Activities for Low-Income Residents.** The County shall support efforts to connect low-income residents with financial empowerment resources, homeownership programs, first-time homebuyer opportunities, small business assistance, and workforce training resources and services.

5.6 **Leverage Resources for Housing Assistance and Education.** The County shall pursue and administer, where feasible, all available federal, state, and local resources to provide financial assistance, housing rights and financial education, and other services related to homeownership, housing stability, and housing mobility.

5.7 **Engage Underrepresented Residents.** The County shall prioritize engagement of underrepresented residents and people of all racial, ethnic, and economic backgrounds in County plans and programs to achieve equitable outcomes.

2.2 Implementation Programs

The County is committed to implementing the programs outlined in this chapter over the eight-year planning period. These implementation programs were developed with community input and prioritize equitable resource distribution to not only preserve and develop housing, but to improve the quality of life for all residents and strengthen the County's communities. The implementation programs describe the overarching program description and goals, and then list the actions that the County will take to achieve specific objectives and identify the responsible agency and funding sources. The icons next to the program correspond with the associated housing element goals.

The County will continually monitor progress and report on these programs annually to the County Board of Supervisors and to the California Department of Housing and Community Development (HCD). Many programs incorporate fair housing strategies to actively counter disparities in housing

affordability, resources, and accessibility among residents and neighborhoods based on such factors as income level, race and ethnicity, disability status, and other characteristics.

Program 1: Maintain Adequate Sites to Accommodate Regional Fair Share of Housing Growth

An important component of meeting the housing needs of all segments of the community is promoting and supporting the development of adequate sites to facilitate the development of all types, sizes, and affordability of housing. The County is tasked with planning for its share of the Regional Housing Needs Allocation (RHNA) of 4,603 units for the 2024-2032 Housing Element planning period. To do so, the County must amend zoning in some areas to allow housing development at higher densities than currently allowed. These zoning amendments will be adopted by ~~January~~ June 2025 and described in the actions below.

In 2017, Senate Bill 166 (SB 166; 2017, Skinner), otherwise known as "no net loss," was passed to ensure that cities and counties "identify and make available" additional adequate sites if a housing project is approved at a lower density or with fewer units by income category than what is identified in the Housing Element. Consistent with SB 166, the County will monitor housing sites to ensure adequate sites to accommodate the remaining unmet RHNA by each income category are maintained at all times.

Pursuant to AB 1397 (Adequate Sites) passed in 2017, the County will amend the Zoning Code to require the replacement of existing residential units on nonvacant RHNA sites as a condition of project approval for development. Specifically, sites that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low-income households, shall replace those units affordable to the same or lower income level as a condition of any development on the site. Replacement requirements shall also be consistent with those set forth in the State Density Bonus Law.

To comply with Government Code Section 65583, the County will also amend the Zoning Code to allow 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.

Actions	Objective and Timeframe
Action 1.1: Site Inventory. Maintain a Site Inventory and make it available to developers. Actively promote available parcels appropriate for development that can accommodate low-income and/or moderate-income households to private or non-profit housing providers to support the production of at least 2,162 units available to lower-income households, 829 units available to moderate-income households, and 1,612 above moderate-income households during the planning period. Monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production. Include information from the Madera Association of Realtors, Multiple Listing Service, and the Home Builders Association to track housing development, sales, and listing costs.	Ensure sufficient capacity for the development of 2,162 units to be made available to lower-income households, 829 units available to moderate-income households, and 1,612 above moderate-income households during the planning period.

Actions	Objective and Timeframe
Action 1.2: No Net Loss. Utilizing GIS updates, monitor the amount of land zoned for both single-family and multi-family development. To ensure that the County monitors its compliance with SB 166 (No Net Loss), the County will develop a procedure to track: ▪ Unit count and income/affordability assumed on parcels included in the site inventory. ▪ Actual units constructed and income/affordability when parcels are entitled and developed. ▪ Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA). If Planned, Approved, and Pending projects are not proceeding as anticipated, the County shall identify ~~sites appropriate~~alternative sites for development that can accommodate the specified number of units appropriate for low-income, moderate-income, or above-moderate income households. Annually monitor the County's remaining housing capacity to ensure compliance with the County's obligation to affirmatively further fair housing.	Completion of No Net Loss procedures by June~~anuary~~ 2025. Ongoing annual reporting via annual progress report. Beginning in August 2025, semi-annually review the list of Planned, Approved, and Pending projects and, if projects are not proceeding as anticipated (e.g., entitlements are set to expire, permit applications are not submitted or stall out, and/or construction is delayed such that certificates of occupancies will not foreseeably be granted by the end of the planning period), establish a process to identify alternative sites~~sites appropriate~~ for development that can accommodate the specified number of units appropriate for low-income, moderate-income, or above-moderate income households by January 2028. Annually report on progress of Planned, Approved, and Pending projects and any substituted sites in Annual Progress Report throughout the planning period.
Action 1.3: AB 1397 Compliance. Pursuant to AB 1397 (2017, Low), 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.	Amend Zoning Code by ~~January~~ June 2025.
Action 1.4: Rezone Strategy. Complete General Plan and zoning amendments by ~~January 31~~June~~,~~ 2025 to accommodate sufficient units to meet the County's RHNA obligation (rezone land suitable to facilitate the development of at least 1,~~247~~ 635 housing units affordable to lower-income households). Rezone ~~87~~ 42 sites to allow higher residential densities, with a maximum density of at least 25 units per acre and a minimum density of 16 units per care. Permit owner-occupied and rental multi-family uses for developments in which 20 percent or more of the units are affordable to lower-income households without discretionary review. As part of the rezoning, establish appropriate development standards (including parking, height, setback, lot coverage, etc.) to ensure maximum allowable densities at the respective zones can be achieved.	Complete General Plan and zoning amendments by ~~January 31,~~June 2025.
Action 1.5: Utilities and Infrastructure. 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. Coordinate with the cities of Madera and Chowchilla as well as local service districts on land use development plans, pre-zoning, annexations, and extension of public facilities including sewer and water systems to serve residential development. Coordinate County departments and utility agencies to prioritize infrastructure and services to sites that can accommodate lower-income households. Coordinate with the California High-Speed Rail Authority (HSR) on funding and implementation of extending the municipal sewer service from Chowchilla in the community of Fairmead, make improvements to the community's domestic water system, undertake road improvement, and other actions.	Develop list of priority sites by June~~anuary~~ 2025 and coordinate with County services, incorporated cities, and utility agencies to identify and plan infrastructure needs. Ensure that required infrastructure projects to support low- and moderate-income units are implemented by January 2028 to support housing development. Apply to two~~2~~ grants per year to support adequate infrastructure for future and existing housing from available funding opportunities such as CDBG and USDA grants starting June 2025.

Actions	Objective and Timeframe
Support local service and utility district, and non-profit organizations in their applications for state and federal funding required to expand and upgrade sewer and water service in the County where those efforts support the goals of the Housing Element. Work with MCTC on REAP funding opportunities for infrastructure-related grants.	
Action 1.6: Infill Incentive Grant. Apply for grant funding from agencies involved in the California Financing Coordinating Committee on an annual basis in accordance with the release of a Notice of Funding Availability. Pursue funding through the Infill Incentive Grant (IIG) Program, sponsored by HCD, to support infrastructure investments, including park creation; water, sewer, or other public infrastructure; transportation improvements; traffic mitigation; and Brownfield cleanup.	Annually apply for funding through the IIG Program ~~by~~ starting January 2026.
Action 1.7: Site Dashboard. Create a page on the County's website with an easily accessible, map-based inventory and dashboard that identifies vacant and nonvacant housing development opportunity sites, including multi-family residential and mixed-use sites.	By January 2026, display housing site information via digital map on the County's website.
Action 1.8: Lot Consolidation. 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.	Offer interdepartmental pre-development consultation for multifamily housing developments with lot consolidation throughout the planning period. Update Zoning Code to allow incentives for lot consolidation by January 2028.
Action 1.9: General Plan Land Use Consistency with Site Inventory. Complete General Plan amendments by ~~January 31~~June~~,~~ 2025, ~~to ensure~~ to ensure consistency between the General Plan Land U~~u~~se Map, Zoning Map, and Housing Element site inventory to accommodate sufficient units to meet the County's RHNA obligation.	Complete General Plan amendments by ~~January 31, 2025~~June 2025.
Implements the Following Policies	1.1, 1.3, 1.5, 1.7
Responsible Agency	Madera County Community and Economic Development Department and Development Services
Funding Sources	General Fund, HCD

Program 2: Support Production of Regulated Affordable Housing

The County is committed to maintaining, developing, and monitoring affordable housing and will continue to prioritize housing for very low- and low-income households in the development of additional housing stock. The County will continue to support the development of housing appropriate for lower-income households and seek new funding opportunities and partnerships. High construction and land costs, NIMBYism, inadequacy of public affordable housing subsidies and burdensome regulations have created challenges to building new affordable housing. During the 5th cycle planning period, the County approved a 120-unit affordable housing development pursuant to SB 35. The County will continue to work with developers to facilitate affordable housing development and seek to provide gap financing as a local match to state, federal, and other public funding sources. The County will also provide greater streamlining and other possible measures to support affordable housing development.

Actions	Objective and Timeframe
Action 2.1: Affordable Housing Locations. Identify and prioritize rent-restricted affordable housing development and rehabilitation of existing housing for low-income households in locations near public transit, community services, and/or employment. Actively promote sites available for affordable housing development to potential developers, private and nonprofit organizations, and other interested persons and organizations through meetings with developers regarding development opportunities.	Partner with nonprofit housing developers and support the entitlement of at least 200 subsidized housing units affordable to extremely low-, very low-, and low-income households during the planning period, including at least 20 units of low-income housing for seniors. Conduct meetings with interested developers at least annually. Maintain current information on the development process, potential fee reductions, and density bonus on the County's website and publish informational bulletin by June~~anuary~~ 2025, and communicate available incentives to developers during development opportunity meetings.
Action 2.2: Joint City/County Housing Authority. 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.	Review research by June~~anuary~~ 2025, and establish a Joint City/County Housing Authority or a County of Madera Housing Authority by December 2031.
Action 2.3: Affordable Housing Funding. Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program and the HCD Affordable Housing and Sustainable Communities Program, to support the development of affordable housing, housing for special needs, and support service projects. Use County funds to leverage public affordable housing funding. When a critical mass of local, regional, state and/or federal funding is available, the County will issue a competitive Notice of Funding Availability with objective criteria to transparently identify non-profit affordable housing developers to partner with on new affordable housing developments. Apply financial and technical assistance and employ incentives for affordable housing development to achieve lot consolidation on small lots to promote higher densities and infill development. Prioritize subsidies for financing for rental housing units affordable to extremely low-income households, senior households, farmworkers, persons with disabilities, veterans, and other households with special needs.	Beginning in January 2026, p~~P~~artner with nonprofit housing developers and support the entitlement of at least 200 subsidized housing units affordable to extremely low-, very low-, and low-income households during the planning period.
Action 2.4: Technical Assistance for Affordable Housing. Continue to provide education and technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing and by providing assistance with entitlements, site identification, fee reductions when appropriate, and density bonuses. Connect affordable housing developers to Project-Based Section 8 vouchers when they are available to their developments in the county. Ensure a streamlined process for affordable housing development that provides a singular staff contact throughout the entirety of the development process to navigate all procedures. Prioritize subsidies for financing for rental housing units affordable to lower-income households and households with special needs.	Assist in the development of at least 200 subsidized very low- and low-income income units over the eight-year planning period. Subject to funding availability, provide development subsidy for at least three affordable housing developments.

Actions	Objective and Timeframe
Action 2.5: Surplus Land Act Requirements. In compliance with recent updates to the Surplus Land Act (AB1255, 2019-Rivas; AB 1486, 2019-Ting), identify County-owned land for the development of affordable housing. If surplus properties are identified, pursue development via a competitive Request for Proposals or other processes.	Report on identified surplus land in Housing Element Annual Progress report due April 1, 2024. Annually, assess the list of surplus sites and solicit development via a competitive RFP process or other forms of partnership such as land lease agreements.
Action 2.6: Prioritize Utilities for Lower Income Households. The County of Madera's Public Works Department 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. pursuant to Government Code Section 65589.7.	The County will adopt written policies and procedures for the Public Works - Utilities Division pursuant to Government Code Section 65589.7 by Juneanuary 2025.
Action 2.7: Inclusionary Housing Policy. Conduct an economic feasibility study through an objective and data-driven study, with input from developers, builders, realtors, regional housing advocates, and members of the community to inform the need for an inclusionary zoning policy, including consideration of the following: ▪ An inclusionary housing component (e.g., up to 25 percent) ▪ Possible in-lieu fee structure ▪ Feasibility of developer contribution to an Affordable Housing Trust Fund Incentives such as increased densities, increased height limits, reduced parking standards, and ministerial review, for projects that incorporate increased affordable units or deeper levels of affordability, including very- and extremely low-income units. Based on the findings of the feasibility study, the County shall consider amendments to the policy with the goal of increasing the amount of deed- restricted affordable housing built in the County while ensuring the requirements do not pose a constraint to overall housing production.	Hold at least three outreach events to seek input from the building community, local residents, and community organizations and advocates by January 20267. Complete a feasibility study for an inclusionary zoning policy by January 20278. If an inclusionary housing policy is determined to be feasible, adopt the policy by January 2028.
Implements the Following Policies	2.1, 2.3, 2.4, 4.5
Responsible Agency	Madera County Community and Economic Development Department, Public Works Department, and Development Services.
Funding Sources	Federal, State, Affordable Housing Trust Fund, General Fund

Program 3: Safe and Sanitary Housing

In partnership with Self-Help Enterprises, the County offers a Housing Rehabilitation Program using funding through HOME that provides financial assistance to low-income, owner-occupied homes in need of essential home repairs (i.e., roofing, plumbing, electrical, windows, ADA-accessible modifications). Priority is given to work that corrects health and safety issues, and to provide accessibility modifications for people who have disabilities.

As discussed in Appendix B, Housing Needs Assessment, 6,227 housing units in unincorporated Madera County need rehabilitation. Approximately 10.6 percent of housing units (6,227 housing units) need rehabilitation. The most comment types of repairs identified are for window, siding, and stucco. The County will continue to provide existing services and seek potential new services to

address housing rehabilitation and repair needs, prioritizing lower-income households, special needs households, and communities with greater needs.

Madera County recognizes that code enforcement is an important government tool designed to improve the health of individual homes and neighborhoods. The County's Code Enforcement department can assist with proactively maintaining existing housing stock. The County will proactively provide information to residents about how they can become code compliant without violations. Code Enforcement has recently gone through an update to be able to have culturally sensitive conversations.

Actions	Objective and Timeframe
Action 3.1: Housing Rehabilitation Program. Provide housing rehabilitation assistance or through the Home Rehabilitation Program for owner-occupied households, with a focus on vulnerable and low-income households including seniors on a fixed income, farmworkers, and persons with disabilities. The County will monitor, through code enforcement and housing quality surveys, substandard or deteriorating housing to identify priority repairs and rehabilitation. Add housing rehabilitation program information to the County's website. Apply for grant funding for housing rehabilitation purposes.	By June 2026, sSurvey households in zip codes 93610, 93636, 93637, and 93638 (those identified with higher rates of housing in need of rehabilitation) and proactively conduct outreach to owners of housing units most in need of repairs through mailers or targeted media campaigns. Apply for grant funding for housing rehabilitation assistance from programs such as CalHOME, Permanent Local Housing Allocation Program (PLHA), HOME, and CDGBBG by January 2026. Provide grants for minor home repairs of at least two owner-occupied housing units per year and six rental units per year for a total of 16-64 housing units during the 2024-2032 planning period with at least 50 percent of the units served to be completed in the disadvantaged communities of Fairmead, La Vina, and Parksdale. Update County website with rehabilitation information by Juneanuary 2025.
Action 3.2: Lead-Based Paint. Reduce lead-based paint hazards and incorporate the appropriate actions (pursuant to the Lead-Based Paint Hazard Reduction Act of 1992) into all housing programs under the jurisdiction of the County. On a case-by-case basis, provide funds for the testing and abatement of housing units for lead-based paint.	Conduct outreach and education on lead hazards and lead-based paint abatements strategies and resources, prioritizing outreach to households in zip codes 93610. 93636, 93637, and 93638 (those identified with higher rates of housing in need of rehabilitation) through mailers or targeted media campaigns. Update County website by the end of 2024. Assist in the reduction of lead-based paint hazards in at least 10 units during the 2024-2032 planning period. By 2026, pursue HUD lead-based paint abatement funding. Set aside HOME Access and other funds to abate lead-based paint hazards.
Action 3.3: Rehabilitated Housing for First-Time Homebuyers. Make funds available to community-based organizations to acquire and rehabilitate units which may have been abandoned or otherwise lost from the county's housing stock and sell them to lower- or moderate-income first-time homebuyers. Set aside 15 percent of HOME entitlements funds for Community Housing Development Organization (CHDO) acquisition and rehabilitation.	Provide rehabilitation funding to one community organization every four years, for a total of two grants during the 2024-2032 planning period. Through this program, assist at least 10 four lower- or moderate-income households secure housing during the planning period.

Actions	Objective and Timeframe
Action 3.4: Multi-Family Rehabilitation. Apply for funding to assist local property owners/managers operating multi-family rental housing in need of rehabilitation. The goal of this action is to preserve "naturally occurring affordable housing."	By December 2027, prepare needs analysis with goals and expected outcomes for program. If a need is determined, seek public funding (e.g., HUD, State HCD) or allocate existing affordable housing funding (i.e., CDBG, HOME) for loan or grant resources that support this action biennially, beginning no later than December 2030.
Action 3.5: Mobile Home Repairs. Provide annual financial support for minor home repairs for owner-occupied mobile homes through CDGB funding for income-qualifying mobile home residents through HOME entitlement funds.	Apply for funding for mobile home repairs by Juneanuary 2025. If funding is awarded, provide financial support for minor home repairs for at least fourtwo mobile homes during the planning period.
Action 3.6: Rental Inspections. Amend the Municipal Code to comply with Section 17970.5 of the California Health and Safety Code requiring that upon a rental tenant complaint, the respective landlord a) conducts a mandatory inspection and b) specifies specific actions that can be taken to mitigate any hazards present.	Amend the Municipal Code by January 2027.
Action 3.7: Housing Unit Repairs. Through code enforcement investigations, identify lower-income homeowners and connect them to low-interest loans or grant programs to fund needed repairs.	By January 2026, provide a list of informational resources for assistance with repairs for lower-income homeowners that have been identified as having code enforcement violations.
Action 3.8: Code Enforcement Cultural Competency. Provide annual trainings to improve capacity of building and code enforcement staff to work with diverse communities, in a culturally competent manner with a focus on problem solving and with connections to social and economic support services.	Hold at least one cultural sensitivity training for staff annually during the 2024-2032 planning period.
Implements the Following Policies	3.1, 3.2, 5.3
Responsible Agency	Madera County Community and Economic Development Department and Development Services
Funding Sources	HUD, CDBG, HOME, CARB, EPA

Program 4: Housing and Services for Special Needs Populations

Government Code Sections 65583 and 65583.2 require the housing element to provide for a variety of housing types including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

Madera County is a diverse community with many residents who have special housing needs. State law requires the housing element to address the needs of specific groups with special housing needs, including farmworkers, extremely low-income residents, seniors, persons with disabilities, large families, female-headed households with children, and persons experiencing homelessness. The County will continue to monitor its policies, standards, and regulations to ensure that they comply with applicable laws pertaining to housing for special needs populations. As noted in Appendix B, Housing Needs Assessment, there are 1,830 extremely low-income households in the county. It is likely that many of these households have special housing needs, including persons with disabilities, female-headed households, large families, and other characteristics. The County works with experienced nonprofits, including Self-Help Enterprises, in developing affordable special needs housing through aid, incentives, or concessions such as direct financial assistance (when available),

density increases, or other financial, land or regulatory assistance that would result in enhancing development feasibility.

Farmworker housing is an identified need in the county, particularly for families and to accommodate year-round (not seasonal) employment. Self-Help Enterprises and the Community Action Partnership of Madera County (CAPMC) have developed farmworker housing in Madera County. There are currently two farmworker housing developments in the county, one is owned by the HACM and the other by Self-Help Enterprises. There is an interest in developing additional farm labor housing from non-profit organizations.

The County's Housing and Disability Advocacy Program (HDAP) helps homeless, disabled individuals apply for disability benefit programs, while also providing housing supports. Services offered include:

- Housing supports, including a housing navigator and temporary and permanent housing;
- Disability advocacy;
- Homeless prevention services, such as home repairs, utility payments, and durable goods purchases;
- Wraparound services, such as food, clothing, and other essential need items; and
- Case management and outreach services.

Additionally, the Home Safe Program assists individuals involved with Adult Protective Services who are experiencing, or at imminent risk of experiencing, homelessness due to elder or dependent adult abuse, neglect, self-neglect, or financial exploitation. However, at this time, the County does not have any funds to support this program. CalWORKs Temporary Homeless Assistance (THA) and Permanent Homeless Assistance (PHA) assist eligible and/or potentially eligible CalWORKs families, who are homeless or at-risk of homelessness, to secure permanent housing, prevent eviction by payment of arrearages, or provide temporary shelter while the families seek permanent housing. The Shunammite Place Permanent Supportive Housing Program provides permanent supportive housing for chronically homeless women with disabilities. The Shunammite Place Program is the primary permanent supportive housing project in the county and operates at capacity most of the time.

Two new housing options opened in December 2021 in Madera County: Sugar Pine Village has 16 units for people with mental health or substance use disorders or both, under the No Place Like Home model, and Esperanza Village has seven housing units. These designated units are for Madera County Behavioral Health clients and referrals.

Child care services support the needs of all households with children, especially for lower-income households. The Madera County Local Child Care and Development Planning Council (LPC) is comprised of child care providers, community members, and public agencies and plans for child care and development services based on the needs of families in Madera County. The LPC conducts an assessment of child care needs every five years and currently implements the goals and objectives of the 2024-2028 Strategic Plan. The County will support the implementation of the Strategic Plan actions and support access to child care, prioritizing communities in need.

Actions	Objective and Timeframe
Action 4.1: Farmworker Housing Acquisition and Development. Partner with County Social Services, Community Action Partnership of Madera County (CAPMC), Self-Help Enterprises, Habitat for Humanity, Fresno, Madera United Way, or other organizations to develop new or rehabilitated rental or for-sale housing units, provide subsidized mortgage loans, and/or provide rental vouchers to farmworker households. Track farmworker housing units in the County's permitting system.	By January 2026, establish tracking system. By January 2027, convene a working group of agencies and organizations listed. Develop new or rehabilitated units or housing assistance to serve at least ~~50~~ 100 farmworker households during the planning period.
Action 4.2: Farmworker Housing Facilitation. Collaborate with developers and community groups to identify the type of housing most needed by the farmworker community and encourage and facilitate site identification for locating housing for farmworkers. Review incentives to developers of farmworker housing: priority processing of all permits, fee deferrals, and relaxed development standards, and adjust following discussions and outreach.	Hold at least ~~one~~ two meetings with potential partners for development of farmworker housing by December 2025~~6~~, and as needed, implement revised incentives by December 2027. ~~Report~~ Identify sites ~~identification~~ that could accommodate ~~for~~ at least 50 farmworker housing units by December 2027. Hold at least two additional meetings with potential partners by 2028 and identify sites that could accommodate an additional 50 farmworker housing units by December 2030.
Action 4.3: Infrastructure for Farmworker Housing. Develop an inventory of infrastructure needs and Capital Improvement Projects to address those needs for existing farmworker communities. Apply for funding for infrastructure for existing and potential farmworker communities to support water, sewer, and roads.	Develop an inventory and identify Capital Improvement Projects to address infrastructure needs by December 2026. Apply for grant funding when available to support at least three infrastructure-related projects for the maintenance and development of farmworker housing ~~during the planning period~~by January 2028.
Action 4.4: Housing for People with Disabilities. Facilitate the development of housing for persons with disabilities (including developmental disabilities) through prioritization of assistance for affordable housing development with services, resources, and assistance.	Amend Zoning Ordinance to establish incentives for affordable housing as described in action by June 2026. Develop ~~10~~ 20 housing units for households with persons with disabilities during the planning period.
Action 4.5: Housing Modification Grants. Secure funding to provide services and programs such as the Home Access Grant Program to provide grants for housing modifications for better accessibility for residents with disabilities.	Apply for funding by January 2026. If awarded, provide at least 15 households with Home Access Grants during the planning period.
Action 4.6: Reasonable Accommodations. Review the Reasonable Accommodations Ordinance and revise findings to be based on objective standards rather than impacts on surrounding uses. Provide a link to its Reasonable Accommodations policy on the Housing page of the County website.	Amend the Reasonable Accommodations Ordinance to require objective findings that provide certainty in outcomes and provide link on the Housing page of the County website by January 2026.
Action 4.7: Transitional and Supportive Housing. The County Planning Division shall work in partnership with the Madera Behavioral Health Department and the Fresno-Madera Continuum of Care to identify opportunities to construct transitional housing. The County shall apply for State and Federal funds, as available, to help subsidize developments and based on available funds, and when funds are secured, shall publish a Request for Proposals ~~from~~ for developers to pursue the developments. The County shall offer incentives for the development of transitional and supportive housing including, but not limited to: ▪ priority to processing building permits; ▪ financial assistance (based on availability of Federal, State,	Apply for funding annually starting January 2026, and publish Notices of Funding Availability or Requests for Proposals as funds are acquired. Amend Zoning Ordinance and/or develop processes to establish incentives for transitional and supportive housing by June 2026. Develop at least ~~10~~ 20 units of transitional or supportive housing during the planning period.

Actions	Objective and Timeframe
and local foundations, and private housing funds); and ▪ modification of development requirements on a case-by-case basis	
Action 4.8: Large Household Units. The County Planning Division or other nonprofit housing development agencies shall investigate funding sources, develop partnerships, and apply for available local, state, and Federal funds to assist in the production of affordable rental units for large households.	Apply for funding annually beginning January 2026. Develop at least ~~10~~ 20 ~~units~~ affordable rental housing units with three or more bedrooms during the planning period. ~~Amend the zoning code to allow for large group homes by 2025 to:~~ ~~Revise the definition of community care facilities to distinguish between licensed and unlicensed large residential care facilities~~ ~~Revise allowed land uses in single-family neighborhoods to allow larger, unlicensed facilities~~ ~~Revise the conditional use permit requirement for large group homes to apply only to licensed facilities~~ ~~Ensure that conditions of approval for large facilities requiring a CUP are objective and transparent~~ ~~Allow use of the Reasonable Accommodation procedure to exempt large, licensed facilities from the CUP requirement.~~ ~~exempt large, licensed facilities from the CUP requirement.~~
Action 4.9: Housing for Extremely Low-Income Households. Provide technical assistance and pursue funding from Project Homekey and other potential sources for alternative housing development or rehabilitation for affordable to extremely low-income residents, including farmworkers (e.g., SRO, dormitory-style housing, community land trust, cooperative housing cooperative, or tiny homes). Additionally, include incentives to increase housing affordable to extremely low-income residents through future affordable housing Notice of Funding Availabilities (NOFAs).	Submit application for Project Homekey or other funding for ~~one~~ at least three alternative housing development affordable to extremely low-income residents/farmworkers during the planning period. Provide technical assistance and/or incentives in future NOFAs for at least ~~one~~ two alternative housing project(s) during the planning period, serving a minimum of ~~20~~ 30 extremely low-income residents.
Action 4.10: Standardize Incentives for Affordable and Special Needs Housing. Amend the Municipal Code to standardize modification of development requirements such as reduced parking standards for senior housing, assisted housing/group homes, farmworker housing, and other special needs housing instead of offering it on a case-by-case basis.	Amend the Municipal Code by June~~anuary~~ 2025.
Action 4.11: Child Care. Support the Madera County Local Child Care Development and Planning Council to implement the 2024-2028 childcare needs Strategic Plan and implement a new assessment and strategic plan following expiration of the current plan.	Support and implement identified strategies in the 2024-2028 Strategic Plan by 2028, achieving the following metrics: ▪ Increase enrollment in Universal Pre-Kindergarten programs from 2024 baseline ▪ Expand subsidized and affordable child care programs over 2024 baseline ▪ Conduct a communications campaign to ensure families know about available programs ▪ Update the Needs Assessment as new data become available, and distribute a summary of highlights to the Madera County Board of Supervisors, City Council members and LPC membership

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Actions	Objective and Timeframe
	Conduct assessment of governmental constraints to childcare facilities (land use controls such as zoning standards) by January 2027 and enact changes by January 2028. Apply for funding by January 2026 to open or expand staffing and services for at least one new government-supported childcare program in a disadvantaged community by the end of the planning period.
Action 4.12: Density Bonus. Facilitate the development of affordable housing through the provision of density increases under the City's Density Bonus Ordinance.	Amend the City's Zoning Ordinance to comply with state density bonus law by June~~anuary~~ 2025.
Action 4.13: Large Group Homes. Amend the zoning code to allow large group homes as follows: ▪ Revise the definition of ~~community~~ residential care facilities to distinguish between licensed and unlicensed large residential care facilities ▪ Revise allowed land uses in single-family neighborhoods to allow larger, unlicensed facilities ▪ Revise the conditional use permit requirement for large group homes to apply only to licensed facilities ▪ Ensure that conditions of approval for large facilities requiring a CUP are objective and transparent ▪ Allow use of the Reasonable Accommodation procedure to exempt large, licensed facilities from the CUP requirement. ▪ Exempt large, licensed facilities from the CUP requirement.	Amend the zoning code to allow large group homes by June 2025.
Implements the Following Policies	4.1, 4.2, 4.3, 4.4, 4.5
Responsible Agency	Madera County Community and Economic Development Department and Development Services
Funding Sources	CDBG; HOME; Federal, State, Local funds

Program 5: Homelessness Prevention and Housing

Services and facilities available for persons experiencing homelessness in Madera County are organized through the Fresno-Madera Continuum of Care (FMCoC), an integrated system that guides homeless individuals and families throughout the housing process. In 2023, the Point-in-Time count identified 140 people experiencing homelessness countywide, all of whom were unsheltered. The 2023 Point-in-Time noted that 63 percent of persons identified in the two counties were male, 36 percent reported a substance abuse disorder, and 33 percent reported a mental health issue. The County is committed to preserving existing initiatives, including support of the Shunammite Place Program, while continuing to explore new opportunities to identify new housing resources and expand services. In 2021, the County partnered with Self-Help Enterprises, Madera County, the State, and private investors to open the Sugar Pine Village in the City of Madera which provides 16 housing units for people experiencing homelessness.

Additionally, the FMCoC provides Rapid Re-Housing (RRH) vouchers, which provides financial assistance in the form of a subsidy to be used for apartment rentals. The County's Housing Support Program (HSP) also promotes housing stability for families in the CalWORKs program, which can provide services for households in receipt of a judgment for eviction.

The County also participates in the Housing and Disability Advocacy Program (HDAP), which assists people experiencing homelessness who are likely eligible for disability benefits by providing advocacy for disability benefits as well as housing supports. Services include housing support, including a housing navigator and temporary and permanent housing, disability advocacy, homelessness prevention services, wraparound services such as food and clothing, and case management and outreach services.

Actions	Objectives and Timeframe
Action 5.1: Housing for Persons Experiencing Homelessness. Identify and pursue federal, state, and regional funds for homeless service providers that operate temporary, permanent, and emergency shelters in the county that assist persons experiencing homelessness and at risk of becoming homeless, with a focus on shelters that can support men and provide connections to mental health and substance abuse services. Consult with local community-based organizations and stakeholders to inform the design and development of homeless services, programming, outreach, and needs assessments. Support regional collaboration with the Fresno-Madera Continuum of Care to provide coordinated services.	Apply for funding annually beginning in January 2026. By June 2026, convene a working group of community-based organizations. Serve at least 50 persons with homelessness prevention and resources during the planning period. Target outreach for services in areas along the Fresno River east of the city of Madera and in Oakhurst and Ash Slough.
Action 5.2: Assess Need and Capacity to Address Homelessness. Annually assess the capacity to accommodate individuals experiencing homelessness by comparing the most recent homeless point-in-time count to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing (AB 362, 2021-Quirk-Silva). Annually provide summary information to the Board of Supervisors on objectives and outcomes of the County's funded services. Monitor data and metrics to improve the efficacy of homeless services, programs, and investments on an annual basis. Reporting shall include, at minimum: ▪ Existing shelter beds ▪ New shelter beds ▪ Identify if those shelter beds are available on a year-round or seasonal basis ▪ Average number of shelter beds that are unused on a monthly basis ▪ Number of those exiting shelter to permanent housing ▪ Ability to provide health and human services for unhoused residents with special needs (seniors, people with physical or mental impairments, victims of domestic violence, unsheltered youth, people with substance addictions, etc.). Provide financial and other resource support to County departments and regional efforts to support the goals, objectives, and actions of the Madera County Strategic Plan to Address Homelessness. Conduct a windshield survey of unincorporated areas of the county where encampments are likely to occur and map known encampments to identify areas where resources for homelessness should be targeted. Update homelessness programs in the Madera County Strategic Plan to target areas of	Annually provide summary information on objectives and outcomes of County-funded services (eight reports during the planning period). Assess level of service and funding availability and coordinate with service providers to identify actions to address needs of residents experiencing homelessness. Within six months of the assessment, adjust the timelines and metrics of the Madera County Strategic Plan to Address Homelessness to reflect changes in strategy and priorities. Enact the policies and actions of the Strategic Plan (see Actions 5.6 through 5.9). Conduct a windshield survey by January 2027.

Actions	Objectives and Timeframe
higher need identified by the survey.	
Action 5.3: Supportive Housing for Homeless Persons. Seek resources for supportive housing that offers appropriate services so that people experiencing homelessness can access case management for mental and physical health, addiction treatment, social services, and jobs skills development.	Use Bridge Housing funds to lease 20 housing units at Casa Grande for four years starting in 2025~~4~~ to provide for ~~housing needs of~~ people experiencing homelessness who have serious behavioral health conditions. Apply for additional funding annually beginning January 2026.
Action 5.4: Emergency, Transitional, and Supportive Housing Legislation Updates. Amend the Zoning Code to comply with the following legislation: ▪ AB 2162: Permit supportive housing by-right in all zones where multi-family housing is permitted. Ensure that there is no minimum parking requirement for units occupied by supportive housing residents if the development is located within 0.5-mile of a public transit stop. Specifically, allow supportive and transitional housing in the CRM, CRG, CUM, CUG, I-L, I-H, and OS zones with either a Zoning Permit or Conditional Use Permit, whichever is applicable to residential dwellings in the zone. ▪ AB 139: Only subject emergency shelters to those standards which apply to residential and commercial development within the same zone, except that a jurisdiction can apply standards regulating the number of beds, parking for staff provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, length of stay, and other minor standards. ▪ AB 2339: Include interim interventions within the definition of "emergency shelter."	Amend Zoning Code by June~~anuary~~ 2025.
Action 5.5: Support Substance Abuse Counseling. Fund the position of one substance use disorder counselor to serve new clients in the county, prioritized countywide and supporting both Valley Floor and the mountain areas of the county.	By FY 2024-05, fund the position of one full-time equivalent (FTE) substance use disorder counselor to serve 60 new clients.
Action 5.6: Low Barrier Shelters. Work with local agencies and non-profits to coordinate the transition of emergency shelters in Madera County to a "low-barrier" model.	By 2027, transition at least one shelter in the county from a high-barrier shelter to a low-barrier housing-focused shelter.
Action 5.7: Safe Parking. Establish a safe parking pilot program for households experiencing vehicular homelessness where they can park safely and connect to additional services, including medical help, housing navigation, public benefits, employment, and hygiene needs.	Apply for funding from the HCD Emergency Solutions Grants Program and other potential funding sources to leverage funds for a safe parking program by January 2026. If funding is awarded, partner with community organizations to establish at least one safe parking location and safe parking program in the unincorporated area of the County by January 2028.
Action 5.8. Rapid Re-Housing (RRH) vouchers. Support and expand the FMCoC RRH program.	As funding is available, expand the number of RRH vouchers by 10 percent by 2030, using 2023 data as a baseline.
Action 5.9. Housing Support Program. Support the County's Housing Support Program and services for households facing eviction and ensure outreach to lower-income households.	Provide information on CalWorks and County Housing Programs in newsletters to public school households in the County at least once annually.
Implements the Following Policies	4.4

Actions	Objectives and Timeframe
Responsible Agency	Madera County Community and Economic Development Department and Development Services
Funding Sources	General Fund, CDBG, HOME, HUD, State HCD

Program 6: Tenant and Owner Protections and Support

As the cost of housing increases, low-income renters and other vulnerable populations are disproportionately at risk of displacement. Displacement could result directly from development (and removal of lower cost housing) or indirectly from rising rents, evictions, Notices to Vacate, condominium conversions, and other activities which result in tenants losing their homes.

The Housing Choice Voucher (HCV) Program is the federal government's major program for assisting families with very low-income and people who are elderly and/or have disabilities to afford decent, safe, and sanitary housing in the private market. County residents can access HCVs through CalWorks. Several County programs have a targeted Section 8 referral priority status such as Adult Protective Services, Child Welfare Family Reunification, Former Foster Youth and CalWorks domestic violence case. The County's Social Services department also coordinates with the Housing Authority of the City of Madera (HACM) to administer HCVs.

Actions	Objective and Timeframe
Action 6.1: Housing Choice Vouchers. Support housing assistance to extremely low, very low-, low-, and moderate-income households by assisting in outreach and education on available programs. Promote the HCV program to landlords and residents with the goal of increasing the number of vouchers used, especially in the communities of Fairmead and La Vina, where the need is greatest. Identify and address challenges that property owners/managers have with existing or prospective HCV holders.	Add link to Housing Choice Voucher program on the County's website by January 2025. Contact at least 30 property owners about opportunities to include or expand HCV housing rentals during the planning period, prioritizing Fairmead and La Vina, and rentals in areas near employment opportunities or schools to increase access to opportunities. Increase landlord participation in HCV program by five percent.
Action 6.2: Foreclosure Prevention. Provide information about foreclosure prevention resources in the housing programs section of the County's website, including information about the programs available for refinancing at-risk loans and contact information for legal services agencies and counseling organizations. Mail foreclosure prevention materials to residents who receive notices of default and notices of trustee sale. Refer homeowners in foreclosure to consumer credit counselors and Self-Help Enterprises, which has a program that is assisting homeowners in foreclosure.	Provide information on foreclosure assistance to homeowners through the County's website, handouts at Farmer's Markets, libraries, schools, social media, mailers, and homeowners associations through a campaign beginning no later than December 2026. Disseminate information to at least 100 residents per year. Arrange at least two in-person, virtual, or hybrid educational workshops during the planning period in multiple languages on foreclosure prevention with at least 15 attendees.
Action 6.3: Tenant Counseling and Protection. Work with Fair Housing Council of Central California or other fair housing organizations to provide tenant services in conciliation and tenant/owner counseling and legal assistance. Evaluate existing State and federal "just cause for eviction" (AB 1482; 2019-Chiu) and other similar legislation to determine if additional protections through a local ordinance is warranted.	Collect reporting by Fair Housing Council of Central California quarterly and review data. If warranted, recommend adoption of a local tenant protection ordinance to the Board of Supervisors by December 2028. Connect at least 10 tenants with counseling and legal assistance services annually.

Actions	Objective and Timeframe
Action 6.4: Rental Assistance. Assess the need for a rental assistance program to fill any gaps between Housing Choice Voucher assistance and rent, or to aid those who may not qualify for Housing Choice Vouchers but need one-time emergency assistance, to provide relief to tenants to avoid the displacement of residents in vulnerable communities. Report will compare similar programs in other cities and feasibility of funding sources, including HOME and CDBG.	Prepare and present a report on development of a rental assistance program to the Board of Supervisors by January 2027, including recommendations for policy actions that would provide relief to tenants and landlords to avoid the displacement of vulnerable communities. If a rental assistance program is approved and implemented as a result, the program will assist at least 10 lower-income renter households annually.
Action 6.5: Relocation Assistance. Update the Zoning Code to address the replacement requirements set forth in AB 1397. Use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly funded housing.	Update the Zoning Code by Juneanuary 2025.
Action 6.7: Short-Term Rentals. Assess the impacts of short-term rentals (STRs) on the housing availability and affordability in the county, with a focus on mountain communities. Compile example STR Ordinances implemented in comparable cities. If warranted, adopt an STR Ordinance, including a potential short-term rental fee that would apply to fund affordable housing.	Assess STR impacts by January 2026 and present them to the Board of Supervisors by April 2026. If an ordinance is warranted, adopt ordinance by the end of 2026.
Action 6.8: At-Risk Units. In the event that an affordable housing unit is developed within the planning period, tThe County will monitor such existing and new affordable units to ensure compliance with the most recent state affordable housing legislation, including rent-restricted ADUs and JADUs. The County will assist and educate tenants of at-risk units: ▪ Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low-income use is filed. Notices must be filed three years, one year and six months in advance of conversion. ▪ Seek opportunities to assist with funding, and coordinate with qualified entities with capacity to acquire and manage at-risk developments. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually.	Monitor and update database annually and m. Maintain annual contact with owners of at-risk affordable housing ownersproperties. Contact residents of all 107 at-risk units as specified in action.
Implements the Following Policies	2.2, 2.3, 5.6
Responsible Agency	Madera County Community and Economic Development Department and Development Services
Funding Sources	HUD, General Fund

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Program 7: Support the Development of a Variety of Housing Types

Although the County does not build housing, the County can ensure that there is sufficient capacity for development through its zoning framework. Jurisdictions also do not control local market realities but can provide greater access to information that developers need, remove barriers, and increase incentives for housing development. The County must regularly evaluate and update its

development review and permitting policies, standards, and practices in response to State and federal laws intended to facilitate residential development. The County also takes into consideration the needs and desires of the community as it undertakes such policy updates. The County will align housing development priorities with strategic planning and infill development. Providing development opportunities for a variety of housing types promotes diversity in housing price, style, and size, and contributes to neighborhood stability by offering more affordable and move-up homes and accommodating a diverse income mix. The County will also support housing for the "missing middle"—households that earn too much annual income to qualify for traditional affordable housing, but not enough to afford market-rate rents.

Actions	Objective and Timeframe
Action 7.1: Update the Zoning Code. Update the Zoning Code to comply with state law and to encourage housing development: ▪ Amend the Zoning Code to allow multi-unit dwelling development by-right in the RX, RT, and RUM districts, and permit single-family dwellings in those districts conditionally. ▪ Amend the Zoning Code to define single-room occupancy (SRO) housing types, establish appropriate development standards for SROs, and permit by-right in multi-family zones and commercial zones that allow hotel uses. ▪ Amend the Zoning Code to update definitions and zoning standards in accordance with HCD's Group Home Technical Advisory and ensure that care facilities of any size and group homes with six or fewer residents are permitted similar to other residential uses in all Zoning Districts that allow residential uses, including zones that allow single-family uses. ▪ Update the Zoning Code, as necessary, to accommodate alternative housing types such as housing co-operatives, SROs, dormitories, tiny homes, and collective home ownership models, including on religious sites and publicly owned land. ▪ Amend the definition of "family" to state "Two or more people related by blood, or legal status or persons not related who are functioning as a family or single-housekeeping unit." ▪ Amend the Zoning Code to permit ADUs in all residential and mixed-use zones and establish development standards consistent with state ADU law. ▪ Review and revise the Zoning Code to ensure compliance with the Employee Housing Act (Health and Safety Code Section 17021.6), which requires that housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences, and employee housing consisting of up to 36 beds in a group quarters or up to 12 units designed for use by a single-family or household as an agricultural land use, subject to the same standards as any other agricultural use.	Update the Zoning Code by ~~January~~ June 2025.

Actions	Objective and Timeframe
Action 7.2: Support Middle-Income Housing Development. Hold engagement activities with residents that highlight housing needs in the community and the benefits of diverse housing typologies. Conduct robust public engagement for the community plans to be adopted during the planning period: Fairmead Colony Area Plan, the Madera County Riverwest Plan, the Madera Ranchos Avenue 12 Enhancement Plan, and the Southwest Madera County Area Plan. Prioritize engagement efforts to include lower- and moderate-income residents, residents with special housing needs, and residents that have historically been underrepresented in planning efforts. 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. Following engagement efforts, recommend amendments to accommodate added housing capacity.	Hold at least five workshops by January 2027 and partner with at least three new community groups or organizations to identify opportunities to increase the mix of housing types and places for development. Review the General Plan, community plans, and Zoning Code and Zoning Map by June 2027 and implement changes by January 2028. Following adoption of changes, monitor construction with the goal of achieving 10 moderate-income units annually thereafter.
Action 7.3: Transparency Requirements. Update the County's website to ensure compliance with the new transparency requirements per Government Code Section 65940.1(a)(1).	By January 2026, complete updates to the County's website.
Action 7.4: Building Code. Adopt the most recent edition of the California Building Code.	Adopt the most recent version of the CBC by June~~anuary~~ 2025
Action 7.5: Development Impact Fees. Update the County's impact fees by conducting a Comprehensive Impact Fee Study. The County will support the development of an impact fee nexus study by January 2026 and implement necessary changes by January 2027. Inclusive of the Impact Fee Study, the County will revise impact fees as needed to reduce identified constraints to development. The County will publish the Development Impact Fee Schedule on its website by January 2025 and update as needed.	Publish Development Impact Fee Schedule on County website by June~~anuary~~ 2025. Development fee nexus study by January 2026, implementation of changes to development fees by January 2027.
Action 7.6: Rental and For-Sale Multi-Family Development. Monitor multi-family residential development activity, especially in higher-density zones, mixed use zones, and planned developments, and make recommendations, as appropriate, to provide additional incentives and/or updated development standards to facilitate housing development. Prioritize opportunities for lower- and moderate-income households and multi-family homeownership opportunities such as townhomes. Encourage the development of both smaller rental and owner units (studio and one-bedroom) and larger rental units (3 to 4-bedroom units) in residential and mixed-use development. In consultation with developers, identify and provide incentives and reduction of constraints to encourage the construction of these housing types and develop a work plan to implement any proposed changes to development standards, County programs, and so forth.	Consult with market-rate housing developers annually. Present report on incentives and mitigations to constraints to multi-family development to the Board of Supervisors by January 2027. Implement approved changes to development standards or incentives by April 2027. Provide technical assistance and incentives for small and large rental units, with a goal of supporting the development of 15 large family units and 20 small units of rental housing and 25 units of for-sale multifamily housing by the end of the planning period.
Action 7.7: Housing Development Toolkit. Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development.	Publish Housing Development Toolkit on the County's website by January 2027.

Actions	Objective and Timeframe
Action 7.8: High Speed Rail Area Planning. Coordinate plans with the Madera County Transportation Commission, California High Speed Rail Authority, and the San Joaquin Joint Powers Authority. Evaluate the impacts to existing housing and potential future housing growth in Madera County. Market development opportunities, consult with property owners to facilitate development, and improve the pedestrian environment, streetscape, and circulation system to attract investment.	Hold a meeting at least once per year with the High Speed Rail Authority to align priorities on housing growth locations and public transit opportunities for sites in proximity to the proposed station. Review development standards and incentives, as needed, within six months of each meeting. Enact investment strategies for development in identified growth areas and adjust strategies as needed after each meeting. Prioritize development of the 64 sites in the vicinity of the future High Speed Rail Station identified for housing opportunities.
Action 7.9: Financing Opportunities for Moderate-Income Housing. Prepare a market feasibility report on financing tools, such as Enhanced Infrastructure Financing District, Housing Opportunity Zone, Housing Sustainability District, Neighborhood Infill Finance, and/or Transit Improvement District, as allowed through Government Code Sections 65620 – 65625 that encourage the production of moderate-income housing units.	Prepare report on feasibility of financing mechanisms and potential for moderate-income housing production and make recommendation to the Board of Supervisors by January 2027. Complete identified actions as recommended in the report by December 2029.
Action 7.10: Housing/Employment Balance. Coordinate with housing developers, large employers, the Economic Development Commission, incorporated cities, and major commercial and industrial developers to identify and implement programs to provide housing that meets the needs of the local workforce, and programs to promote job creation for existing residents.	At least once during the planning period, beginning no later than January 2027, meet with housing developers, large employers, the Economic Development Commission, and major commercial and industrial developers to discuss local workforce housing and employment trends. Prepare report on housing and employment needs of the local workforce and strategies to meet those needs. Present report to the Board Supervisors within six months of the meeting. If strategies are adopted, begin implementation program within one year of adoption.
Action 7.11: Monitor Land Subsidence. Monitor conditions of land subsidence and ensure that foundations of new constructions or extensions are designed for any shrinkable clay soil conditions that could be present or forecast under future climate conditions.	By the end of 2027, prepare a report on land subsidence issues from a qualified geologist or water management professional, present report to the Board of Supervisors, and publish report on the County's website. Following the report, implement recommendations within one year.
Action 7.12: SB 9 Standards. 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.	Update the Zoning Code by January 2026.
Implements the Following Policies	1.2, 1.5, 1.6, 1.7, 2.3, 4.3, 4.5, 5.4, 5.7
Responsible Agency	Madera County Community and Economic Development Department and Development Services
Funding Sources	General Fund

Program 8: Large Lot Development

Madera County has a strong record of development on large sites due to the amount of land available. The County will support the inclusion of mixed-income housing on large sites through development agreements, specific plans, and other regulatory mechanisms. To facilitate the development of affordable housing on these larger parcels, the County will give higher priority to processing subdivision maps that include development that can be affordable to lower-income households. 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 update its Infrastructure Master Plan to include these properties and require planned infrastructure as part of the Specific Plan process.

Actions	Objectives and Timeframe
Action 8.1: Strategies for Large Lot Development. Pursue strategies to parcel and rezone portions of the sites at appropriate sizes (three to five acres), including incentives and other mechanisms to facilitate affordability as assumed to meet the RHNA. Projects with higher percentages of affordable housing and/or higher residential densities shall be given priority over projects with lower densities. Also, 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.	Annually monitor development on large sites and implement zoning and parcelization strategies. Support the development of mixed-income development on large sites by the end of the planning period.
Action 8.2: Incentives for Affordable Housing on Large Lots. Offer the following incentives for the development of affordable housing on large sites, which may include, but is not limited to: ▪ Streamlining and expediting the approval process for land division for projects that include affordable housing units ▪ Ministerial review of lot line adjustments ▪ Deferral of impact fees related to the subdivision to date of recordation of final map for projects affordable to lower income households ▪ Providing technical assistance to acquire funding	Implement permit streamlining and incentive policy by Juneanuary 2025. Conduct at least three conversations with housing developers about affordable housing incentives on large parcels by January 2026. Implement incentive program by January 2027.
Action 8.3: Support Large Lot Development in Rolling Hills. 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.	Support infrastructure for the development of at least 320 lower-income units in Rolling Hills by the end of the planning period.
Action 8.34: Support Large Lot Development in Ahwahnee. Support the parcelization of 189.67 acres into small lots (three to five acres) and coordinate with utility providers to support development on these sites.	Support infrastructure for the development of 1,705 moderate-income units in Ahwahnee by the end of the planning period.
Implements the Following Policies	1.1, 2.1
Responsible Agency	Development Services Department
Funding Sources	General Fund

Program 9: Review and Update the Development Review Process

The County must regularly evaluate and update its development review and permitting policies, standards, and practices in response to State and federal laws intended to facilitate residential development. The County also takes into consideration the needs and desires of the community as it undertakes such policy updates.

The County also continues to improve the efficiency of the development review process. As a response to the state housing crisis, Senate Bill 35 (SB 35; 2017-Wiener) made changes to Housing Element law to limit local discretion for qualified housing projects. Amendments to Government Code Section 81560 changed the Permit Streamlining Act by creating a more ministerial, rather than discretionary, two-step application process. The County will continue to identify efficiencies for the development process in line with Government Code Section 81560 and further streamline the permit process. The County will also coordinate with developers to ensure a timely application and development process.

Actions	Objective and Timeframe
Action 9.1: Streamline Development Process. Monitor average processing times for new housing projects and use data on processing times and applications to track review times and trends in countywide development. Assess the existing permit application and review process to streamline development projects where possible, prioritizing multi-family and affordable housing development. Improve electronic plan review process with the goal of reducing approval times and related staff costs.	Complete upgrades to building permit electronic processing system by January 2027.
Action 9.3: Compliance with AB 2011. Review the County's permit process to ensure compliance with AB 2011 (Wicks, 2022) which allows for ministerial, by-right approval for affordable housing on commercially zoned lands, and also allows such approvals for mixed-income housing along commercial corridors, as long as the projects meet specified affordability, labor, and environmental criteria.	Review permit process for compliance by June~~anuary~~ 2025. Complete and release AB 2011 project checklist by January 2026.
Action 9.4: Conditional Use Permit Findings. Review the conditional use permit (CUP) findings and revise to be clearer and objective. Specifically, remove the finding that "the design, location, size, and operation of the proposed use are compatible with allowed uses in the surrounding area."	Review CUP findings by June~~anuary~~ 2025 and revise by January 2026.
Action 9.5: Adopt Policies for Compliance with SB 35. Amend Zoning Code to address updates to SB 35 and create written procedures for the Streamlined Ministerial Approval Process.	Amend Zoning Code and create written procedures by June~~anuary~~ 2025.
Action 9.6: Adopt Policies for Compliance with SB 330. Create a pre-application checklist and amend the Municipal Code for compliance with SB 330.	Create a pre-application checklist and amend the Municipal Code by January 2026.
Implements the Following Policies	
Responsible Agency	Development Services Department
Funding Sources	General Fund

Program 10: Incentivize and Track the Development of Accessory Dwelling Units

Madera County prioritizes and encourages the development of Accessory Dwelling Units (ADUs) as opportunities for infill housing and in support of various state laws encouraging their construction (AB 68, 2019-Ting; AB 670, 2019-Friedman; AB 881, 2019-Bloom; SB 13, 2019-Wieckowski). ADUs are an innovative approach to adding more housing, particularly in single-family residential neighborhoods, and provide housing options for special needs residents such as seniors and students. ADUs can also offer a reliable source of income for moderate and lower-income homeowners. The County aims to reduce barriers to the development of ADUs and has implemented streamlined review procedures for ADUs permitting. In recent years, multiple bills have added requirements for local governments related to ADU permitting and requirements. The County will continue to monitor the extent of ADU production to ensure that ADU-related policies and procedures are successful and that the Housing Element goals and RHNA production can be met.

Actions	Objective and Timeframe
Action 10.1: Monitor and Support ADU Production. Monitor ADU production and affordability levels on an annual basis to ensure that they are satisfying the construction targets adopted to meet RHNA obligations. Encourage equitable distribution of ADU development throughout the city through targeted outreach. Monitor review times for ADU and JADU permit applications and streamline permit review. Implement additional actions to promote the construction of ADUs depending on the severity of the gap including: ▪ Implementing incentives such as a no-interest loan program for ADU owners to rent to low- or moderate-income residents. ▪ Establishing relationships with and promote availability of area ADU technical assistance to loan providers.	Promote development of ADUs with a goal of issuing building permits to 88 ADUs during the planning period (or 11 ADUs permitted per year). Review permit processing times for ADUs by January 2027 and implement any needed streamlining actions by January 2028. By January 2026, apply for PLHA funding to construct ADUs for low- and moderate-income households. If selected, implement a Pilot Program to incentivize ADU production. Update County website by June~~anuary~~ 2025 to provide link to California Housing Finance Agency (CHFA) ADU program that provides $40,000 in grant for predevelopment costs to income-eligible property owners. Monitor production and affordability levels on an annual basis. If the County is trending to miss its target by December 2027, modify or develop new incentives to promote ADU development by December 2028.
Action 10.2: ADU Permit Streamlining. Develop a free virtual 15-minute ADU permit meeting for applicants to streamline the permit process.	Develop and implement a free virtual ADU permit meeting process by January 2027.
Action 10.3: ADU Standard Plans. Post ADU/JADU Standard Plans in English and Spanish on the County's website and information on potential funding sources such as the CalHFA ADU Grant program.	Publish materials on the County's website by January 2026.
Action 10.4: ADU Fair Housing Information. Provide a brochure on fair housing rights, responsibilities, and resources with ADU permit applications.	Provide information on fair housing rights, responsibilities, and resources with ADU permit applications beginning January 2026
Implements the Following Policy	
Responsible Agency	Development Services Department
Funding Sources	General Fund

Program 11: Support Homeownership Opportunities

The County recognizes that homeownership allows households to gain housing security and build wealth through equity and can serve to strengthen and stabilize neighborhoods. The County partners with Self-Help Enterprises to administer a grant to assist first time homebuyers.

Actions	Objectives and Timeframe
Action 11.1: Housing Mobility. Partner with Self-Help Enterprises to Identify and pursue federal, state, and regional programs to move very low-, low-, and moderate-income families from renters to homeowners, such as HUD's Homeownership Voucher Program, down payment and closing cost assistance, mortgage financing, and mortgage credit certificates for homebuyers.	Contact Self-Help Enterprises to establish partnership by January 2026. Apply for funding annually beginning 2026. Assist 10 households with homeownership assistance through federal, state, and regional programs during the planning period.
Action 11.2: Homebuyer Education and Support. Partner with Self-Help Enterprises, the City of Madera, or other entity to provide pre-purchase home buying counseling for residents to provide information on mortgage readiness, fair housing education, budgeting for a mortgage payment, credit education, money management, and identifying and avoiding predatory lending.	Provide homebuying counseling to at least 15 County residents annually, resulting in consultations provided to 120 residents during the planning period.
Action 11.3: Increase Equitable Homeownership Opportunities. Increase participation in homeownership education and assistance programs for historically underrepresented residents in the homeownership market.	Facilitate workshops and/or education campaigns through at least three non-profit organizations and employment-related organizations, such as teachers' associations, school districts, and community-based service providers to increase awareness of, and access to, housing resources and financial planning services during the planning period. Hold at least one workshop in the community of Fairmead and one in La Vina during the planning period. Update County website by June~~anuary~~ 2025 on links to available homebuyer resources from the California Housing Finance Agency (CHFA) and other resources and at least once every six months, advertise resources on the County's social media channels, and provide flyers in County libraries and community centers.
Action 11.4: Support Multi-Family Homeownership Development. Facilitate the development of a range of multi-family homeownership opportunities (condominiums, townhomes, small lot subdivision, etc.) by providing flexible development standards to support moderate-income housing mobility (see also Action 7.6).	Expand affordable homeownership by developing at least 25 units townhouses or condominiums by the end of the planning period.
Implements the Following Policies	4.5, 5.5, 5.6, 5.7
Responsible Agency	Madera County Community and Economic Development Department
Funding Sources	Departmental budget, federal, state, and regional grant funds

Program 12: Support Infrastructure for Climate Change Resiliency, Employment Access, and Environmental Health

Madera County has existing building code and development review standards to incentivize energy-efficient and water-efficient building development. The County is currently updating the Safety Element and developing an Environmental Justice Element. The Safety Element contains policies to prepare for and mitigate the effects of climate change, such as increased risk of wildfire and extreme weather events. Residents who experience housing-related issues such as homelessness, risk of displacement, cost burden, special housing needs, and other factors are more likely to be at risk of environmental hazards from climate change effects and pollution burden. The actions in this program support the objectives and strategies of the Safety Element Update and the new Environmental Justice Element.

The County has applied for funding for transit improvements through the Low Carbon Transit Operations Program (LCTOP). The project will install bus shelters, solar lighting, and schedule information kiosks at up to 12 bus stops throughout the county during the planning period; eight of these stops are in disadvantaged communities including, La Vina, Ripperdan, Fairmead, and Rolling Hills.

Actions	Objectives and Timeframe
Action 12.1: Weatherization Programs. Increase resident participation in programs designed to reduce household energy costs, particularly home weatherization programs and utility tax exemptions or discounts geared toward lower-income households. Support energy service provider~~s~~ to provide energy improvements for low-income housing units and the Golden State Finance Authority to provide financing for homeowners making energy efficiency improvements.	Hold at least eight outreach events during the planning period, with at least six events in neighborhoods with low- and moderate-income residents and in areas with the greatest number of housing units in need of rehabilitation, specifically the zip codes 93610, 93636, 93637, and 93638. Apply for funding by January 2027 to support weatherization improvements for households that are not eligible for state or utility programs. If awarded, support weatherization improvements and for at least 15 households during the planning period.
Action 12.2~~3~~: Neighborhood Infrastructure. Support infrastructure for public transit, active transportation such as walking and biking, and environmental improvements. Prioritize areas designated as CalEnviroScreen disadvantaged communities, areas identified by TCAC as low and moderate resource areas and areas of high segregation and poverty~~., and a~~Areas of highest priority for infrastructure improvements shall consist of ~~identified in the Site Inventory~~communities with ~~as~~housing opportunity sites suitable to accommodate at least ~~15~~100 units of low- or moderate-income housing in areas of high segregation and poverty. Implement the transit improvements through the LCTOP if funding is awarded. Work with the community to identify, prioritize, and implement additional infrastructure projects, including, but not limited to, speed bumps, buffer zones, street lighting, benches and shade at bus stops, electric wayfinding signs, beautification projects, and street gutter maintenance. Pursue funding at the state and federal levels for local infrastructure improvement programs, such as State CDBG and ProHousing Designation.	If funded through the LCTOP, complete identified transit projects by the end of the planning period. Hold at least two outreach events by 2026. Identify a project checklist by the end of 2025. Conduct planning and environmental review and complete at least two of the infrastructure projects identified through community outreach by the end of the planning period. Apply for at least one grant opportunity per year for infrastructure improvements in unincorporated communities in areas of high segregation and poverty and low-resource areas.

Actions	Objectives and Timeframe
Action 12.34: Urban Tree Management Plan. Develop an urban tree management plan that reduces the heat island effect and increases connectivity for walking and biking paths, prioritizing the communities of Fairmead, Parksdale, Parkwood, Rolling Hills, and La Vina. Trees should provide shade and be water-efficient when possible.	Conduct community engagement with at least one workshop or survey in Fairmead, Parksdale, Parkwood, Rolling Hills, and La Vina by January 2027. Develop and adopt an urban tree management plan by July 2028. Earmark funding for the implementation of the plan by December 2027. Plant at least 100 trees by January 2029. A minimum of 60 trees will be planted in Fairmead, La Vina, and Parksdale.
Action 12.45: Improve Connections Between Housing and Employment. Increase public transit and active transportation connectivity between existing and planned housing and places of employment and education. Coordinate with large employers (e.g., medical centers, large shopping centers, office/manufacturing/warehouse centers) and educational institutions on ways to improve transit and active transportation connections with areas with existing and planned housing, and with MCTC on regional transportation issues.	Hold at least three community discussions by January 2026 to inform an updated list of priority projects for infrastructure planning by January 2027. Earmark funding by FY 2028-09 and complete at least three active or public transit projects by January 2031. Proactively seek funding from programs like Affordable Housing Sustainable Communities.
Action 12.56. Indoor Air Purification. Leverage EPA and California Air Resources (CARB) funding to develop a program to provide lower-income households with high-efficiency particulate air (HEPA) purification systems to reduce the health impacts of intensive agriculture adjacent to residential areas.	Apply for grant funding for indoor air quality improvement by January 2026. If funded, equip 4300 low-income households with HEPA purifiers by January 2028, with at least 75 percent of units for residents in EPA-designated Disadvantaged Communities.
Action 12.67 Water Agency Collaboration. Establish a relationship between Madera County water agencies to maintain clear communication and effective management of water systems, ensuring a reliable water supply to support housing needs across the county.	Hold annual check-in meetings with water agencies throughout Madera County including The Madera Irrigation District, Root Creek Water District, Madera Water District, City of Madera, New Stone Water District, and Gravelly Fort Water District, focused on bridging gaps between water systems. Coordinate with water agencies to annually monitor and report the cubic feet of water available to support current housing needs.
Implements the Following Policies	1.3, 3.4
Responsible Agency	Madera County Community and Economic Development Department
Funding Sources	Departmental budget, federal, state, and regional grant funds

Program 13: Fair Housing Services

Madera County residents can access Fair Housing services through the Fair Housing Council of Central California (FHCCC). The FHCCC provides fair housing education and outreach, conducts rental audits and investigations, and enforcement services for county residents who believe they have been victims of illegal housing discrimination, regardless of income. When fair housing investigations yield evidence of illegal discrimination, FHCCC can assist and represent victims in administrative agency complaints and/or lawsuits. However, the County does not currently have a contract with FHCCC.

Actions	Objectives
Action 13.1: **Fair Housing Services.** Support fair housing services and education through partnership with fair housing agencies, support the intent and spirit of equal housing opportunities as expressed in the Civil Rights Act of 1986, Title VII of the 1968 Civil Rights Act, California Rumford Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988, the California Fair Employment and Housing Act, the Unruh Act (California Government Code Section 51), the Ralph Civil Rights Act (California Civil Code Section 51.7), the Bane Civil Rights Act (California Civil Code Section 52.1), and the California Government Code Sections 111135, 65008 and 65589.5. The County will support the following activities: ▪ Directly, or through a regional partnership with incorporated cities, contract with a fair housing services provider to investigate all formal housing discrimination complaints, provide counseling and mediation services to residents and property owners/managers, and conduct fair housing testing ▪ Produce a County-specific or regional Analysis of Impediments to Fair Housing Choice ▪ Investigate all formal housing discrimination complaints received and make appropriate referrals to enforcement agencies ▪ Provide Spanish translation for all fair housing resources.	Contract with fair housing provider by Junejanuary 2025. Produce an Analysis of Impediments to Fair Housing by January 2029. Conduct fair housing testing annually and provide a report to the Board of Supervisors.
Implements the Following Policies	5.1, 5.6
Responsible Agency	Madera County Community and Economic Development Department
Funding Sources	Departmental budget, federal, state, and regional grant funds

Program 14: Affirmatively Furthering Fair Housing

AB 686 (2017, Santiago) requires each jurisdiction to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. The County will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. Appendix F, *Affirmatively Furthering Fair Housing (AFFH)*, summarizes the fair housing issues and concerns in Madera County. Programs under this goal are designed to affirmatively reduce barriers to housing and increase equitable conditions across neighborhoods, addressing issues such as historic and existing racial and economic inequities, housing mobility and access, community investment and engagement, and environmental health. The findings of the AFFH analysis were used to develop meaningful actions and metrics and milestones that promote inclusive communities, increase housing opportunities, and address racial/ethnic and economic disparities in the County. The actions for this program are separated under the headers of each AFFH identified housing issue.

AFFH Identified Housing Issue: Outreach Capacity and Enforcement

Contributing Factors to AFFH-related issues in the County that impact fair housing include lack of variety of media, lack of resources for fair housing agencies, and the need for additional fair housing outreach and enforcement.

Actions	Objectives and Timeframe
Action 14.1: **Fair Housing Education.** The County will conduct or provide support for organizations to conduct the following actions: ▪ Provide informational seminars to area residential real estate agents and brokers on fair housing laws and regulations. ▪ Work with tenants and tenant advocates to identify violations of fair housing federal and state fair housing laws and support prospective and existing tenants who are experiencing discrimination. ▪ Provide trainings for property owners/managers on the requirements of federal and State fair housing laws to prevent discrimination. ▪ Partner with schools or community-based organizations to disseminate materials and provide trainings to residents, with targeted outreach in areas vulnerable to displacement (the communities of Fairmead, La Vina, and Madera Acres).	Provide trainings on fair housing rights and services to at least 30 real estate agents and brokers during the planning period. Provide trainings on fair housing rights and services to at least 30 property owners and managers during the planning period. Assist at least 75 residents and landlords with fair housing services during the planning period. Partner with at least three new schools or community-based organizations during the planning period to disseminate materials and provide trainings on fair housing issues. Report the number of complaint-based testing efforts and number of resulting complaints filed with HUD or California Civil Rights Department annually.
Action 14.2: **Fair Housing Resources.** Post fair housing resources, information, and notices of events in multiple languages to the County libraries, at County departments, and the County website.	Provide information on fair housing resources at the County libraries, at County departments, and on the County website by June~~anuary~~ 2025.
Implements the Following Policies	5.1, 5.6
Responsible Agency	Madera County Community and Economic Development Department
Funding Sources	CDBG, General Fund

AFFH Identified Housing Issue: Replacing Segregated Living Patterns with Integrated and Balanced Living Patterns, Significant Disparities in Housing Needs and Access to Opportunity

An AFFH-identified issue is socio-economic segregation and the need for integration of special needs populations. As indicated in the AFFH analysis in Appendix F, contributing factors to segregation and integration patterns in Madera County include:

- Location, type, and supply of affordable housing
- Land use and zoning laws
- Displacement of residents due to economic pressures
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of farm labor housing

Neighborhoods in Madera Acres, Fairmead, and La Vina face economic disparities that have been exacerbated by the increasing cost of housing and living, which have resulted in displacement risk to low-income residents. Communities with higher rates of lower- and moderate-income households are dispersed throughout the Valley Floor, while the Foothills communities (such as the mountainous areas of Oakhurst and foothill areas of Bonadelle Ranchos-Madera Ranchos) tend to have residents with higher incomes. As discussed in the AFFH analysis in Appendix F, communities in the Valley Floor, such as Fairmead, Parksdale, Parkwood, Rolling Hills, and La Vina, require adequate infrastructure to address economic development, environmental health concerns, and safety issues.

Feedback from community members during the community and stakeholder workshops desired a greater mix of housing opportunities and equitable development. Increasing density in the Foothills

communities is limited, however, due to lack of supportive infrastructure such as wastewater systems, and evacuation concerns due to forest fires. Therefore, the focus of the Site Inventory and AFFH-related programs is to improve access to opportunity and public and private investment in the Valley Floor communities. The County will target low-resource, historically marginalized communities for infrastructure prioritization and community development. This program complements other programs and objectives that are designed to increase support economic opportunities and equitable investment.

Actions	Objectives and Timeframe
Action 14.3: Promote ADUs in Higher-Resource Communities. Promote the development of ADUs, prioritizing the Foothills communities.	Conduct five educational workshops, campaigns, or outreach events to inform and promote ADU development in the county to residents, with at least three targeted to residents and developers in Foothills communities, by December 2030.
Action 14.4: Increase Housing for Lower- and Moderate-Income Households in Areas of High Resources. Annually monitor the development of 1,113 lower-income units and 3,664 moderate-income households in higher-resource areas and identify and implement changes in the zoning code and/or incentive programs (financial or streamlining) for higher-density or deed-restricted housing in those areas.	Annually monitor housing production in areas of higher-income and/or TCAC-identified areas of High/Highest Resource. If development of lower and moderate-income units in High/Highest Resource areas are not on track to meet goals by January 2026, implement incentive programs or zoning amendments by January 2027. Incentive programs may include, but are not limited to, greater concessions on development standards, greater technical assistance and permit streamlining, and reduced development impact fees.
Action 14.5: Prioritize public health infrastructure in Valley Floor communities, including Fairmead, Parksdale, Parkwood, Rolling Hills, and La Vina. 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. The County will continue to support this project. Additionally, the County will develop an air pollution, water quality, and pesticide monitoring and reduction plan for Fairmead, Parksdale, Parkwood, Rolling Hills, and La Vina in coordination with County departments, public health organizations, community-based organizations, and regional and state agencies. Projects and programs may include, but are not limited to: ▪ Well and water testing, maintenance, and infrastructure ▪ Agricultural land repurposing ▪ Septic tank maintenance ▪ Wastewater system infrastructure ▪ Stormwater infrastructure As part of the air pollution, water quality, and pesticide monitoring and reduction plan, the County will develop and implement an outreach plan for these communities in	Support the construction of a sewer distribution system that connects Fairmead to the Chowchilla Wastewater Treatment Plant by 2030 Develop a public health strategy, outreach, and infrastructure plan for Fairmead, Parksdale, Parkwood, Rolling Hills, and La Vina by January 2028 and implement priority actions by the end of the planning period. Develop the outreach plan for these communities by January 2028 and implement the outreach plan concurrently with infrastructure planning and implementation. Initiate at least three discussion meetings centered on community air quality concerns by December 2030, and initiate the first discussion by December 2026.

Actions	Objectives and Timeframe
consultation with residents and community-based organizations, that prioritizes residents with special needs and most vulnerable to public health concerns, such as seniors, young children, extremely low-income households, people with language barriers, farmworkers, and people with disabilities. As part of the outreach plan, the County will initiative discussions between the County, San Joaquin Valley Air Pollution Control District, operators of agricultural and industrial uses in close proximity to residential uses, and community representatives. The intent of these discussions is to develop communication pathways and create partnerships to identify and address air quality issues.	
Action 14.6: Conduct place-based infrastructure and community planning for communities in the Valley Floor, including Madera Acres, La Vina, Parksdale, Parkwood, and Rolling Hills. Collaborate with local organizations and residents to identify opportunities for placemaking improvements, including: ▪ Public transit and active transportation infrastructure ▪ Public art reflective of cultural identity and diversity ▪ Neighborhood-serving public infrastructure such as broadband access, safety infrastructure, community gardens, shades, street trees, recreation and community facilities, and benches ▪ Community education programs designed to increase access to educational resources and/or financial and housing mobility ▪ Employment-serving infrastructure to attract diverse types of employment opportunities ▪ Public safety programs Collaborate with regional partners and apply for state and federal grant funding, such as the USDA Rural Development and Safe Routes to School grants, for implementation when practicable. Additionally, develop a project allocation plan for use of funds from California High-Speed Rail Association (CHSRA) community benefit agreements. Coordinate with the Public Works Department to review the County's biannual Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities.	As part of the annual CIP program update, establish a minimum spending target (e.g., 20 percent) and report the percentage of CIP budget (including federal, state, and regional grant funds, including CDBG) committed to Madera Acres, La Vina, Parksdale, Parkwood, and Rolling Hills. Hold at least two workshops in each community by January 2027 in these to develop infrastructure and programming plans. Outreach for workshops will be done in partnership with community-based organizations such as religious institutions, schools, and civic groups. Implement (or have in process) at least three projects by the end of the planning period. Prepare a report on the County's infrastructure investment in these communities by December 2031. The report shall be made public.
Action 14.7: Ensure Inclusion in Engagement and Outreach. Ensure that local housing programs and County housing and transportation plans respond to the needs of a culturally diverse community that includes multi-generational families, a variety of living arrangements, and Limited English Proficiency households. All outreach should ensure collaboration with community groups, including faith-based and nonprofit organizations, to provide outreach on housing resources to all types of households and those households with Limited English Proficiency. Translation services will be made available for all outreach activities and all written outreach material will be provided in both English and Spanish.	Conduct at least one countywide resident survey every three years to obtain feedback about County outreach methods, prioritizing feedback from underrepresented residents. Review programs and outreach methods every ~~two~~ years to ensure compliance with County policy to Affirmatively Further Fair Housing and make necessary changes within six months.

Actions	Objectives and Timeframe
Review the County's outreach methods annually, using feedback from resident surveys and focused discussions with community organizations to inform online, mail, and in-person outreach methods. Increase participation of historically underrepresented residents in all County housing programs and community planning activities. Collaborate with existing and new community stakeholders from all sectors and geographic areas to engage in the public participation process. Annual review of outreach methods will include an assessment of translation needs and identification of actions to address changes in in those needs.	
Action 14.8: Naturally Occurring Affordable Housing. Develop an outreach strategy in multiple languages for long-standing property owners who own fewer than 10 residential units (either in single-family or multi-family rental housing) to assess needs and connect them with resources, such as housing unit rehabilitation and financing programs. The intent of this program is to preserve "Naturally Occurring Affordable Housing" (i.e., not currently regulated with affordability deed restrictions).	Develop an outreach strategy for property owners that own fewer than 10 residential rental units by January 2026. After the strategy is approved, conduct outreach to at least 10 of the identified property owners that own less than 10 residential units and assist at least two property owners by December 2031.
Action 14.9: Expand Transit Access. Coordinate with MCTC to expand transit services and operating times and provide more connections between rural areas, education centers, and places of employment.	Conduct a transit priority study for the unincorporated county for inclusion in the next Regional Transportation Plan by January 2026.
Action 14.10: Water Assistance. Partner with Self-Help Enterprises on a water tank program for dry wells and water assistance for households in need.	Support water assistance programs through Self-Help Enterprises to assist at least five households by January 2028. Advertise program in newsletters or mailers to residents in Fairmead, Parksdale, Parkwood, Rolling Hills, and La Vina at least once annually.
Implements the Following Policies	5.1, 5.6
Responsible Agency	Madera County Community and Economic Development Department
Funding Sources	CDBG, General Fund

2.3 Summary of Quantified Objectives

Table 2-1 summarizes these objectives for the 2024-2032 planning period by income group.

Table 2-1 Quantified Housing Objectives (2024-2032)

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Development (RHNA)	638	637	887	829	1,612	4,603
Units To be Rehabilitated	–	–	57	–	–	57
ADUs Developed	–	–	–	–	88	88

Note: Government Code Section 65583 mandates that localities calculate the subset of the very-low income regional need that constitutes the communities need for extremely low-income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low-income category is represented by households of extremely low income (less than 30 percent of the median family income).