Madera County Housing Element (2024-2032)

Draft Housing Element

prepared by

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Introduction

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This Housing Element is Madera County's eight-year blueprint for meeting the housing needs of the community from 2024 to 2032. The Housing Element provides a coordinated strategy for preserving the County's existing housing stock and advancing opportunities for new housing in a smart and sustainable way that enhances quality of life and equitable access to resources. It also serves as a strategy to address housing needs across the economic and social spectrum, reflecting the needs of a diverse community.

1.1 Housing Element Purpose and Content

The State of California has stated that the availability of decent and suitable housing for every California family is "a priority of the highest order." This objective has become increasingly urgent in recent years as communities across the state struggle to meet the housing needs of all their residents. The Housing Element is the primary tool for cities and counties to create a road map to meet their housing goals. The Housing Element is a comprehensive strategy for encouraging development of safe, decent, and affordable housing for all residents and preventing housing loss. The Housing Element must include:

- Identification and analysis of existing and projected housing needs, resources, and constraints;
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing;
- Identification of adequate sites for housing;
- Assessment of the county's fair housing issues; and
- Adequate provision for existing and projected needs of all economic segments of the community.

The Housing Element helps the County determine how to address existing and future housing needs and plan for future growth. These housing policies and actions do not commit the County to construct new housing units, but they do identify ways in which Madera County will encourage development of housing intended to meet the housing needs of current and future residents during the Housing Element update cycle.

1.2 Relationship to Other General Plan Elements

The Madera County General Plan was adopted in 1995, with subsequent amendments adopted thereafter to update elements within the plan, and is comprised of State mandatory elements including: Land Use, Mobility, Transportation and Circulation, Recreational and Cultural Resources, Agricultural and Natural Resources, Health and Safety, Noise, Air Quality, and Housing. The General Plan also includes several other optional elements including Public Facilities and Services, and Dairy.

All elements bear equal weight, and no element has legal precedence over another. California Government Code Section 65583 (c) requires the Housing Element to maintain internal consistency with other General Plan Elements. For example, residential density limits established by the Land Use Element are reflected in the Housing Element and form the basis for analyzing residential capacities within the county. California law requires that the Safety Element be updated during each

update of the Housing Element if additional information relating to climate adaptation or resilience becomes available. When any element of the General Plan is amended in the future, the County will review the Housing Element and, if necessary, amend it to ensure internal consistency is maintained. The County is in the process of updating the Health and Safety Element to maintain consistency with the updated Housing Element and ensure compliance with State legislation. In accordance with Senate Bill 1000, the updated Health and Safety Element will incorporate environmental justice policies. The Housing Element is also consistent with the (draft) environmental justice policies by avoiding concentration of lower-income housing in disadvantaged communities as defined by Government Code Section 65302(h)(4)(A) and Health and Safety Code Section 39711.

1.3 Organization of the Housing Element

Per California Government Code Sections 65580-65589, a housing element must consist of the following components:

- **Review of the previous Housing Element:** This section reviews the results of the goals, policies, and programs adopted in the previous Housing Element and compares projected outcomes with actual achieved results.
- **Housing Needs Assessment:** This section reviews the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs such as seniors, farmworkers, people experiencing homelessness, people with disabilities, large households, and female-headed households.
- **Resources and Inventory of Adequate Sites:** This section provides resources and an inventory of adequate sites that are suitably zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels.
- **Governmental and Nongovernmental Constraints:** This section identifies and analyzes impediments to housing production across all income levels.
- **Fair Housing Assessment:** This section provides a summary of contributing factors that serve as barriers to fair housing choice and access to opportunities in Madera County.
- **Housing Plan:** This section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, with a schedule of actions to be conducted during the planning period. It includes quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e. very low, low-moderate, and above-moderate) to ensure that existing and projected housing needs are met, consistent with the County's share of the Regional Housing Needs Allocation (RHNA).

The main body of the Housing Element includes the Introduction and Housing Plan. Additional housing element components are included as appendices at the end of the document:

- Appendix A: Public Participation Materials
- Appendix B: Housing Needs Assessment
- Appendix C: Housing Resources
- Appendix D: Housing Constraints
- Appendix E: Review of Past Accomplishments
- Appendix F: Affirmatively Furthering Fair Housing (AFFH)

1.4 Data Sources and Methods

Data from a variety of sources is used to complete the Housing Element. The most commonly cited source is the U.S. Census, which provides consistent demographic characteristics that are widely accepted. The American Community Survey is a feature offered by the U.S. Census and includes five-year estimates on population and demographic characteristics. Other data sources include the following:

- California Department of Housing and Community Development (HCD)
- California Housing Finance Agency
- California Tax Credit Allocation Committee
- Comprehensive Housing Affordability Strategy (CHAS)
- California Department of Finance (DOF)
- Home Mortgage Disclosure Act (HMDA) lending data
- Regional Homeless Point-in-Time Count
- Regional Research from the Public Policy Institute of California (PPIC)
- State Employment Development Department (EDD) data on wage and labor statistics
- United States Department of Housing and Urban Development (HUD)
- 2022 Comprehensive Housing Report for the San Joaquin Valley

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