

City of Chowchilla

2014 - 2023

Housing Element

Revised Draft -
October 2016

2040
General Plan

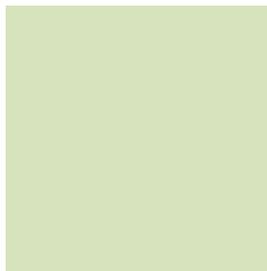
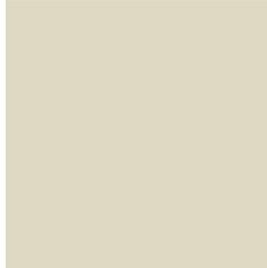
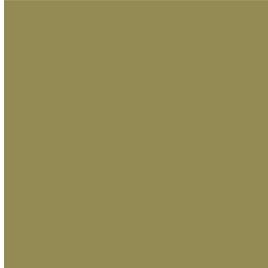


Table of Contents

HOUSING ELEMENT	1
INTRODUCTION.....	1
Overview of State Requirements	1
Regional Housing Needs Allocation (RHNA).....	2
Relationship of the Housing Element to Other Plans.....	3
General Plan Consistency	3
Land Use	3
Circulation Element	4
Conservation Element	4
Open Space.....	4
Noise	4
Health and Safety Element.....	4
Application and Flexibility of the Document.....	5
General Plan and Housing Element Differences	5
Current Legislation... ..	5
Organization of Housing Element.....	7
POPULATION, HOUSING STOCK DATA, AND UNIT CHARACTERISTICS.....	8
Demographic and Employment Characteristics and Trends	8
Population.....	8
Household Characteristics.....	11
Household Size	11
Housing Units	12
Occupied Housing Units.....	13
Vacancy Rates	13
Employment and Income	15
Employment.....	15
Employment Projections.....	17
Unemployment	19
Income and Poverty.....	19
Median Income	19
Definitions of Housing Income Limits	21
Lower income	24
Poverty Level Income	26
Housing Stock.....	28
Housing Quality	28
Survey Criteria	28
Survey Methodology.....	28
Age of Housing Stock	29
Overcrowded Housing Units.....	30
Housing Costs.....	31
Housing Value.....	31
Home Sales Prices	33
Lending Rates in California	33
Housing Choice Voucher Program.....	34
Rental Housing.....	34
Units at Risk of Conversion	36
Cost of Replacing At-Risk Units	37
Preservation	37
Replacement	38
Alternatives to Traditional Single-Family Housing.....	38
Condominiums.....	38

Mobile Homes.....	39
Manufactured Housing	39
Funding Programs for Affordable Housing.....	40
Special Housing Needs of Other Groups	42
Elderly.....	42
Large Households	43
Female Headed Household.....	45
Farm Workers.....	46
Disabled Population.....	47
Developmental Disabilities	49
Homeless.....	51
Traditional and Supportive Housing	53
Future Housing Needs	53
Chowchilla's Share of 2007 to 2014 Housing Needs	54
Residential Development Activity (2005 to 2009)	54
LAND AVAILABILITY	56
Housing Resources.....	56
Available Land Inventory	56
Available Land Currently Planned for Residential Use	56
Analysis of Zoning to Encourage and Facilitate Lower-Income Households	57
Fee Waivers.....	58
Analysis of Development Potential Versus Projected Housing Need.....	58
Adequacy of Public Facilities and Infrastructure	61
Water	61
Storm Drainage	62
Wastewater.....	62
Streets and Roads.....	63
Bus Systems.....	63
Bicycles Routes	64
Energy Conservation Opportunities	64
CONSTRAINTS	67
Potential Housing Constraints	67
Potential Government Constraints	67
General Plan Designations and Zoning.....	67
Density Bonus	71
Secondary Dwelling Units.....	72
Manufactured Housing	75
Emergency Shelters	75
Transitional and Supportive Housing	77
Group Homes/Rest Homes and Similar Facilities	78
Persons with Disabilities.....	80
Housing for Extremely Low-Income Households	81
State and Federal Funds	82
Farmworker Housing	83
Growth Control/Growth Management.....	84
Design Criteria.....	84
Off-Site Improvement Standard Analysis	84
On- and Off-Site Improvement Requirements	84
Building Codes and Enforcement.....	89
Development Fees and Other Exactions Required of Developers.....	90
Processing and Permit Procedures	94
Multi-Family Residential Permit Processing and Procedures	95
Environmental Constraints	96
Potential Non-Governmental/Market Constraints.....	96
Availability of Financing	97
Federal and State Actions	97

Land Costs	98
Development Costs / Construction Costs.....	98
Total Housing Development Costs.....	98
GOALS, OBJECTIVES, POLICIES, ACTION/IMPLEMENTATION MEASURES	100
State Housing Goals.....	100
Housing Element Update.....	100
2015 – 2023 Housing Goal, Objective, Policy Action Analysis	100
Proposed Amendments to the 2015 – 2023 Housing Element	100
Goals, Objectives, Policies, Action/Implementation Measures:	101
CONCLUSION	122
PUBLIC PARTICIPATION.....	125
Stakeholders.....	125
Residents.....	127
Public Meetings	130
REVIEW AND EVALUATION OF PREVIOUS HOUSING ELEMENT.....	131
Effectiveness of the Previous Housing Element.....	131
2009 – 2014 Housing Goal, Objective, Policy, Action Analysis	132
Proposed Amendments to the 2014 Housing Element	132
CONCLUSION	154

Appendices

HOUSING ELEMENT APPENDIX A-Vacant Land to Meet RHNA.....	HE-Appendix-A
HOUSING ELEMENT APPENDIX B-At Risk Organizations.....	HE-Appendix-B
HOUSING ELEMENT APPENDIX C-Housing Survey.....	HE-Appendix-C

List of Tables

Table HE - 1 Regional Housing Needs Allocation	3
Table HE - 2 Population Estimates and Projection, 2000 to 2050 Chowchilla and Madera County	9
Table HE - 3 Population by Age Group	10
Table HE - 4 Population by Ethnic Group	10
Table HE - 5 Family and Non-Family Households in Chowchilla	12
Table HE - 6 Total Housing Units, 2000-2014 Chowchilla and Madera County	13
Table HE - 7 Occupied Housing Units, 2010-2014 Chowchilla and Madera County	13
Table HE - 8 Vacant Housing Units, 1990-2000 City of Chowchilla	14
Table HE - 9 Employment by Industry, 2014 Chowchilla and Madera County	15
Table HE - 10 Top Manufacturing & Non-Manufacturing Employers in Chowchilla	16
Table HE - 11 Top Manufacturing & Non-Manufacturing Employers in Madera County.....	17
Table HE - 12 Madera County Housing Affordability by Income Level	22
Table HE - 13 City of Chowchilla Fair Market Rents, Fiscal Year 2016	23
Table HE - 14 Housing Needs for Extremely Low Income Households	24
Table HE - 15 Incomes and Affordable Housing Cost for Average Occupations	25
Table HE - 16 Dispersion of Lower Income Households, 2014 Chowchilla and Madera County	26
Table HE - 17 Families and Individuals Below Poverty Level, 2000 and 2014 Chowchilla and Madera County.....	27
Table HE - 18 Housing Rating System Definition	28
Table HE - 19 1999 Housing Conditions Survey	29
Table HE - 20 Age of Housing Stock in Chowchilla	29
Table HE - 21 Overcrowded Housing Units by Tenure, 2009-2014 City of Chowchilla	31
Table HE - 22 Median Value for Owner Occupied Housing 2000-2014.....	32
Table HE - 23 City of Chowchilla Value of Specified Owner Occupied Housing Units, 2014	32
Table HE - 24 Madera County Median Home Sale Prices	33
Table HE - 25 City of Chowchilla Median Rent	35

Table HE - 26 Housing Rating System Definition	35
Table HE - 27 City of Chowchilla Renters Overpaying – By Age Group, 2014	36
Table HE - 28 Government Assisted Housing Developments	37
Table HE - 29 Elderly Householders by Owner and Renter, 2000-2010 Chowchilla and Madera County	43
Table HE - 30 Median Value for Owner-Occupied Housing 1990-2000	44
Table HE - 31 Number of Bedrooms in Housing Units, 2014 City of Chowchilla	45
Table HE - 32 Female Headed Households	46
Table HE - 33 Disabilities by Employment Status	48
Table HE - 34 Disability by Type	49
Table HE - 35 Residents with Developmental Disabilities	50
Table HE - 36 Homeless in the City of Chowchilla	52
Table HE - 37 Chowchilla’s 2014-2023 RHNA Housing Goals	54
Table HE - 38 Number of Residential Building Permits Issued	55
Table HE - 39 Chowchilla Residential Development Activity, 2009-2015 Meeting the RHNA Goals	55
Table HE - 40 City of Chowchilla General Plan Land Use Designations Permitting Residential Development.....	68
Table HE - 41 Zoning Districts Permitting Residential Development	69
Table HE - 42 Zoning Districts and Allowable Uses	70
Table HE - 43 Affordable Rents Established by HUD, 2016	72
Table HE - 44 City of Chowchilla Minimum Open Space Requirements	87
Table HE - 45 City of Chowchilla Average Single Family Permit Fee	91
Table HE - 46 City of Chowchilla Multi-Family Average Permit Fee	92
Table HE - 47 Proportion of Impact Fee in Overall Development cost for a Typical Residential Dwelling	93
Table HE - 48 City of Chowchilla Planning Fees	94
Table HE - 49 Annual Financing Targets by Program Type and Funding Source 2015-2023	123
Table HE - 50 City of Chowchilla Housing Program Objectives by Income Group	124
Table HE - 51 City of Chowchilla Performance Program Objectives	124
Table HE - 52 New Housing Produced 2009 – 2014 to Meet RHNA Goals	132
Table HE - 53 City of Chowchilla Performance Program Objectives 2009 - 2014	132

List of Figures

Figure HE - 1 2014 Median Income Levels (Census Blocks)	20
Figure HE - 2 Land Available to Meet 2015-2013 Housing Goals	59
Figure HE - 3 Graphic of 20 Units per Acre Two Story Apartment Building with Minimum On Site Open Space/Recreation	88
Figure HE - 4 Graphic of 24 Units per Acre, Three Story Apartment Building with Minimum On-Site Open/Space Recreation	89

HOUSING ELEMENT

INTRODUCTION

The City of Chowchilla last updated its Housing Element in January 2014. The Element was subsequently certified as legally adequate by the California Department of Housing and Community Development (HCD). The document served a planning period from 2009 through December 2015. This Housing Element is a comprehensive update of the 2009 Housing Element and will serve the planning period from January 1, 2014 through December 31, 2023. Upon its adoption, this Element will become part of the 2040 General Plan, which was updated and approved by the City Council on May 2, 2011.

OVERVIEW OF STATE REQUIREMENTS

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

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

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

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, and housing characteristics, including the extent of overcrowding and an estimate of housing stock conditions.

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

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

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

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

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

**Table HE - 1
Regional Housing Needs Allocation**

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

Source: State Department of Housing and Community Development

The Madera County RHNA plan is used to prepare the City of Chowchilla Housing Element document. In the past four housing element cycles the Madera County Regional Housing Needs Assessment (RHNA) was a 7.5 year plan. For the first time, this 5th cycle RHNA plan is a 10-year plan and covers the period from January 1, 2014 through December 31, 2024. Because the City of Chowchilla did not meet the requirements needed to utilize this 10-year plan, the City’s is required to prepare a Housing Element update for HCD adoption again by January 31, 2019, although this Housing Element covers the period from January 1, 2014 through December 31, 2023.

RELATIONSHIP OF THE HOUSING ELEMENT TO OTHER PLANS

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

General Plan Consistency

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

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

Land Use

The Housing Element is most affected by development policies contained in the Land Use Element of the General Plan. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the city. The Land Use Element

was, and will continue to be considered during the revision of the zoning ordinances. Higher density development will be zoned to be consistent with the General Plan. Additional zones, such as a mixed use zone or public facilities zone, will be considered to provide additional opportunities for residential uses within Commercial and other zoning districts. Any changes to the zoning ordinance such as this will require that the General Plan also be updated to remain consistent.

Circulation Element

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

Conservation Element

The 2040 General Plan Conservation Element focuses on the method by which water, soils, rivers, beaches and mineral resources may be used and preserved. The Housing Element must remain consistent with the Conservation Element, and will be reviewed if or when any resources may be affected by development, or by proposed changes to the zoning ordinance or other policy document.

Open Space

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

Noise

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

Health and Safety Element

The Health and Safety Element within the 2040 General Plan identifies hazards to the public safety and appropriate mitigation measures to mitigate, to the fullest degree possible, the loss of property and life resulting there from. The Safety Element identifies hazards related to fire, flooding, geologic hazards, crime, earthquake activity, and

storage of hazardous materials. Residential development is not permitted in certain areas, such as floodzones, without mitigation to avoid health and safety impacts to humans and property. The Health and Safety Element is reviewed when development is proposed in areas recently annexed into the City, or on other occasions when human health or safety may be affected, such as when proposed industrial use adjacent to residential use could create hazardous conditions.

Application and Flexibility of the Document

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

GENERAL PLAN AND HOUSING ELEMENT DIFFERENCES

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

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

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

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

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

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

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

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

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

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

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

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

units meet the same requirements as converted multifamily rental units. To qualify, local governments can meet the up to 25 percent of the site requirement by providing “committed assistance” to make existing units affordable through rehabilitation, conversion and/or preservation.

ORGANIZATION OF THE HOUSING ELEMENT

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

POPULATION, HOUSING STOCK DATA, AND UNIT CHARACTERISTICS

DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

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

Population

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

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

By 2040, Chowchilla is projected to have a population of 34,129 persons or 27,837 in the general population. This projected population increase is based on growth in cities that will bring Chowchilla from about 7.4 percent (without group-quarter persons) in 2009, to 8.67 percent in 2016, to about 16.3 percent of the County's total population in

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

Table HE - 2
Population Estimates and Projection, 2015 to 2050
Chowchilla and Madera County

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

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

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

Age group changes in the local population provide indicators to future housing needs. *Table HE- 3* compares age group changes from 2000 and 2010 for the City of Chowchilla. The figures from 1990 have also been included to better indicate the trends in decreases and increases for various age groups. The percentage of children under 10 years of age decreased from 16.9 percent of the population in 1990 to 12.7 percent of the population in 2000, and then again to 11 percent in 2010. The 10-19 age group decreased from 14.9 percent of the population in 1990 to 11.7 percent of the population in 2000, and to 10.4 in 2010. The 20-34 age groups increased from 20.5 percent of the population in 1990 to 27.7 percent in 2000 and to 29.3 percent in 2010. The 35-54 age groups increased from 21.5 percent of the population in 1990 to 32.9 percent in 2000 to 34.8 percent in 2010. The 55 and over age group decreased from 26.2 percent in 1990 to 14.8 percent in 2000 and slightly to 14.5 in 2010. Significant changes in age ranges changes occurred in 2000, when the incarcerated persons were added to the U.S. Census. Between 2000 and 2010, those in the childbearing ages between 25-34 increase by 1.6 percent, but the percentage of children decreased, which is a result of the inclusion of the incarcerated population into the Census data. Because the inclusion of incarcerated persons skews the percentages, other data, such as the number of families, numbers of householders over 65, and numbers of farmworkers should be used to determine which special needs groups are most in need of housing and other support.

Table HE – 3
Population by Age Group

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

Source: DP-1 2000 and 2010 Demographic Profile Data

Table HE-4 shows the ethnic composition of Chowchilla's population. Between 1990 and 2000, although the actual number of the white population increased, the percentage of whites decreased from 87.5 percent of the total population to 63.5 percent. From 2000 to 2010 this population decreased slightly to 61.6 percent. The Black population increased 2.3 percent overall, more than doubling from 2000 to 2010.

Table HE – 4
Population by Ethnic Group

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

Source: DP-1 2000 and 2010 US Census Data

These changes in percentage of total population of some races and ethnic groups are true throughout California due to ongoing immigration and increases in family sizes, and may be somewhat attributable to the variation of Race and Ethnic data collection in the 2000 Census. The number of Hispanic or Latino (of any race) residents increased 180 percent between 2000 and 2010, so that this group was a total of 37.8 percent of the City's total population in 2010. The percentage of American Indians and Alaskan Natives decreased as a percentage of the total population, but increased by 87 individuals, while the number of Asians increased by 248 (a 168 percent increase). The Hispanic population is the second largest ethnic group in Chowchilla, and has the highest birth rate.

Household Characteristics

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

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

Household Size

During the 1990 to 2000 period, family households increased in the City of Chowchilla from 72.6 percent of total households in 1990 to 74.5 percent in 2000. As

Table HE -5 indicates, from 2000 to 2010 the percentage of family households increased slightly to 75.6 percent. From 1990 to 2000, Non-family Households decreased from 1990 to 2000 by 1.9 percentage points, and decreased again to 24.4 percent of all households in 2010. Although married-couple families remained the same during the 1990 to 2000 time period, that segment of households decreased by 2.7 percent of all households in 2010. The number of householders over 65 decreased as a percentage by 5.1 percent of all households from 2000 to 2010, with 31 fewer householders.

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

**Table HE -5
Family and Non-Family Households in Chowchilla**

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

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

Average household size in Chowchilla was 2.67 persons per household in 1990. As shown in

Table HE -5, average household size in Chowchilla increased to 2.94 persons per household in 2000, then increased again to 3.08 persons per household in 2010. Compared to the total County, which was 3.19 persons per household in 2000 and 3.72 in 2010, household size is rising at a slightly faster pace in the County as a whole than in the City. The County has consistently had a larger average household size than the City. Additionally, the number of persons per household in the City of Madera, the only other incorporated city in the County, is 3.87.

Housing Units

Table HE – 6 identifies total housing units for Chowchilla and Madera County in 2000, 2011 and 2014. The increase in the number of housing units in Chowchilla was four times that of the County in the fifteen year period. Between the years 2000 and 2014, a total of 1,633 housing units were added within the City (an increase of 60 percent) while Madera County's percentage of housing units increased 23 percent to a total of 49,584 in 2014. This is significant, especially considering that during the years 2006 through 2009, economic conditions stifled growth.

Table HE – 6
Total Housing Units, 2000-2014
Chowchilla and Madera County

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

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

Occupied Housing Units

Table HE – 7 shows Total Occupied Housing Units and Owner-Occupied and Renter-Occupied Housing Units for 2010 and 2014. The 2014 U.S. Census reported that the total number of occupied housing units in the City was 3,873 including 1,879 (48.5 percent 56.0 percent) Owner-Occupied Housing Units and 1,994 (51.5 percent 44.0 percent) Renter-Occupied Housing Units. In the 15 years since the 2000 U.S. Census, the percentage of Owner-Occupied units dropped from 56 to 48.5 percent, while the percentage of Renter-Occupied units increased from 44.0 to 51.5 percent. In the period from 2010 to 2014, an additional number of housing units was estimated by American Community Survey to have increased from 3,200 to 3,879 or 21.4 percent. However, the American Community Survey also estimated that the number of rental and owner-occupied housing units each increased by approximately 21 percent, which may not realistically represent the actual increase.

Table HE – 7
Occupied Housing Units, 2010-2014
Chowchilla and Madera County

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

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

As Table HE – shows, the County’s percentage of Owner-Occupied Housing Units is much higher (63 percent) than Chowchilla’s (48.5 percent). This may be because, in this intensively agricultural county, rural housing is most often Owner-Occupied. Conversely, the majority of agricultural workers now live in communities, including Chowchilla, rather than on farms where they work (as used to be the case).

Vacancy Rates

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance for both the buyer’s and a seller’s needs and price. The state uses five percent as a rule-of-thumb for a desirable total vacancy rate. A total vacancy rate of less than four

percent could represent a shortage of housing units. Conversely, a high vacancy rate could represent a poor economy, with low housing prices but too few buyers and renters.

In 2000, Chowchilla’s total vacancy rate was 5.5 percent (149 units) (reference *Table HE-8*) compared to 11.6 percent in 2010 and 10 percent in 2014. An additional 7.1 percent were either rented or sold, but not occupied. Including housing units that were for seasonal, occasional, or migratory labor, the combined “other vacant” were 24.1 percent.

Table HE – 8
Vacant Housing Units, 2000-2010
City of Chowchilla

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

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

Interestingly, the population increased by 37.7 percent between 2000 and 2014 (as population now includes the prison populations), and the number of housing units increased by 37.6 percent during the same period (all U.S. Census figures). However, the vacancy rate more than doubled from 5.5 to 11.6 percent in 2010, and still hovers at 10.0 percent. Although the household size increased approximately 5 percent overall, from 2.94 persons per household in 2000 to 3.09 persons per household in 2014, this does not explain the high vacancy rate for both renters and home buyers. These figures do, however, indicate that there is no need for additional housing units for the general population at this time, although specific types of housing may be needed for various special needs groups. For example, these data do not indicate the cost of homes for sale, and whether they are affordable to lower income households.

EMPLOYMENT AND INCOME

Employment

Table HE - 9 shows 2014 Employment by Industry for the City of Chowchilla and Madera County. In Chowchilla, the largest employment industry was the Educational, Health, and Social Assistance industry, which employed 21.8.0 percent of the total.

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

Table HE – 9
Employment by Industry, 2014
Chowchilla and Madera County

Industry	City of Chowchilla		Madera County	
	Number	Percent	Number	Percent
Employed persons 16 years and Over	3,935	100.0	52,544	100.0
Agriculture, Forestry, Fishing and Hunting, and Mining	561	14.2	10,895	20.7
Construction	137	3.5	3,034	5.8
Manufacturing	292	7.4	4,244	8.1
Wholesale Trade	169	4.3	1,145	2.2
Retail Trade	374	9.5	5,340	10.2
Transportation and Warehousing, and Utilities	236	6.0	2,633	5.0
Information	37	.9	882	1.7
Finance, Insurance, Real Estate, and Rental and Leasing	33	.8	1,893	3.6
Professional, Scientific, Management, Administrative, and Waste Management Services	477	12.1	3,346	6.4
Educational, Health and Social Assistance	858	21.8	9,983	19.0
Arts, Entertainment, Recreation, Accommodation, Food Services	240	6.1	3,734	7.1
Other Services (Except Public Administration)	202	5.1	2,312	4.4
Public Administration	319	8.1	3,103	5.9

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates-S2403

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

According to the Madera County Economic Development Commission (EDC) there are over 100 manufacturing and processing plants in the Madera County area. The major production items are wine, glass bottles, food machinery, farm equipment, air cooling

units, corrugated box manufacturing, and plastics. *Table HE-10* provides the 2016 top manufacturing and non-manufacturing employment statistics in Chowchilla Employment Development Department (EDD), while *Table HE-11* provides the largest employers in Madera County as reported by the Madera County EDC.

It is important to note that Chowchilla and Madera are the only two incorporated cities in the County of Madera. Both cities are located on Highway 99, with Madera located approximately 17 miles southeast of Chowchilla. The City of Merced is located approximately 18 miles northwest of Chowchilla, also along Highway 99 in Merced County. Only about 34.6 percent of Chowchilla’s residents work in the community in which they live (U.S. Census, 2010-2014 American Community Survey 5-year estimates). Similarly, almost 81 percent travel up to 34 minutes to work, with mean travel time to work of 24.2 minutes. Therefore, the data in *Table HE-11* includes many workers who live in Chowchilla.

***Table HE – 10
Top Manufacturing & Non-Manufacturing
Employers in Chowchilla***

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

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

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

Table HE – 11
Top Manufacturing & Non-Manufacturing
Employers in Madera County

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

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

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

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

Employment Projections

The employment trends for Madera County are closely linked to most other local County trends. For the 5-year plan period, Madera County is expected to grow in the products and service industries. In April 2016, Brake Parts, Inc. announced that it would be

cutting approximately 40 workers. In order to remain competitive, the company plans to move its work to its Nuevo Laredo, Mexico plant. The City is negotiating with other businesses to bring other jobs to the community.

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

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

Employers in Madera County commonly draw from a labor pool within a 30-mile radius and locally from the cities of Madera, Fresno, and Chowchilla. The labor pool is commonly referred to as the Fresno-Madera Metropolitan Statistical Area which is abundant, affordable and efficient. Although Madera County is dependent on larger market areas for non-agricultural employment, agriculture has, for years, been its biggest industry. Madera County and several other regional jurisdictions within the Central Valley rank high in agricultural production. However, the numbers of farmworker positions is decreasing in Chowchilla, Madera County, and throughout the drought. In addition to the drought, which has contributed to the decrease the land acreage under agricultural production, there have been advances in mechanization and processes requiring fewer workers. Additionally, greater numbers of farm owners rely on crews of workers hired by outside companies, and therefore do not provide on-site housing. This leaves greater numbers of farmworkers to find housing on their own.

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

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

Unemployment

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

Income and Poverty

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

Median Income

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

The median income data provide a comparison of current income levels in the Cities of Chowchilla and Madera, the County of Madera, the State of California, and the United States. Other data, such as lower income, which is defined as 80 percent of the median income level, and poverty level income, add insight as they relate to families and households in the bottom one-half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs.

Figure HE-1 shows the median income throughout the City of Chowchilla by Census Tract and Block Group. Notice that the median income varies widely, from a low median of \$27,917 in Census Tract 2, Block Group 3 in the center of the City to a high median income of \$82,426 in Census Tract 2.02, Block Group 4 northeast of the City. Within the City limits, the highest median income occurs in Census Tract 3, Block Group 1, at a median income of \$45,026.

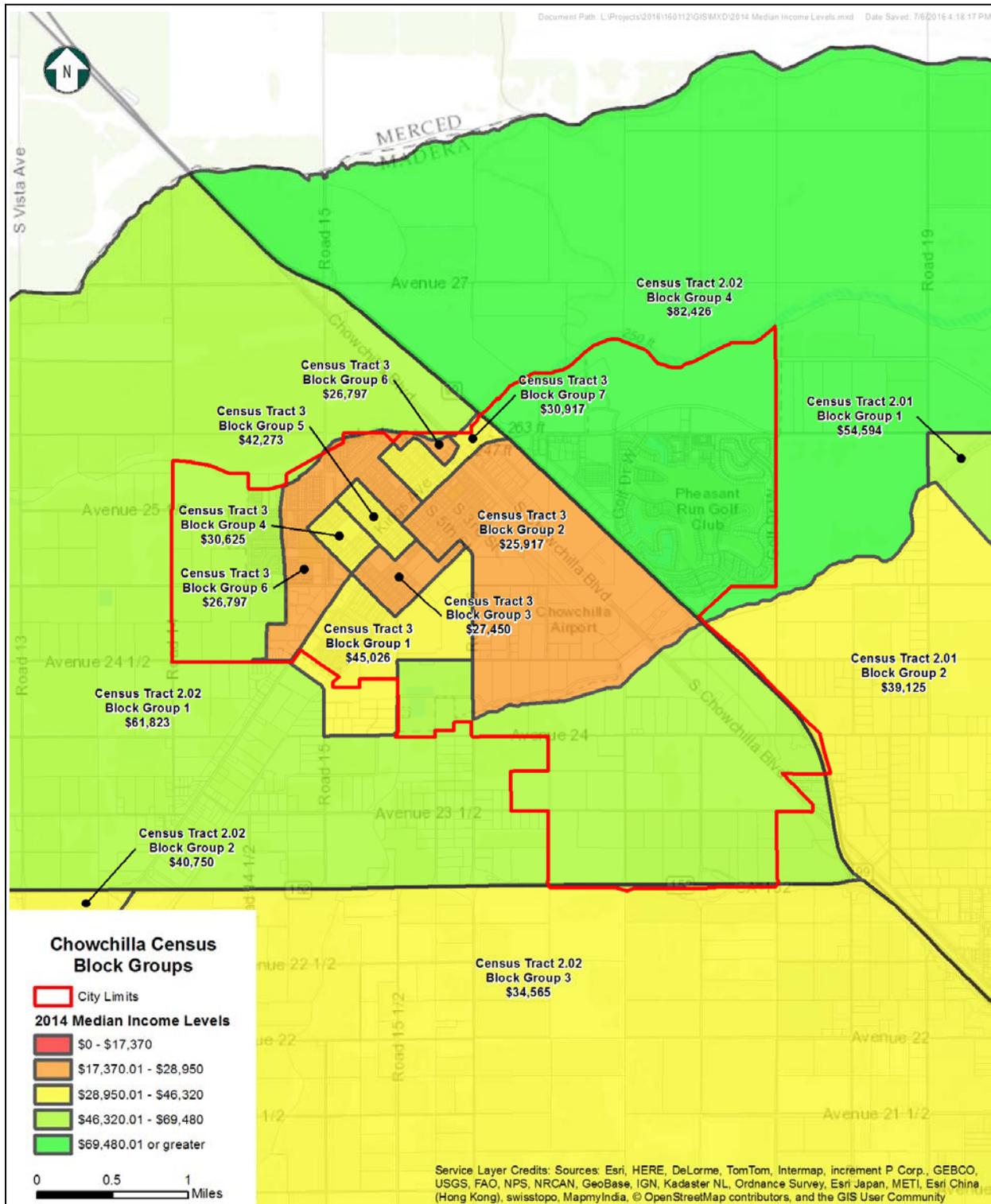


Figure HE-1
2014 Median Income Levels (Census Blocks)

Definitions of Median income and Housing Income Limits

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

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

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

Table HE-12, below, shows the 2015 Chowchilla area median income limits for extremely low, very low, low, median and moderate-income households in Madera County by the number of persons in the household. It shows both the maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a four-person household is classified as lower income (80 percent of median) with an annual income of up to \$46,300. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$1,158 or to purchase a house priced at \$150,938 or less. It should be noted that for this purpose, the same assumptions (e.g., only a maximum of 30 percent was available and appropriate for housing costs) were made for those at all income levels. Because those at higher income levels are likely to have greater disposable income, they might be better able to afford a higher percentage of income for housing costs than those at a lower income level.

**Table HE -12
Madera County Housing Affordability by Income Level**

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

Notes:

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

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

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

Table HE-13 below shows HUD-defined fair market rent levels (FMR) for Chowchilla for 2015. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rent plus the cost of utilities, except telephone.

FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are

occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

Table HE-13
City of Chowchilla Fair Market Rents, Fiscal Year 2016

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

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

As noted above, a four-person household classified as low-income with an annual income of up to \$46,300 (for 2016) could afford to pay \$1,158 monthly gross rent (including utilities). The FMR for a 3-bedroom unit is \$1,368, which is not quite affordable to this household. This household would likely need to either pay 35 percent of monthly income to rent the 3-bedroom unit, or would have to live in a 2-bedroom unit, which would be considered overcrowded. The gap between affordability and rental prices widens drastically for very low-income families. A four-person household classified as very low-income (50 percent of median) with an annual income of up to \$28,950 (for 2016) could afford to pay only \$724 monthly gross rent and thus could not afford the FMR rent of \$1,368 for a 3-bedroom unit. The same would hold true for households with incomes below 50 percent of median, who could afford to spend even less.

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

As shown in Table HE-14, in 2013, approximately 430 extremely low-income households resided in Chowchilla, representing 10.5 percent of the total households (down from 12.7 percent in the last planning period). Approximately 2,135 of the total 4,090 households in the City (52.2 percent) are renters, although 79 percent of extremely low-income households are renters and experience a high incidence of housing problems. Sixty percent of renters and 37.3 percent of owners experienced at least one of four housing problems (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities).

Table HE -14
Housing Needs for Extremely Low-Income Households

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

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

Another perspective of affordability responds to the question of average occupation and the cost of a dwelling that would be affordable. Table HE-15 is an abbreviated list of common occupations and their annual associated mean annual incomes for Madera residents. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices that they could afford to pay to buy a home.

Lower income

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

Using that definition, Table HE-16 identifies the number and percentage of Lower Income Households in Chowchilla and Madera County in 2010 and 2014. In 2010, 45.9 percent of Chowchilla households had incomes at 80 percent or less of the median, and 37.2 percent of Madera County households had incomes at 80 percent or less of the median. In 2014, the number of lower income households in Chowchilla increased significantly to 61.9 percent of all households from 2010, while the number of lower income households in the County decreased to 31.3 percent from 2010. This indicates that although the County has a whole is recovering from the economic downturn of 2006 – 2009, Chowchilla’s residents are in worse shape economically than they have been in some time.

Table HE -15
Incomes and Affordable Housing costs for Average Occupations

Occupational Category	Annual Mean Income	Monthly Affordable Rent	Affordable House Price
Single Earners			
Retail Salesperson	\$29,978	\$749	\$99,927
Office Clerk, General	\$30,789	\$770	\$102,630
Machinist	\$37,588	\$940	\$125,293
Dental Assistant	\$38,422	\$961	\$128,073
Farm workers and Laborers	\$18,697	\$467	\$62,323
Registered Nurse	\$73,475	\$1,837	\$244,917
Food Service Supervisor	\$28,929	\$723	\$96,430
Correctional Officer	\$69,136	\$1,728	\$230,453
Childcare Worker	\$23,135	\$578	\$77,117
Accounting Clerk	\$40,704	\$1,018	\$135,680
Maintenance Worker	\$35,078	\$877	\$116,927
Engineering Technician	\$54,004	\$1,350	\$180,013
Elementary School Teacher	\$73,766	\$1,844	\$245,887
Two Wage Earners			
Food Service Supervisor and Retail Salesperson	\$58,907	\$1,473	\$196,357
Maintenance Worker and Office Worker	\$65,867	\$1,647	\$219,556
Farmworker and Childcare Worker	\$41,832	\$1,045	\$139,440
Minimum Wage Earners (\$10.00 per hour)			
Single Wage Earner	\$20,800	\$520	\$69,333
Two Wage Earners	\$41,600	\$832	\$138,667

Notes:

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

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

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

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

Table HE -16
Dispersion of Lower Income Households,
2014 Chowchilla and Madera County

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

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

Poverty Level Income

Table HE-17 identifies the number of Chowchilla and Madera County families and individuals, in 2000 and 2014 with incomes below the poverty level. Families and individuals experiencing the most severe income deficiencies are those with incomes that fall below this poverty level.

The 2000 U.S. Census indicates that 319 or 16.5 percent of all Chowchilla families had incomes at or below the poverty level in 1999, and approximately 15.9 percent of all Madera County families were classified at or below the poverty level in 1999. In 2014, the City's families living below the poverty line increased to 228 percent, and the County's percentage increased to 18.4 percent. When individuals are included with these family data, the City's rate is 30 percent.

Table HE – 17
Families and Individuals below Poverty Level,
2000 and 2014 Chowchilla and Madera County

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

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

Chowchilla’s percentage of families and individuals below poverty level increased from 2000 to 2014 as did the County’s. As with other data throughout this document, the population on which these figures were derived includes those who are incarcerated. Therefore, the number of families below the poverty level is likely to be more accurate than the number of individuals included in Table HE – 17. This table indicates that the number of families below the poverty level in 2014 increased by 359, or approximately 112.5 percent in four years. These numbers include the first years of the drought, and therefore, we may conclude that farmworkers were most affected. This trend, that is growth in the number of farmworker families living below the poverty level, is likely to continue. At the same time, the number of rental properties available for this income level is not expected to increase without the City taking steps to encourage construction and rehabilitation of housing.

At present, the City has 442 units of government assisted housing, of which 65 units are Section 8 housing. Section 8 housing provides payment to an enrolled landlord for that portion of the rent/utilities over 30 percent of the renter’s income. Thirty seven units are available for seniors, with 303 units targeted toward families, including large families (see Table HE – 28). Although this number of units was sufficient to meet the needs of very low- and low-income families in 2000, it is no longer sufficient. The City of Chowchilla does not have a local Housing Authority, but is served by the Housing Authority in the City of Madera. The waiting list for Section 8 housing is currently closed, and was last open for four days in May 2016. The City of Madera Housing Authority list of public housing is open for families and seniors/disabled persons (October 2016). Public housing participants must meet eligibility criteria, including income limits; status as a family, senior, or person with a disability; and U.S. citizenship or legal immigrant. Therefore, undocumented farmworkers and those without legal immigrant status are not qualified for these programs.

HOUSING STOCK

This section of the Housing Element provides a description of existing housing conditions within the City of Chowchilla, based on the 2007 housing condition survey (**Appendix A**) and more recent U.S. Census data. The 2007 survey was conducted within the City limits by employees of Self-Help Enterprises. Approximately 96 percent of the City’s current housing stock was constructed before the survey.

Housing Quality

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

Survey Criteria

Structural integrity of area housing stock was surveyed according to accepted survey protocols established by HCD. As shown in *Table HE-18*, a point rating system was assigned to various levels of structural deficiencies pertaining to such items as the foundation, roofing, siding, windows, and electrical as can be viewed from the street. Points increased with the degree of deficit relating to maintenance and upkeep of the soundness of the housing unit. One of five categories is assigned by the points achieved.

***Table HE - 18
Housing Rating System Definition***

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

Survey Methodology

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

A basic housing condition (“windshield”) survey was completed of all housing not excluded. The initial portion of the survey established the universe of substandard units within all housing areas. The surveyors rated each living unit in the target area as standard or substandard, depending on overall condition, and noted the results on appropriate County Assessor Parcel Maps. “Standard” is defined as a unit with no repair or rehabilitation needs. “Substandard” includes units, which are suitable for rehabilitation, as well as “dilapidated” units. The designation “dilapidated” is applied to units on which

only correction of health and safety factors or demolition is economically feasible; i.e., they are too expensive to bring up to the Uniform Housing Code standards. Of the 3,652 units that were included in the “windshield” survey, 1,524 units, or approximately 41.73 percent, were considered substandard. A sample of 400 of these substandard units was randomly selected, constituting 26.2 percent of all substandard units. A more intensive HCD housing conditions survey form was completed on each unit selected.

Referencing *Table HE –19*, of the 400 units included in the substandard units surveyed, approximately 2 percent were rated sound; 27.75 percent were rated having minor repairs needed; 27.75 percent were rated as having moderate repairs needed; 16.0 percent were rated as having substantial repairs needed; and 5.25 percent were rated as having dilapidated conditions.

Table HE – 19
1999 Housing Conditions Survey

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

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

Age of Housing Stock

As illustrated in Table HE - 20, 36.8 percent of Chowchilla’s housing stock were built between 2000 and 2009, and only 1.9 percent were built in 2010 or more recently.

Table HE- 20
Age of Housing Stock in Chowchilla

Year Structure Built	Number of Units	Percent of Total
2010 or later	82	1.9%
2000 to 2009	1,598	36.8%
1990 to 1999	301	6.9%
1980 to 1989	340	7.8%
1970 to 1979	585	13.5%
1960 to 1969	650	15.0%
1950 to 1959	440	10.1%
1940 to 1949	172	4.0%
1939 or Earlier	169	3.9%
Total	4,337	100%

Selected Housing Characteristics 2010-2014 American Community Survey 5-year Estimates. DP04

As noted in *Table HE-20*, the 2,657 homes build in 1999 or earlier now equal approximately 61.2 percent of the housing stock. By 2010, over 46 percent (2,016 units) of the City's current housing stock were over 30 years old. This indicates the potential need for rehabilitation and continued maintenance of these dwelling units. The 2000 to 2009 period replaces the 1960s as the greatest number of new housing units constructed. Only 341 (7.9 percent) homes in Chowchilla were built prior to 1949.

Because 1,680 of the total 4,337 (38.7 percent) housing units were built after 2000, it is likely that they would be considered sound. At the time of the housing condition survey, only 14.7 percent of the total 2,657 housing units were fewer than twenty years old, yet approximately 60 percent of all housing stock were in sound condition.

The Department of Finance based the estimated vacancy rate of 9.6 percent on vacancy rates for both the City residents and the two nearby prison facilities. For this reason, the vacancy rate for the City of Madera was deemed to be more accurate for the purpose of determining housing available in Chowchilla. That rate is 4.2 percent (2016). Based on the vacancy rate and the age and condition of existing homes, the City does not need more housing units for the general population earning at least 80 percent of the median income, but should seek to provide means for maintenance, rehabilitation, and upgrades to more energy efficient homes and appliances. Additional housing is also needed for certain special needs groups, as is indicated in the following sections.

Overcrowded Housing Units

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

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

Table HE -21 identifies overcrowding by tenure in Chowchilla in 2009 and 2014. The percentage of overcrowded Owner-Occupied Housing Units in Chowchilla in 2000 was 8.7 percent. This decreased to 8.5 percent in 2009, and decreased further to only 2.0 percent in 2014, with no Owner-Occupied units considered extremely overcrowded by 2014.

The percentage of Overcrowded Renter-Occupied Housing Units in Chowchilla in 2000 was 17.0 percent. By 2014, this had declined to 10.5 percent, with 2.4 percent considered

extremely overcrowded. In 2015, the average number of persons per household in Chowchilla was 3.09, (up from 2.94 in 2000), but data still indicated that a two-bedroom housing unit was sufficient for the “average sized” household of 3.08 persons. Table 30, indicated that 10.7 percent of City households have at least five members, and are therefore considered large families. This percentage increased 2.3 percent since 2000. These families, in particular, require housing units with four or more bedrooms, and therefore are more likely to be living in overcrowded conditions. Table HE – 21 suggests that only 8.1 percent live in overcrowded conditions, with 2.4 percent in extremely overcrowded housing. This is almost equal to the percentage of large families: although there is no direct correlation, household size and income are the two variables that are most likely to cause overcrowding.

Table HE – 21
Overcrowded Housing Units by Tenure, 2009-2014
City of Chowchilla

Housing Characteristic	2009			
	Owner-Occupied		Renter-Occupied	
Occupants Per Room	Number	Percent	Number	Percent
1.00 or Fewer	1,405	91.5	1,387	87.8
1.01 to 1.50	78	5.1	81	5.1
1.51 or Greater	52	3.4	112	7.1

Housing Characteristic	2014			
	Owner-Occupied		Renter-Occupied	
Occupants Per Room	Number	Percent	Number	Percent
1.00 or Fewer	1,841	98.0	1,787	89.5
1.01 to 1.50	38	2.0	162	8.1
1.51 or Greater	0	0	48	2.4

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

HOUSING COSTS

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

HOUSING VALUE

Table HE - 22 shows the median housing value for owner-occupied housing units for Chowchilla, Madera, Madera County and California. Value is defined as the Census respondents’ estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. According to American Community Survey, the median value for owner-occupied units was \$132,800 in 2014. Madera

County had a higher median (\$179,100), and California had a significantly higher median at \$371,400.

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

Table HE - 22
Median Value for Owner-Occupied Housing 2000-2014

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

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

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

It is important to realize what each income level can afford to purchase, in relation to the housing available and the value of that housing. A family of four in the extremely low-income category could afford a home valued at \$83,456; a family of four in the very low-income category could afford a home valued at \$94,377; and a family of four in the low-income category could afford a home valued at \$150,938. Therefore, approximately 36.3 percent of homes could be purchased by very low-income families, and 59.2 percent of homes could be purchased by the family in the low-income family.

Table HE - 23
City of Chowchilla Value of Specified Owner-Occupied Housing Units, 2014

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

Source: American Community Survey, 2014

Home Sales Prices

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

Table HE -24
Madera County Median Home Sale Prices

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

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

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

In Chowchilla the current median home sale price is \$170,000. The monthly mortgage rate for a home at this price would be \$775 per month (without insurance or taxes), assuming a 4.5 percent interest rate and 10 percent down. Assuming that interest and taxes would add an additional \$75 per month, and that utilities (electric, gas, and water) would add another \$250 per month. The total monthly cost for housing would be \$1,100 per month. A family of four with a median household income of \$3,300 (\$39,600 annually) would be able to afford this home without being severely cost burdened by a monthly mortgage payment. Using the HUD figure of \$57,900 as the median annual family income for the purpose of determining affordable housing, a family earning \$39,600 annually would be considered lower income (with a range of \$28,951 to \$46,320).

Lending Rates in California

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

Unlike the incentives offered in the last planning period, and opportunities to purchase foreclosed homes, it is now more difficult to qualify for a home mortgage loan. Banks and other lenders expect excellent credit scores and higher down payments to help ensure

that the buyer can continue to make payments. When comparing the total number of owner-occupied housing versus renter-occupied housing, home ownership rates have declined from 55.7 percent in 2000, to 49.3 percent in 2009, to 48.5 percent in 2014.

HOUSING CHOICE VOUCHER PROGRAM

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

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

RENTAL HOUSING

Table HE -25 displays the median market rate rental prices by bedroom gathered as part of a rental survey performed in June 2014. A total of 35 single-family homes and 27 multi-family projects were evaluated during the survey. At the time of the survey, 311 1-bedroom to 3-bedroom apartments were available, with the three-bedroom units the most plentiful type of rental unit. One-bedroom apartments had an average rent of \$595 to \$625 per month (up from \$530 in 2009). A single person would need to earn a minimum of \$25,000 annually to avoid paying greater than 30 percent income in rent at this cost. Rent for a 3-bedroom apartment averaged \$990 to \$1,150. A moderate-income family of four would likely be able to afford this rent, but a family with very low- or low-income status would not. These are indications of the continued need to offer programs such as those discussed in the Goals, Objectives, Policies, and Action/Implementation Measure section and to continue to pursue other programmatic solutions to the supply of housing affordable to all income levels.

**Table HE -25
City of Chowchilla Median Rent**

Type of Unit	Single-Family		Multi-Family	
	Average Rent	Number of Units Surveyed	Median Rent	Number of Projects Surveyed
1 bedroom	\$625	7	\$595	7
2 bedroom	\$585	7	\$750	7
3 bedroom	\$990	7	\$1,150	7
4 bedroom	\$1,175	7	\$1400	3
5+ bedroom	\$2,160	7	\$1300	3
Total	\$1,110	35	\$1,150	27

Source: www.rentjungle.com/chowchilla-ca-apartments-houses; www.zillow.com/chowchilla-ca/rent-houses/; www.zillow.com/madera-ca/rent-houses; www.trulia.com/for_rent/Madera,CA/

Table HE -26 shows Gross Rent by Specified Renter-Occupied Units and price range in Chowchilla in 2014. The percentage of renters paying between \$300 and \$499 per month in gross rent in the year 2014 was 4.8 percent: 31.1 percent of those renting paid between \$1,000 and \$1,499 per month in gross rent: and 9.7 percent of Chowchilla residents were paying more than \$1,500 per month on gross rent.

**Table HE -26
City of Chowchilla Gross Rent by Specified Renter-Occupied Units, 2014**

Specified Renter-Occupied Units (1,1912 Total Units)	Units	Percent
Less than \$200	16	0.8
\$200 to \$299	71	3.7
\$300 to \$499	92	4.8
\$500 to \$749	396	20.7
\$750 to \$999	557	29.1
\$1,000 \$1,499	594	31.1
\$1,500 or More	186	9.7
No Cash Rent	82	x
Median (dollars)	948	N/A

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

Further insight is provided through 2010 Census data when reviewing the number of households identified as paying more than 30 percent of their income for rent.

Table HE-27 illustrates that a condition of overpayment exists in almost every age group, most severely affecting the 15 to 24 and 65-and-over age groups. The percentage of renters between 15 and 24 years of age paying more than 30 percent of their household income on rent was 91.2 percent, and 91.7 percent for the 65 and over age group.

Table HE -27
City of Chowchilla Renters Overpaying - By Age Group, 2014

Age of Householder	Total Renters	Number Paying Over 30 Percent	Percent of Total
15-24	194	177	91.2
25-34	412	312	75.7
35-64	1,037	448	43.2
65 and Over	351	322	91.7

Source: B25072 U.S. Census, 2010-2014 American Community Survey 5-Year Estimates

Units at Risk of Conversion

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

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

One of these sources is a Notice of Opportunity to Submit an Offer to Purchase, which must be sent to Qualified Entities if an owner of a government-assisted project wants to sell the property. In these situations, any Qualified Entity that receives a Notice may purchase the project property, with the agreement that it will maintain the long-term affordability restrictions on the project. As of May 2016, there were no Notices on record at HCD for properties in Chowchilla or in Madera.

Additionally, a property owner contemplating conversion to market rate housing must notify tenants twelve months and six months in advance. HCD records these notices. No Notices have been received by HCD for either Chowchilla or Madera during the period of January 2003 through May 23, 2016.

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

**Table HE-28
Government Assisted Housing Developments**

Property Name	No. of Units	Location	Year 15 Date of Conversion	No. of Assisted Units
Chowchilla Garden Apartments	54	300 Myer Drive	11.2010	LIHTC Assisted large family
Chowchilla Terrace	37	201 Washington Rd	11.2003/7.2010	LIHTC/USDA Assisted - seniors
Colusa Avenue Apartments	37	455 Colusa Ave.	6.2020/7.2034	LIHTC/USDA Assisted non-targeted
Golden Acres	65	900 Hospital Dr.	2025+	HUD Assisted: 45 Section 8 units
Shasta Court Apartments	59	96 Shasta Court	Prelim. Reserv.	LIHTC Assisted large family
Shasta Villas	71	2 Shasta Court	Prelim. Reserv.	LIHTC/USDA Assisted large family
Village at Chowchilla	80	297 Myer Dr.	12/2021	LIHTC Assisted large family
Washington Square Apts	39	225 Washington Rd	No date given	LIHTC Assisted large family
Totals	442			

Source: Chowchilla Housing Authority, HCD Data Package for City of Chowchilla. 2015, and Pers.Comm with California Housing Partnership, October 2016.

Golden Acres, the only development HUD financed, and the only development with Section 8 units, had a “low” rating for conversion to market rate, as it has a contract expiration date greater than 10 years from 2015. There are no properties in the City that have notified HCD of an intent to convert from assisted to non-assisted status within twelve months. According to the California Housing Partnership (October 2016), Chowchilla Terrace is the only development with a contract expiration date before 2023. Although their USDA restrictive clause expired in 2010, Chowchilla Terrace has decided to continue under those terms (Pers.Comm, D. Mazzella, October 2016).

COST OF REPLACING AT-RISK UNITS

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

PRESERVATION

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

identifying the gap subsidy (funding) between the assisted rent and the market rent. The exact amount is difficult to estimate because the rents are based on a tenant's income and therefore would depend on the size and income level of the household.

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

REPLACEMENT

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

Alternatives to traditional single-family housing

New housing alternatives often evolve into the market when the traditional housing supply cannot meet the needs of all segments of the population. Until the late 1970s, single-family housing had been in demand across the country as an investment, a hedge against inflation, and as a preferable place to raise a family. However, with the changing economy, including higher interest rates, moderate and lower income groups and first-time homebuyers were priced out of the traditional single-family housing market in the early 1980s. The interplay of these factors led to a search for alternatives to traditional single-family housing. Condominiums, mobile homes, and manufactured housing are among the alternatives that are present today.

CONDOMINIUMS

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

There are no condominium units in Chowchilla according to the 1990 U.S. Census, and the 2000 and 2010 Census do not include a category exclusively for condominium units. Of the 116 realty listings on Realtor.com MLS (July 2016), all but one were single family homes, land, or, in one case an apartment complex. The single exception was listed as

Condo/ Townhome/Row Home/Co-op. This was a four bedroom, 3 ½ bath home listed for \$240,000 in the Villas gated community.

MOBILE HOMES

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

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

MANUFACTURED HOUSING

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

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

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

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

Funding Programs for Affordable Housing

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

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

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

- Affordable Housing and Sustainable Communities Program – is to reduce greenhouse gas (GHG) emissions through projects that implement land use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support related and coordinated public policy objectives, including the following:
 - (1) reducing air pollution;
 - (2) improving conditions in disadvantaged communities;
 - (3) supporting or improving public health and other co-benefits as defined in Section 39712 of the Health and Safety Code;
 - (4) improving connectivity and accessibility to jobs, housing, and services;
 - (5) increasing options for mobility, including the implementation of the Active Transportation Program established pursuant to Section 2380 of the Streets and Highway Code;
 - (6) increasing transit ridership;
 - (7) preserving and developing affordable housing for lower income households, as defined in Section 50079.5 of the Health and Safety Code; and
 - (8) protecting agricultural lands to support infill development.
- Building Equity and Growth in Neighborhoods (BEGIN) - Provides incentives for projects that remove or reduce regulatory barriers for the development of affordable housing by providing mortgage assistance loans to qualifying first-time low- to moderate-income households.

- CalHOME Program – Provides mortgage assistance loans to low- and very low-income households.
- California Self-Help Housing Program - Provides assistance to low- and moderate-income households to construct and rehabilitate their homes using their own labor.
- Community Development Block Grant Program – Provides funds for many housing activities including acquisition, relocation, demolition and clearance activities, rehabilitation, utility connection, and refinancing.
- 2015 Drought Housing Relocation Assistance (DHRA) Program – Provides funds to counties to act as the Sponsor for an allocation of the \$6 million available. This programs provides temporary assistance for person moving from their current residence, if it lacks access to potable water resulting from the drought.
- Federal Emergency Shelter Grants Program – Provides grants to supportive social services that provide services to eligible recipients.
- Home Investment Partnerships Program – Provides fund for housing related programs and new construction activities. Also provide funds for Community Housing Development Organizations for predevelopment or new construction activities.
- Infill Infrastructure Grant Program - Provides infrastructure and housing funds for projects that are located near mass transit facilities.
- Joe Serna, Jr. Farmworker Housing Grant Program – Provides financing for new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers.
- Local Housing Trust Fund Program - Provides matching grants to local housing trust funds that use their trust funds for housing related programs and projects.
- Low Income Housing Tax Credit Program - Provides 4% or 9% federal tax credit to owners of low-income rental housing projects.
- Mobilehome Park Rehabilitation and Resident Ownership Program – Finances the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
- Multifamily Housing Program – Provides post construction, permanent financing of affordable housing.

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

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

- Housing Choice (Section 8) Voucher Program – Provides local housing authorities with federal funds from HUD. Families use the voucher by paying the difference between the rent charged and the amount subsidized by the program.
- School Facility Fee Down payment Assistance Program – Provides a small grant to first-time homebuyers purchasing a home.
- Section 202 Supportive Housing for the Elderly Program - Provides interest-free capital to finance the construction, rehabilitation, or acquisition (with or without rehabilitation), of structures that will serve as supportive housing for very low-income elderly persons.
- Section 811 Supportive Housing for Persons with Disabilities Program - Provides interest-free capital advances to nonprofit sponsors to help finance the development of rental housing such as independent living projects, condominium units, and small group homes with the availability of supportive services for persons with disabilities.
- Shelter Plus Care Program – Provides grants for the provision of rental assistance payments.
- Supportive Housing Program - Provides assist to homeless persons in the transition from streets and shelters to permanent housing and maximum self-sufficiency.

Special Housing Needs of Other Groups

ELDERLY

Various portions of the Housing Element describe characteristics of the elderly population, the extent of their needs for subsidized housing, complexes developed especially for that group, and City provisions to accommodate their need. According to

Table HE-29, the number of Owner-Occupied Householders 65 Years and Over in Chowchilla in 2000 was 476 (71.2 percent) and 501 (66.8 percent) in 2010. Chowchilla's percentage of Householders 65 Years and over who owned homes decreased between 2000 and 2010, from 71.2 to 66.8 percent. This is consistent with the downward trend in home ownership with the general population of the City, and the decreasing percentage of elderly in the population.

Table HE - 29
Elderly Householders by Owner and Renter, 2000-2010
Chowchilla and Madera County

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

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

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

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

Of the householders aged 65 and over, 21 percent (157 persons) were at or below the poverty level (U.S. Census, American FactFinder 2010-2014, 5-year average). Affordable housing accommodates only about 37 percent of these, while others may own their own homes (with or without a mortgage), or may live with other family members.

LARGE HOUSEHOLDS

Large Households are defined as those households containing five or more persons. The average number of persons per household in Chowchilla is 3.08, an increase from 2.94 in 2010. Income is a major factor that constrains the ability of large households to

obtain adequate housing. Larger units are more expensive and most of the units with greater than three bedrooms are single-family homes, instead of multi-family rental units, and are not usually abundantly available. The Chowchilla Garden Apartments is an affordable apartment community that includes 14, 3-bedroom and 4, 4-bedroom apartment units. This property does not provide any Federal rent subsidies to renters to reduce total tenant payments to 30 percent of their adjusted income. Renters are required to pay the full rent, even if it is in excess of 30 percent of their income. In some cases, the property may accept Section 8 Housing Choice vouchers.

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

Table HE – 30
Large Households Within Chowchilla and Madera County

Large Households by Tenure, 2000-2010	2000 Number of Owner-Occupied Lg. Households	2000 Percent of Total Households	2000 Number of Renter-Occupied Lg. Households	2000 Percent of Total Households
Chowchilla	299	9.6	216	8.4
Madera County	4,189	11.6	3,334	9.2
	2010 Number of Owner-Occupied Lg. Households	2010 Percent of Total Households	2010 Number of Renter-Occupied Lg. Households	2010 Percent of Total Households
Chowchilla	361	9.8	395	10.7
Madera County	5,257	12.1	4,903	11.31

Source: QT-H2 U.S. Census Bureau, 2000 and 2010 Census

Between 2000 and 2010, the number and percentage of large households in Chowchilla and Madera County increased. In 2000, there were 515 (18.0 percent) large households in Chowchilla and by 2010, the number of large households increased to 756 (20.6 percent). Madera County had a higher percentage of large households than Chowchilla in both 2000 and 2010. Of these households, in Chowchilla 54.7 percent lived below the poverty level.

Table HE – 11 shows housing units in the City of Chowchilla by the number of bedrooms available in 2014. Three bedroom units are the most common in Chowchilla at 48.5 percent. The percentage of housing units with four bedrooms is 17.7 percent of the total, or 766 units, and the percentage of housing units with five bedrooms or more is only 2.6 percent (114) of the total.

Table HE - 31
Number of Bedrooms in Housing Units,
2014 City of Chowchilla

Number of Bedrooms	Total	Percent
No bedroom	24	0.6
1 bedroom	331	7.6
2 bedrooms	999	23.0
3 bedrooms	2,103	48.5
4 bedrooms	766	17.7
5 or more bedrooms	114	2.6

Source: 2014 American Community Survey

The number of overcrowded housing units decreased from 323 in 2009 to 248 in 2014 (see Table HE – 21). There are no available data to indicate whether the number of large families also decreased in this period. However, based on the number of large households in 2010 (756), and the total number of units available with four or more bedrooms (880), there are sufficient units available for large families. The fact that there were 248 overcrowded households in 2014, despite the availability of units, indicates that some households are unable to afford a home of sufficient size.

FEMALE-HEADED HOUSEHOLDS

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

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

Table HE – 32
Female-Headed Households, 2010 Chowchilla and Madera County

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

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

FARM WORKERS

The 2010-2014 U.S. Census, American Community Survey 5-year estimate identified 561 persons (14.26 percent) of the County’s workforce, and 124 persons or 5.9 percent of Chowchilla’s total labor force of 3,935 as being employed in the Farming, Forestry, or Fishing industry. In the County, the total number of individuals in this group increased by 437 individuals since 1990, and by 259 since 2000. Although the U.S. Census does not break down this group further, it is assumed that there are no persons employed in the forestry or fishing occupations for the purposes of determining housing. The County Agricultural Commissioner does not maintain records on the number and distribution of migrant or seasonal farm workers.

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

According to the USDA 2012 AgCensus of Farmworkers, there were a total of 587 farms with 7,110 workers who worked over 150 days in the County of Madera. Another 468 farms employed 6,940 workers for a period of fewer than 150 days. These data suggest that there were a total of 14,050 farmworkers in the County, with 49 percent working fewer than 150 days. However, many farmworkers are hired through temporary agencies that provide crews to work on one job at one farm, and then move on to another farm. Workers who may work 150 days at one farm may also work during busy

periods on other farms as well. This makes it difficult to determine the number of days actually worked, and whether workers are considered “local” or “migrant.”

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

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

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

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

DISABLED POPULATION

U.S. Census data for 2011-2013 (Table HE-33) indicates that individuals between the ages of 18 and 64 with a physical disability accounted for approximately 29.1 percent of all those with disabilities. Of that percentage, approximately one third were not employed. The greatest percentage of persons with disabilities, however, was those

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

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

**Table HE – 33
Disabilities by Employment Status**

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

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

According to the 2010-2014 U.S. Census (Table HE-34), there were 747 residents with a hearing disability and 748 with a vision disability. There were a total of 1,352 persons (a total of 72 more than the 2011-2013 data) with an ambulatory disability. There was a

total of 280 males and 472 females between the ages of 18 and 75+ who had an “independent living difficulty.” This could include a range of difficulties that, “because of physical, mental, or emotional problem,” the person has “difficulty doing errands alone, such as visiting a doctor’s office or shopping.”

**Table HE – 34
Disability by Type**

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

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

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

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

DEVELOPMENTAL DISABILITIES

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

A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that person. This includes mental retardation, cerebral palsy, epilepsy, and autism. Data provided by the State Department of Developmental Services, Central Valley Regional Center on the numbers of people served by their program indicate that a total of 67 individuals were served in the City of Chowchilla (Table HE- 35). Of these individuals 36 were under the age of 14. Twelve individuals were between the ages of 15 and 22, with all except one living in his/her own home. Another 19 were adults between 23 and 54 years of age, with four living in

independent living or supported living situations (usually a home with up to six persons), 14 living in their own home, and one classified as “other.”

Table HE – 35
Residents with Developmental Disabilities

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

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

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

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

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

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

HOMELESS

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

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

In 2013, The Fresno-Madera Continuum of Care (CoC) conducted their biennial Point-in-Time count of those who are homeless throughout Fresno and Madera Counties. As part of this count of both “sheltered” and “unsheltered” homeless persons, CoCs must collect data to produce a Housing Inventory County (HIC). This HIC includes an inventory of provider programs within the CoC that provide beds and units dedicated to serve persons who are homeless. “Sheltered” persons are those that reside in emergency housing (either a shelter facility or a hotel/motel paid for by Federal, State or local governments or charitable organizations), a warming center, transitional housing, and or supporting housing for homeless persons. “Unsheltered” persons reside those who sleep on the streets, and/or live in temporary tents, sheds, campsites, encampments and vehicles. These places not meant for human habitation usually do not have running water or electricity. The results of the one-night survey reflected 90 (27.1 percent) sheltered homeless persons and 332 (72.9 percent) unsheltered persons in Madera County in 2013.

The survey included counts from Fresno and Madera City and Madera County schools, and included students living in a shelter, a motel, those who are unsheltered, and those who live in a “double up” situation (i.e., utilizing a friend’s or family’s basement, garage, or sofa). Using data from all sources, of the unsheltered subpopulations, most persons (71.1 percent) were under chronic substance abuse and 41.3 percent were severely mentally ill. Of the sheltered homeless, 14.3 percent were victims of domestic violence; and 14.8 percent were veterans. It should be noted that the total percentage of homeless persons was reduced 30.3 percent from 2012 to 2013.

In the 2013 CoC count, Chowchilla counted 44 homeless persons. There is no further breakdown of homeless persons specifically in Chowchilla for this period. However, as shown in *Table HE – 36*, the point-in-time Street and Shelter Census from 2009

identified 365 homeless people in Madera County, 20 of whom are considered to be in Chowchilla.

Table HE – 36
Homeless in the City of Chowchilla - 2009 Survey

Unsheltered Homeless In Madera County				
Jurisdiction	Single Individuals	Persons in Families	Individuals in Vehicles, Encampments, Abandoned Buildings, or Parks	Total Individuals
Total In Incorporated	65	0	58	123
Chowchilla	4	0	16	20
Madera	61	0	42	103
Total Unincorporated	33	0	209	242
Total	98	0	267	365

Source: 2009 Madera County Homeless Census and Survey, Applied Survey Research, 2009

This count, however, should be considered conservative since it is well known that even with the most thorough methodology, many homeless individuals stay in locations where they cannot be seen or counted by enumeration teams. The majority (70 percent) of those enumerated during the count were unsheltered, while 30 percent were sheltered.

The 2013 CoC survey indicated that there were no unsheltered families in the County of Madera, and five households with one child each in the City of Madera (none under the age of 11). The largest need was for those unsheltered persons with substance abuse and mental illness services.

The 2009 Study found that key causes of homelessness included economic factors such as job loss or unemployment. Thirty-three percent of homeless respondents reported the loss of a job as the primary reason they became homeless. Eighteen percent of survey respondents reported that their alcohol or drug issue was the primary cause of their homelessness. The vast majority (93 percent) of survey respondents stated that they were currently unemployed.

Currently, when instances arise where a family or individual may be in need, they are directed to the Chowchilla Police Department or local church groups. Some local churches will provide food or money; however, no church within the City provides shelter. Often, the only assistance that can be provided is transportation to the City of Merced or Madera where there are more established and positive social services. The Madera Rescue Mission is the closest facility. It includes shelter for women and children (26 beds of which 15 were utilized on the day of the 2013 survey); a family emergency shelter of 20 beds (100 percent unutilized on the day of the 2013 survey); and an emergency shelter serving single males (80 beds of which 52 were utilized on the day of the 2013 survey).

Transitional and Supportive Housing

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

“Supportive housing” is defined as housing with no limit of stay, that is occupied by the target population, and that is linked on an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

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

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.

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

Presently, the City’s Zoning Ordinance does not identify zoning districts in which homeless shelters (emergency and transitional) are permitted. Chowchilla will amend its Zoning Ordinance to provide for meeting and implementing regulations and laws passed by the State. The City recognizes the necessity for a permanent, year-round facility to serve those individuals and families who are homeless, at risk of becoming homeless, or are in transition, and will amend the Zoning Ordinance to permit this housing as described by State law. Additionally, as required by State code, “Supportive Housing” will be defined and included in the amended ordinance.

FUTURE HOUSING NEEDS

Under the state housing element requirement, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next five-year period. Previous portions of this chapter have identified existing needs and needs of special groups. This section focuses on projected housing

needs through 2023. Projected housing needs are the total additional housing units required to adequately house a jurisdiction’s projected population through the planning period in units that are affordable, in standard condition, and not overcrowded. These needs include those of the existing population, as well as the needs of the additional population expected to reside in the city five years hence.

Chowchilla's Share of 2014-2023 Housing Needs

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

Table HE -37 depicts Chowchilla’s estimated need for the 8-year period (2015-2023). In its Regional Housing Needs Allocation (RHNA) figures, HCD allocated 1,114 housing units to the City. This is equivalent to a yearly need of 139.25 housing units for the 8-year period. The total allocation is broken down into four income categories: very low (253 units or 22.7 percent of total units), low (190 units or 17.1 percent of total units), moderate (204 units or 18.3 percent of total units), and above moderate (467 units or 41.9 percent of total units). In addition, the City must estimate the projected number of extremely low-income households. One way to do so is by assuming half of its very low-income RHNA is for extremely low-income (127 units). The overall result is that 58.1 percent of the total housing goals are targeted for the affordable range (extremely low-, very low-, low-, moderate-) and 41.9 percent in the above moderate range.

Table HE -37
Chowchilla’s 2014-2023 RHNA Housing Goals

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

Source: HCD Madera County Data Package

RESIDENTIAL DEVELOPMENT ACTIVITY (2009 TO 2015)

Similar to other Central Valley Communities, Chowchilla’s building activity peaked in 2005/6 and declined substantially thereafter. For example, during the period of 2005/6 Chowchilla issued permits for 810 dwelling units, while in the 2007 to 2009 period a total of 138 units were permitted. The economy began to recover in 2009 in parts of California, but the Central Valley has been slower to recover. As shown in *Table HE – 38*, only four single family units were permitted in 2009, another four in 2010, and then only one in 2011, and finally zero in 2012. In 2015 the number of single-family homes

permitted was seven. *Table HE-38* summarizes residential building permits issued by year, type and income level. In 2010, the City issued building permits for a 72-unit multi-family complex, and in 2011, the City issued building permits for a 60-unit multi-family complex: both were income based rentals.

**Table HE – 38
Number of Residential Building Permits Issued**

Year	# of residential building permits issued	Type (single-family, multi-family)	Income level (low income)
2009	4 – 2 CDBG	SFR	2 low – 2 med.
2010	4 – 1 CDBG 72 Unit Complex	SFR MFR	1 low – 4 med. Based on income
2011	1 60 Unit Complex	SFR MFR	High Based on income
2012	0	-----	-----
2013	1	SFR	High
2014	2 – CDBG	SFR	Low
2015	7	SFR	3 high – 4 med.

As shown in Table HE-39, the total number of units constructed is approximately 11 percent of the total RHNA goal of 1,375. However, almost 97 percent of those constructed were in the moderate and lower income categories.

**Table HE – 39
Chowchilla Residential Development Activity,
2009-2015 Meeting the RHNA Goals**

Income Category	2009 to 2015 HCD RHNA Goals	Units Constructed January 1, 2009 – 2015	Percentage of Need Met	Balance of RHNA Need
Very Low	315		0.0%	315
Low	213		0.0%	213
Moderate	266		22.2%	207
Above Moderate	581	5	13.6%	502
Total	1,375	151	1.0%	1,237

LAND AVAILABILITY

HOUSING RESOURCES

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

Available Land Inventory

Relative to future basic construction needs, it has been indicated that during the period of 2014 and 2023, which is the time frame of this Housing Element, Chowchilla's balance of existing RHNA need is 1,114 new units. With a slower residential development market in the past few years, very little has been built in the City during this current RHNA planning period. The City's major responsibility is to provide adequate sites zoned to meet future construction needs. This section evaluates the City's available land supply to demonstrate that there is enough residentially zoned land to meet future housing demands, as determined by HCD's RHNA.

Available Land Currently Planned for Residential Use

As shown in Appendix A, the land inventory identified 470 total sites (covering 1,012.88 acres) that are residentially zoned and considered vacant. These selected sites were analyzed as they represent a realistic perspective of what could be developed to meet the City's RHNA. The City chose to remove from the initial inventory commercially designed properties which could be developed with a multiple family component. Conservatively, these commercial zone districts do not have a planned land use density range, therefore they could potentially skew the realistic housing carrying capacity. Additionally, multiple-family residential within the commercial zone districts is a discretionary action and therefore would not meet the criteria under Senate Bill 2.

Appendix A provides the Assessor's Parcel Number (APN), acreage, zoning, General Plan designation, utility constraints, maximum capacity and realistic capacity numbers. A description of how this realistic capacity number was determined is provided in the "Analysis of Development Potential Versus Projected Housing Need" section below.

It should also be noted that in the R-2 zone district the planned land use density is 16 units to the acre. However, the City has been able to develop property within this zone district that has yielded housing units that have placed eligible families and assisted the City in meeting their RHNA in prior planning cycles. Nonetheless, State law requires that certain criteria be included to ensure that adequate sites are available for extremely low- and very low-income households. Although the City has met several of these criteria, Government Code Section 65583.2(c)(3)(B)(iii) and (iv)) must permit a minimum of 20 dwelling units per acre. An action will be included to revise the R-2 zoning district and MDRD General Plan designation to allow a minimum of 20 units per acre, and to revise the R-3 zoning district and HDR designation of the General Plan to require a minimum of 20 units per acre.

Among the larger sites included in the inventory are within the Legacy Ranch, Greenhills Estates and Rancho Calera Projects. The Rancho Calera will be amending a portion of the Greenhills Specific Plan to increase the residential density and intends to provide both single-family and multi-family product.

A number of larger parcels in the available land analysis are planned developments that have not yet been subdivided and will be the most appropriate for including the assisted housing project elements. Among those sites are the following land parcels 014-010-012 (a 184 acre site), 002-300-002 (73 acre site), 002-300-003 (59 acre site), 001-400-006 (38 acre site). Those sites are in planned developments and the developer and the City have greater flexibility to increase density in specific locations so long as the overall density does not exceed the maximum density of the underlying zone.

Analysis of Zoning to Encourage and Facilitate Lower-Income Households

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

The current City of Chowchilla's Zoning Ordinance does encourage construction in such a manner conducive to addressing the need for a broad range and availability of housing stock. The City had previously committed to undertaking a significant overhaul of its zoning ordinance, which was scheduled to commence during the first quarter of 2012 and take approximately one year to complete. However, this revision has yet to commence due lack of resources and staffing turnover. An Action has been included to revise the Zoning Ordinance within twelve months of adoption of this Housing Element.

Presently, the City's Zoning Ordinance does not identify zoning districts in which a variety of housing types (e.g., single resident occupancy (SROs), emergency and/or transitional) are permitted. Because of other land use issues and needs, the City is considering amending its Zoning Ordinance to include a Public Facility (PF) Classification which would include all parks, public buildings, corporation yards, fair grounds, airport, wastewater treatment facility, County, and school district lands.

The PF Zone District classification would be identified with parcel characteristics such that the proposed housing type would be proximate to public transit and other services, such as grocery stores and retail stores and other social services. There are several vacant parcels with a typical parcel size of between .4 and .8 acres in size which could accommodate a variety of housing types (e.g., multifamily units, SROs) to address the City's need. In addition, there are several underutilized sites that contain obsolete office buildings, and that could be converted to emergency shelters or other residential uses. In addition, there are no other known constraints (e.g., water, sewer, flooding, seismic hazards, chemical contamination, other environmental constraints, and slope instability or erosion) that would preclude emergency shelter development in the PF zone.

Among the land uses permitted in this classification and entitlement process would require a Site Plan Review process be a ministerial process and not discretionary.

Incorporated in the PF Zone would be development standards that will be adopted by Resolution.

Fee Waivers

The City Council was presented with a recommendation to adopt a resolution waiving a significant percent of the entitlement application processing fees for developments when the builder secures at least 30 percent of its goods and services from within the City. In April 2016, the City adopted a resolution to waive fees for all development meeting the criterion described.

Analysis of Development Potential Versus Projected Housing Need

As shown in Table HE-37 above, Chowchilla has a net of 1,114 housing units for the 2015-2023 RHNA planning period. Of this total, there is a need of 253 units for the very low-income category, 190 for low income, 204 for moderate income, and 467 for above moderate income households.

Figure HE-2 is a map of the existing City Limits with the locations of land available for new housing development to meet the needs of the of the 2015-2023 RHNA. The infill, subdivision lots for the balance of the City are included in the land inventory as they may still be developed to accommodate some housing need for moderate or above moderate income groups. All parcels included within the land inventory are contained in the list contained in *Appendix B*.

As shown in the land inventory, Chowchilla has a total holding capacity including 7,828 (realistic capacity) and 11,474 (maximum capacity) housing units under current zoning, which is more than enough units to satisfy the City's RHNA with either the realistic or maximum capacity numbers. While it is highly unlikely, using the maximum densities for each zoning district, Chowchilla has a total residential holding capacity that is more than the total RHNA by 10,360 units.

Using the realistic capacity, Chowchilla has a total residential holding capacity that is more than the total adjusted RHNA by 6,714 units. The "realistic" capacities utilized in the Housing Element are consistent with the typical densities adopted within the City's General Plan for each corresponding land use designation where the property is located. "Realistic" or "typical" densities are included within the General Plan as they accommodate for the fact that most land will not be developed at its maximum capacity due to various construction constraints such as, but not limited to, waterways, irrigation facilities, utility easements, noise constraints, community design requirements, or zoning regulations. It should also be noted that the City will, in compliance with State law,

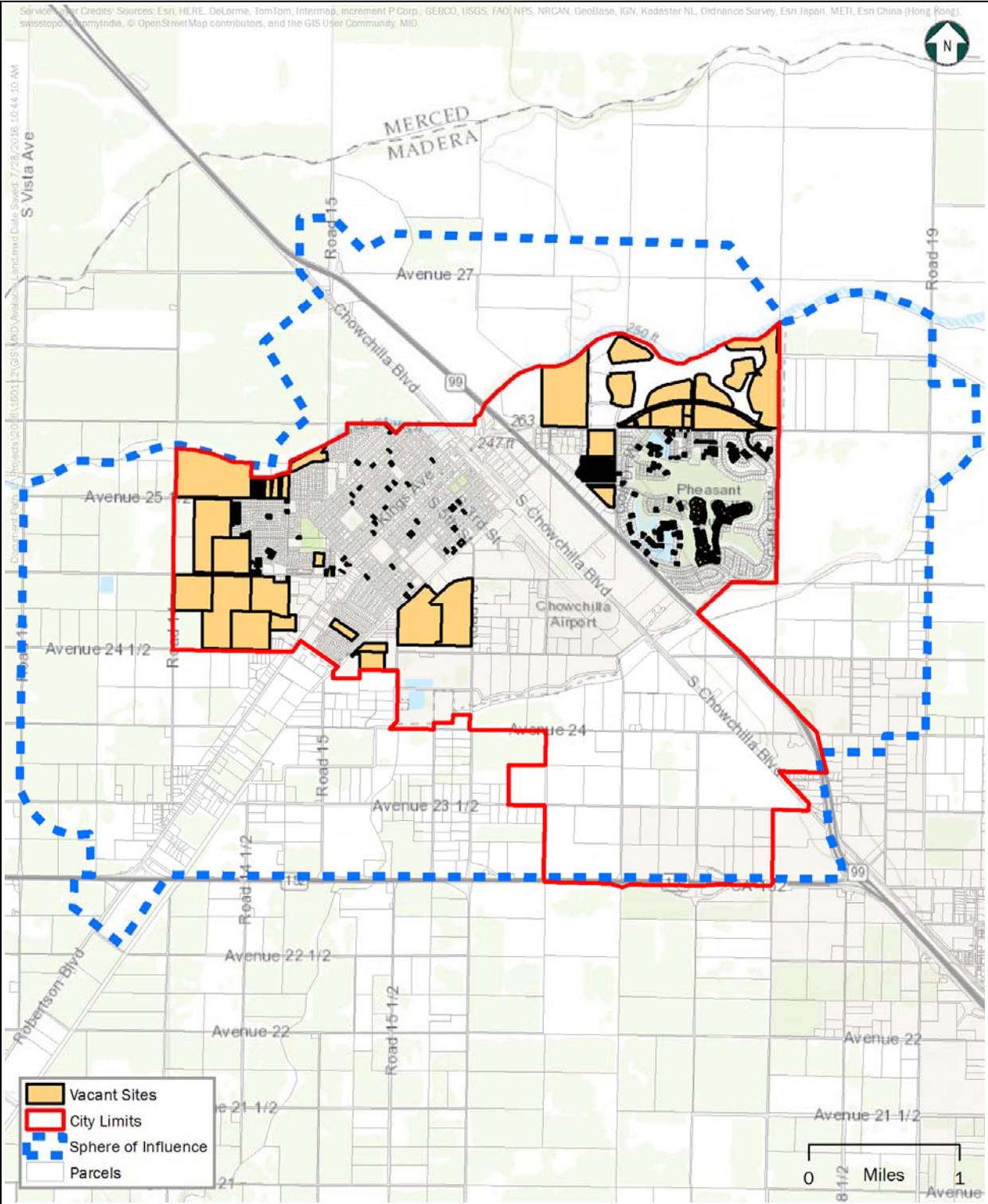


Figure HE - 2
Land Available to Meet 2015-2023 Housing Goals

increase the range of units from 10 – 16 to 20 - 30 per acre in the R-3 zoning district and HDR General Plan designation, which will increase the realistic capacity for this zone in the future.

The range of zoning of available sites affords the opportunity for a variety of housing types. Present development patterns have single-family detached units in the R-1, Planned Development Districts (which are being proposed more frequently) allow for a range of lot sizes from about 3,500 sq. ft. to 5,000 sq. ft. single-family units (cluster units, planned developments, and split-lot duplexes); multi-family and mobile home parks can also be allowed as part of the Planned Unit District.

Duplexes and apartments are allowed in the R-2, R-3, and P zones. Manufactured housing on approved foundation systems may be permitted in most residential zones upon approval by the City through the Site Plan Review Process. In addition to the basic construction needs, the housing needs of each of the four affordable income groups must be considered. Because capacity for housing production exceeds Chowchilla's total need for new housing during the Housing Element planning period, a primary objective for the City over the Housing Element planning period will be to provide adequate sites to accommodate the housing needs of extremely low-, very low-, low-, and moderate-income households.

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

In regard to lower-income households, rental units would typically be constructed in the R-2 and R-3 zone districts. Among the sites listed in the land inventory as appropriate to meet the need for units affordable to very low and low-income households are R-3 sites with High Density Residential (10-24 dwelling units/gross acre) (HDR) proposed General Plan designations, Planned Unit Districts with HDR General Plan designation and with Medium High Density Residential (6-16 dwelling units/gross acre) (MHDR) designations.

Most of the sites used to show capacity for very low and low-income households are R-2, R-3, and Planned Development which is described as appropriate for multi-family and mobile home parks. Using the realistic capacity methodology described above and typical developed densities, R-3 sites alone provide for approximately 1,336 units, are ample sites to satisfy the extremely low and very low-income RHNA. Single-family attached and detached units are also expected to be the primary housing type for moderate- and above moderate-income groups. As indicated above, R-1 sites provide approximately 3,067 units appropriate for moderate- and above-moderate income households.

Adequacy of Public Facilities and Infrastructure

WATER

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

The City has seven active wells. Total water capacity for the City is 10,080,000 gallons per day (gpd) plus the additional 1,440,000 gpd with the standby well. Chowchilla's water system is a looped system with 12-inch mainlines and 6 to 8 inch distribution lines. The City is not currently facing any critical water supply issues or problems and does not anticipate there will be any constraints within the Housing Element planning period (2015-2023). Conveyance infrastructure for water service is required to be constructed as part of project development and appropriate impact fees supplement operations and maintenance of the overall water supply and delivery system.

The City has recognized the long term constraints to providing adequate infrastructure related to groundwater overdraft issues **and is working collaboratively with other water suppliers in the Chowchilla sub-basin to develop sustainable practices**. The current General Plan update and corresponding EIR will mitigate the groundwater issues associated with housing production beyond the planning period. However, overdraft remains the primary concern for future development and management of the groundwater resources of the area are paramount to ensuring growth may continue at the levels anticipated. But, through the implementation of water use reduction measures, such as limited watering days, the City has not seen limitations in water delivery to residents during the period of drought.

If drought conditions continue, the City could be forced to have additional water reduction measures implemented either through local or state actions. Residents who are impacted by the drought could be forced to relocate if water service is interrupted. The City maintains its water system regularly in order to ensure that interruptions of any sort are of limited durations and resolved swiftly. The State offers programs for prolonged issues related to droughts and other emergencies that could force residents to relocate from the primary residence. These programs include the Drought Housing Relocation Assistance (DHRA) Program, Community Development Block Grant (CDBG) Program, Home Investment Partnerships (HOME) Program and USDA Housing Preservation Grants (HPG). The City, if there is localized issue, could apply for the Interim Emergency Drinking Water Grant through the State Water Resources Control Board to meet interim emergency drinking water needs for potential residents with a contaminated water supply or that suffer drought related water outages or threatened emergencies

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

STORM DRAINAGE

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

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

WASTEWATER

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

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

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

Fees have been implemented to cover the cost of infrastructure improvements including wastewater treatment as the City grows.

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

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

STREETS AND ROADS

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

BUS SYSTEMS

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

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

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

hours.

passes.

General Public One-Way - \$2.50

General Public 10-Ride Pass - \$25.00

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

BICYCLE ROUTES

The City is also included in the Madera County 2004 Regional Bicycle Transportation Plan. In 2004, the Plan stated, "The City of Chowchilla has completed Class II projects on Kings Avenue, Trinity Avenue, and Greenhills Boulevard. Class III projects on several other city streets have been completed. The City has not implemented other planned bicycle facilities due to the need to allocate limited available funds primarily for streets and roads improvements. Specifically, the planned Class I trails along the Ash Slough and the RR corridor along Chowchilla Boulevard. The City would substantially benefit from supplemental financial support to implement worthy bicycle facility improvements." The City had planned for an additional 14 miles of Class I, Class II, and Class III projects, totally \$725,000. These projects are located throughout the "old" downtown area, and areas to the west, southwest, and east where residential neighborhoods exist and are planned for future development.

Energy Conservation Opportunities

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

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

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 2013. Energy efficiency requirements are enforced by local governments

through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made.

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

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

- Specifies the standards for determining the exact dimensions and locations of such easements.
- Specifies any restrictions on vegetation, buildings and other objects which would obstruct the passage of sunlight through the easement.
- Specifies the terms or conditions, if any, under which an easement may be revised or terminated.
- Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.
- Specifies that the ordinance is not applicable to condominium projects which consist of the subdivision of airspace in an existing building where no new structures are added.

The City has adopted the uniform solar energy codes introduced by the International Association of Plumbing and Mechanical Officials. From 2009 to 2012, no permits were pulled for solar installation. 14 permits were issued in 2013, and 36 permits were issued in 2014. Although the city is seeing an increase in solar installation permits, certain factors, such as the initial cost of installation of a solar unit, is beyond the limits of many families within the community. Furthermore, the prevalence of the fog during winter months reduces the effectiveness of the solar unit.

The Federal government offers rebates of 30 percent for solar installations. Because this is a tax rebate, however, it does not benefit lower income homeowners to the extent it benefits higher income households. The Single Family Affordable Solar Housing (SASH) Program does provide additional incentives to low income homeowners with AMI of 80 percent or less. The SASH program is overseen by the California Public Utilities Corporation, and is administered by GRID Alternatives, a non-profit organization. GRID

Alternatives also administers a low-income weatherization program. More information on GRID Alternatives is available at <http://gridalternatives.org/program>. Additionally, The City and PG&E play a role in implementation of various other energy conservation measures. An insulation program promoted by the City has become very popular in the community. Under the program, households below poverty level are eligible for insulation free of charge, and low-income households are eligible nearly free of charge.

CONSTRAINTS

Potential Housing Constraints

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

Potential Government Constraints

Local governments have little or no influence upon the national economy or the federal monetary policies which influence it. Yet these two factors most significantly impact the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the Housing Element's purpose is to evaluate the City's past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

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

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

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

General Plan Designations and Zoning

As shown in *Table HE – 40*, below, the General Plan land use designations that allow residential development include four residential designations that permit a range of residential development types. In addition to these four designations, the City also permits mixed use, with residential units in the business and light industrial zoning districts. Up to 30 dwelling units (DU) per acre (AC) are permitted in this designation,

although 16 is the typical density. The Zoning Ordinance will be reviewed to assure that it remains consistent with the General Plan designations.

Table HE - 40
City of Chowchilla General Plan Land Use Designations
Permitting Residential Development

General Plan Designation	Residential Use	Maximum Density	Minimum Lot Size	Corresponding Zoning Districts
Residential Land Use Designations				
Low Density Residential (LDR)	Single-family units	2 DU/AC: 1.5 DU/AC typical	8,000 sq. ft.	R-E
Medium Density Residential (MDR)	Single-family units	8 DU/AC: 5.5 DU/AC typical	5,000 sq. ft.	R-1, PUD
Medium High Density Residential (MHDR)	Single-family units	16 DU/AC 8 DU/AC typical	3,000 sq.ft.	R-2, TP, PUD
High Density Residential (HDR)	Single-family and multi-family units; intended to be applied to lands within walking distance of existing or planned shopping districts	24 DU/AC 16 DU/AC typical	6,000 sq. ft.	C-3, C-2, I-1, PUD, R-2, R-3

The City is tasked with allowing for the development of a variety of housing types that are suitable for all economic segments of the community. The Housing Element must describe how the City’s Municipal Code allows for different types of housing to meet the needs of its residents. Housing types include single-family dwellings, duplexes, second units, mobile or manufactured homes, group residential homes, multiple unit dwellings, convalescent homes, accessory structures, supportive housing, and single-room occupancy units (SROs). *Tables HE - 41 and HE - 42* below summarize the housing types permitted by right and those that require a use permit under the City Municipal Code.

As shown in *Table HE - 1* below, there are six residential zoning districts and three commercial zoning districts which allow residential development in the City of Chowchilla. The Professional Office (PO), as well as C-2 and C-3, I-1, and the R-2 and R-3 Districts permit both commercial and residential uses upon project approval. The table shows the residential uses permitted in each district, as well as the minimum lot sizes for each district. For each of these zoning districts, guest units (accessory structures) without kitchen facilities are allowed upon administrative approval. Second dwelling units based on Government Code Section 65852.2 (b) are also permitted with a conditional use permit in all residential zoning districts except the R-1-8 zone. Standards for review are contained in Government Code Section 65852.2 (b)(1)(A) through (I). Manufactured housing is permitted in the R-1 zone and allowed with a CUP in the C-1 and C-2 districts. The Zoning Ordinance will be revised to allow second units and manufactured homes as a “by right” use in residential districts.

Table HE - 41
Zoning Districts Permitting Residential Development

Zoning District	Residential Uses Permitted	Minimum Lot Area	Minimum Setback (fr/side/rear)	Building Height Limits
R-1	Single-family DU	5,000 sq. ft. minimum	15/5/15	30 ft.
R-1-6	Single-family DU	6,000 sq. ft. minimum	20/5/15	30 ft.
R-1-7	Single-family DU	7,000 sq. ft. minimum	25/5/15	30 ft.
R-1-8	Single-family DU	8,000 sq. ft. minimum	25/10/15	30 ft.
R-2	Low density multifamily DU	6,000 sq. ft. minimum	15/5/15	30 ft.
R-3	Medium density multifamily DU	6,000 sq. ft.	15/5/15	30 ft.
T-P	Residential Mobilehome Park District	Each mobilehome park shall have a minimum area of five acres. -- Mobilehome Park Dimensions. No requirements.	Varies. See Section 18.33.090	30 ft.
C-1	Single-family and multifamily DU (CUP required, standards same as R-1,2,3)	---	---	35 ft.
C-2	Single-family and Multifamily DU (CUP required, standards same as R-1,2,3)	---	---	35 ft.
C-3	Multifamily DU (CUP required, R-3 standards only)	---	---	35 ft.

Table HE – 42 demonstrates the residential zone districts and the allowable uses that are permitted by administrative approval through Site Plan Review approval, or permitted via Conditional Use Permit (CUP) approved by the City of Chowchilla Planning Commission. In all cases, the residential district for which a use is requested must provide the minimum required square footage for the use to be considered. The conditions of the use permit are specific to each use. Generally, the conditions are designed to make the housing for the requested use and the surrounding uses compatible. For example, a residential use for the disabled may provide comprehensive supportive services on site and the use permit condition may require additional parking.

**Table HE-42
Zoning Districts and Allowable Uses**

Land Use	M-A	PO	C-1	C-2	C-3	R-1	R-1-6	R-1-7	R-1-8	R-2	R-3
SINGLE FAMILY											
Mobile homes (with foundation: does not inc. factory-built manufactured home)						P	CUP	NA	NA	NA	NA
Single-family housing (inc. mobile w/foundation)			CUP	CUP		P	P				
Single-family housing (no mobile w/foundation)			CUP	CUP				P	P	P	P
Detached dwellings with no kitchen (accessory or guest)		CUP				P	P	P	P	P	P
Second dwelling unit (granny house)		CUP	CUP	CUP		CUP	CUP	CUP	NA	CUP	CUP
MULTI FAMILY											
Two-family housing/duplexes		CUP	CUP	CUP	CUP	--	--	--	--	CUP	CUP
Multi-family housing		P*	CUP	CUP	CUP		--	--	--	P	P
SENIOR											
Small family rest home, licensed, ≤ 6 persons			CUP	CUP		CUP	CUP	CUP	NA	CUP	NA
Rest home, adult (>15 persons, licensed)											CUP
FOSTER/GROUP/REST											
Rest home, nursing home, family care home, foster home, group homes for those with disabilities (no #)		CUP*	CUP	CUP							
Small family rest home, licensed, < 6 persons		CUP	CUP	CUP		CUP	CUP	CUP	NA	CUP	NA
Rest homes and convalescent hospitals (over 15 residents) Same as Group Home, or Guest Home, Home for the Aged	P	CUP*									CUP
ROOMING/SANITARIUM/HOTEL											
Rooming/boarding houses/lodginghouse (non transient) 5-15 persons		CUP*	CUP	CUP							P
Sanitarium (health station, retreat/medical -not inc. mental institution or drug rehab)		CUP*	CUP	CUP						CUP	CUP
Hotels/Motels				P	P						
FAMILY DAY CARE											
Family day care ≤6 children (nonmedical)+			CUP	CUP		P	P	P	P	P	P
Family day care >6 and <17 children (nonmedical)+			CUP	CUP		CUP	CUP	CUP	NA	CUP	CUP

EMERGENCY/DRUG REHAB/OTHER											
Residential Drug Treatment Recovery Homes		CUP*									
Temporary emergency shelters											
Emergency Shelters ¹											
Transitional/Supportive Housing ¹											

CUP=Conditional Use Permit;
P= Permitted
Source: City of Chowchilla Zoning Ordinance

CUP* - in PO zone, allows "hospitals, sanitariums, rest homes, nursing homes, family care homes, foster homes, group homes for mentally disordered or otherwise handicapped person, inc. state authorized homes. Does not restrict size minimum or maximum; boarding homes/rooming houses do not exclude "transient." Also includes guest house.

The City defines Family in terms that limit occupants of a house, and are not consistent with State Fair Housing law. Family is defined as “an individual or two or more persons related by blood, marriage or adoption, with or without the addition of not more than five foster children placed by the State Department of social Welfare or other public agency, or not more than three persons other than foster children, excluding servants, who are not related by blood, marriage, or adoption to the resident persons, living together in a single dwelling unit.” The City will amend the Zoning Ordinance to broadened the definition of family that 1) provides zoning code occupancy standards specific to unrelated adults and, 2) complies with Fair Housing Law.

DENSITY BONUS

The City of Chowchilla will adopt a density bonus in compliance with Government Code Sections 6519 through 65918 to provide a density bonus of up to 35 percent. State density bonus law (SDBL) provides a density bonus of up to 35 percent for rental developments of five or more residential units which include a minimum five percent of the units are affordable to very low income households, or a senior citizens housing development.

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

HE - 43
Affordable Rents Established by HUD, 2016

Program	Efficiency	1 BD	2 BD	3 BD	4 BD	5 BD	6 BD
Low HOME Rent Limit	\$516	\$533	\$663	\$766	\$855	\$943	\$1,030
High HOME Rent Limit	\$671	\$704	\$867	\$994	\$1,089	\$1,182	\$1,277
Fair Market Rent	\$699	\$704	\$942	\$1,368	\$1,546	\$1,778	\$2,010

Source: U.S. Department of Housing and Urban Development, April 2016.

An applicant shall agree to, and the City shall ensure that, the initial occupant of the moderate-income units of the project are persons and families of moderate income, as defined in HE - 43 and that the units are offered at an affordable housing cost commensurate with the income. The City shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement:

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

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

SECONDARY DWELLING UNITS

One type of housing appropriate for lower-income persons is second dwelling units. "Second unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as that where the primary single-family dwelling is situated. A second unit also includes attached or detached efficiency units, or manufactured homes, as defined in Sections 17958.1 and 18007 of the Health and Safety Code.

Assembly Bill (AB) 1866 (Chapter 1062, Statutes of 2002), also known as the "second unit law," amended the California Government Code to facilitate the development of second units. This amendment now requires localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the City of Chowchilla 2040 General Plan

process used to approve second units must “apply predictable, objective, fixed, quantifiable and clear standards.” Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

Chowchilla has not yet adopted a second unit provision in its Zoning Ordinance. It currently allows a “granny house” under conditional uses in the R-1, R-2 and R-3 districts (except R-1-8). Although this ordinance complies with many of the standards required under Section 95852.2(b)(1) of the Government Code, in addition to requiring a CUP, it limits occupancy to one or two adult persons who are sixty years of age or older, and square footage is not to exceed 640 whereas Section 95852.2(b)(1) limits square footage to not greater than 30 percent of the existing dwelling. However, in compliance with State requirements, the City will continue to permit second units meeting State requirements as a by right use. The City will amend its zoning ordinance to allow second units as a by right use in the R-1, R-2 and R-3 zones within twelve months of adoption of this Housing Element.

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

1. The unit is not intended for sale and may be rented;
2. The lot is zoned for single-family or multi-family use;
3. The lot contains an existing single-family dwelling;
4. The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling;
5. The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area;
6. The total area of floor space for a detached second unit shall not exceed 1,200 square feet;
7. Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located;
8. Local building code requirements which apply to detached dwellings, as appropriate; and

9. Approval by the local health officer where a private sewage disposal system is being used, if required.
10. No other local ordinance, policy, or regulation shall be the basis for the denial of a building permit or a use permit under this subdivision.
11. This subdivision establishes the maximum standards that local agencies shall use to evaluate proposed second units on lots zoned for residential use which contain an existing single-family dwelling. No additional standards, other than those provided in this subdivision or subdivision (a), shall be utilized or imposed, except that a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant.
12. No changes in zoning ordinances or other ordinances or any changes in the general plan shall be required to implement this subdivision. Any local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of second units if these provisions are consistent with the limitations of this subdivision.
13. A second unit which conforms to the requirements of this subdivision shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use which is consistent with the existing general plan and zoning designations for the lot. The second units shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.
14. A local agency may establish minimum and maximum unit size requirements for both attached and detached second units. No minimum or maximum size for a second unit, or size based upon a percentage of the existing dwelling, shall be established by ordinance for either attached or detached dwellings which does not permit at least an efficiency unit to be constructed in compliance with local development standards.
15. Parking requirements for second units shall not exceed one parking space per unit or per bedroom. Additional parking may be required provided that a finding is made that the additional parking requirements are directly related to the use of the second unit and are consistent with existing neighborhood standards applicable to existing dwellings. Off-street parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the jurisdiction.
16. Fees charged for the construction of second units shall be determined in accordance with Chapter 5 (commencing with Section 66000).

MANUFACTURED HOUSING

Manufactured housing, including modular housing, is built off-site and then transported to the building site. These homes can provide quality housing at a reasonable price. Manufactured homes, formerly known as mobile homes, are those meeting National Manufactured Home Construction and Safety Standards. Mobile homes have not been manufactured since 1976, when the (more stringent) federal preemptive HUD code became effective. Modular homes (also called Factory-built homes), are constructed to comply with the California Uniform Building Code (CBC): this is the same code with which all site built construction conforms.

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

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

The City of Chowchilla Zoning Ordinance defines a “mobile home” under the older definition, which does not include “factory built housing.” It allows a single family “mobile home” with a foundation in the R-1-6 zone only, and pursuant to Section 18551 of the Health and Safety Code. Zone T-P is a special district for mobile homes, allowed only with a CUP. SB2 and CCR Section 65582.3 require that manufactured homes be permitted by right in residential zones. The zoning ordinance will be revised to address the terms “mobile home” and “manufactured home” as appropriate throughout, and to allow the use of manufactured (factory built) homes compliant with State requirements in all residential zone districts as a by right use.

EMERGENCY SHELTERS

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible

with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters.

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

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

While the element proposes to create the Public Facilities (*PF zone district*) zone district and it generally describes the proposed permitted uses and location of the PF zone, the number of parcels, total acreage, and the typical parcel size of the site proposed to be rezoned PF sites will be evaluated as part of amending the zone ordinance to accommodate the need for emergency shelters. The element will identify sites under consideration in order to complete the capacity analysis for emergency shelters.

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

The City has a need to house homeless individual and/or families. As the City initiates the creation of the zone district designation, preliminary conclusions suggest that the PF zone district will encompass approximate 20 acres of the City's downtown core, where the described services are readily available and accessible. In addition, there are several vacant sites which could be developed to accommodate an emergency shelter for a maximum of six individuals within the City's core. The proposed site would need to be suitable for human habitation (e.g., not within parks or similar areas); would not be

expected to utilize existing government owned buildings; and would need to include a public hearing for approval. There are no other known constraints that would preclude emergency shelter development in the PF (Public Facilities Zone District) zone district.

Chowchilla must amend its Zoning Ordinance to provide for meeting and implementing regulations and laws passed by the State. Because of other land use issues and needs, the City is considering amending its Zoning Ordinance to include a Public Facility (PF) Classification which would include all parks, public buildings, corporation yards, fair grounds, airport, wastewater treatment facility, County, and school district lands.

TRANSITIONAL AND SUPPORTIVE HOUSING

“Supportive housing” is defined as housing with no limit of stay, that is occupied by the target population, and that is linked on an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means persons “with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act, and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.:

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

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

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

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

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

The Chowchilla Housing Element does not specifically address transitional and supportive housing, which must be explicitly permitted in the municipal code. They cannot have constraints or conditions not required by other residences in that zone.

The municipal code will be revised to include the permitting of supportive and transitional housing in residential zones, subject only to the restrictions that apply to other residential dwellings of the same type in the same zone. This will be amended in the Municipal Code to be updated within twelve months of the adoption of this Housing Element.

GROUP HOMES/REST HOMES AND SIMILAR FACILITIES

A number of terms are used by the State and the City to mean living group accommodations for children and adults. Some are for children over age six to age 18, some are for those with developmental disabilities of various ages, and some are for seniors.

State Terms for Facilities for Children

The State uses two terms to define facilities permitted for children (birth to age 18). Community Care Facilities allow children (no number is designated), and Group Homes permit up to six children.

“Community Care Facilities” means those facilities for developmentally disabled children and adults: some provide limited care and supervision, while others provide more intensive care and supervision for those with behavioral and/or physical disabilities. These facilities must be licensed by the California Department of Social Services.

The State defines “Group Homes” as facilities for children only – usually children in foster care. The care and supervision provided shall be nonmedical. Since small family and foster family homes, by definition, care for six or fewer children, any facility providing 24-hour care for seven or more children must be licensed as a group home. Group homes serving six or fewer residents must be treated like single-family homes or single dwelling units for zoning purposes.

City Terms for Facilities for Children

The City permits facilities for children, including “Small Family Rest Homes,” “Group Homes for those with Disabilities,” “Rest Homes,” “Child Rest Homes,” and “Family Care Homes.” All of these facilities require a license by the State. The City currently allows these facilities, including those for six or fewer individuals, in residential and commercial districts only with a CUP.

“Group Homes” are defined in the Chowchilla zoning ordinance as the same as “Rest Homes.” The Chowchilla Zoning Ordinance allows Group Homes and other related facilities (for between six and 17 persons) in residential zone districts with a Conditional Use Permit.

“Child rest homes” meet the definition of State Community Care Facilities, housing more than 12 residents. These facilities require a license from the State.

State Terms for Facilities for Adults

The State also uses Community Care Facility to mean a facility that cares for developmentally disabled adults. Some facilities under this term include limited care and supervision, and some care for those with behavioral and/or physical disabilities. These facilities must be licensed by the California Department of Social Services.

The California Department of Social Services separately licenses residential care facilities for the elderly and residential care facilities for the chronically ill. Residential care facilities for the elderly provide varying levels of non-medical care and supervision for those aged 60 and over.

City Terms for Facilities for Adults

“Rest Homes” are “premises used for the housing and care for the ambulatory aged or infirm, which houses more than 15 residents.” A “Convalescent Home,” “Home for the Aged,” and “Guest Home” are defined as, “the same as a Rest Home.” The Chowchilla Municipal Code allows Rest Homes (adult and child) in the M-A (Medical Arts) district, along with hospitals, medical offices, and senior citizens’ housing projects as a by right use, and in the PO and R-3 zones with a CUP.

“Small Family Rest Homes” which care for no more than six ambulatory, aged or infirm persons.” These facilities are permitted with a CUP in commercial and residential districts, except R-3.

Chowchilla must amend its Zoning Ordinance to provide for meeting and implementing regulations and laws passed by the State. This includes the requirement that all licensed facilities serving six or fewer persons must be treated like single-family homes for zoning purposes. All Community care facilities (see State definition above) must be licensed. Licensed and unlicensed facilities may be treated differently; however, additional constraints cannot be placed only on unlicensed facilities (Select California Laws Relating to Residential Recovery Facilities and Group Homes, State Bar of California, April 2011). Incorporated in the PF Zone would be development standards that would amend the Zoning Code. This would include defining terms and zoning districts where each use is permitted to be consistent with State and federal law.

PERSONS WITH DISABILITIES

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

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

Other individuals, including seniors, may need more intensive care or assistance, including licensed persons who can administer medication. The City provides for a variety of housing intended to care for the special needs of the disabled. The City permits small family rest homes as State licensed facilities for six or fewer persons with a Conditional Use permit in all residential zone districts except R-1-8 and R-3. It also allows rest homes and convalescent hospitals (including group homes) for over 15 persons with a Conditional Use permit in the PO and R-3 zone districts. Rest homes are defined as those without medical support. For those needing greater assistance, a Sanitarium includes retreats and other facilities providing medical support with a Conditional Use Permit in the PO C-1 and C-2, and R-2 and R-3 zone districts. The City does not have any spacing or concentration limitations on housing of persons with disabilities.

Although the City does not have any local building requirements for disabled person accessibility, the City does follow California's accessibility laws which require the following for multi-family residential developments:

- Multi-family developments containing 4-20 units only require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multi-family developments containing greater than 20 units require that 2 percent of the total units are adaptable and the balance of the units are accessible.
- Single-family residential developments are exempt from accessibility requirements, but accessibility features for a single-family home may be added at the request of a homeowner.

In compliance with GC 65583(5), the City must remove constraints or provide accommodations for housing for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These must be allowed by right.

The City will amend the Zoning Ordinance to provide reasonable accommodation for housing for persons with disabilities. The City will establish a written and administrative reasonable accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use as a by right use, without a Conditional Use Permit or other restriction.

Amendments will include, but not be limited to, construction of new or retrofitting existing access ramps, handrails, and appliances. The City will also modify and/or allow administrative level deviations from setback requirements and a reduction of parking spaces and maneuvering areas for disabled persons. Other retrofit, maintenance, rehabilitation, improvements and developments, or other form of accommodations for existing or new homes for special needs persons will receive prioritized consideration and flexibility or relief from regular standards and will be determined at an administrative level by the Director and/or Building Official.

HOUSING FOR EXTREMELY LOW-INCOME HOUSEHOLDS

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. As shown in Table HE-14, in 2013, approximately 430 extremely low-income households resided in Chowchilla, representing 10.5 percent of the total households (down from 12.7 percent in the last planning period).

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

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

include SRO use under “boardinghouse,” and consider removing the maximum of 15 persons as defined under “boardinghouse.”

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

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

STATE AND FEDERAL FUNDS

The City shall apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The City will assess potential funding sources, such as Community Development Block Grant (CDBG) and HOME. The City should also establish a blended program utilizing CDBG Homebuyer Assistance Revolving Loans and Program Income Reuse. The City would be required to apply for a CDBG waiver and be an ongoing program.

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

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

The City will encourage the development of housing for extremely low-income (ELI) households through a variety of activities such as outreaching to developers on at least an annual basis to discuss the development of ELI housing, providing financial or in-kind technical assistance or land write-downs, providing expedited processing, identifying funding and grant opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding, and/or offering additional incentives beyond density bonus provisions.

These are ongoing programs, depending on funding availability to the City. Minimally an annual review would be undertaken by the Community and Economic Development Department and presented to the City Council.

FARM WORKER HOUSING

In Chowchilla, permanent rental housing affordable to low and very low-income households is the main type of housing for permanent farm workers. Locations identified for multi-family residential provide sites for this group. Most housing specifically for seasonal farm workers exists in the unincorporated county. The nearest seasonal farm worker complex is the 40-unit Cottonwood Farm Labor complex operated by Self Help Housing. Seasonal farm workers stay primarily in boardinghouses and secondary dwelling units. Boardinghouses are a housing alternative which offers the most reasonably priced lodging for seasonal farm workers. The City allows boardinghouses and bungalow courts in the R-3 as a permitted use, and in the C-1, C-2, and PO zone with a use permit. However, the current Zoning Ordinance specifically excludes, "Transient" lodging. This term is not defined in the Zoning Ordinance, and will be deleted from this allowed uses in this district with the update of the Zoning Ordinance.

The City has no zone that permits agricultural use, per se. The residential zones allow "private greenhouses and horticultural collections, flower and vegetable gardens," while the C-3 zone allows "greenhouse or horticultural" uses. The I-1 zone allows, "horticultural nurseries," and the I-2 zone allows, "all uses" with a CUP. Because the City has no land zoned for agricultural use, the Zoning Ordinance will be revised to state that when land is rezoned or annexed for agricultural use, agricultural housing will be a permitted use. The City's Zoning Ordinance is to be amended to conform to Employee Housing Act which generally requires employee housing for 6 or fewer persons in a single family zone and 12 units or 36 beds to be permitted without a CUP in multi-family zones. Taken together with SRO Zoning for commercial zones as mixed use, the need for farm worker housing in the City can be met.

The City will amend the Zoning Ordinance to add the definition of a single-room occupancy unit or "SRO" to the current boardinghouse definition. Additionally, the City will amend the Zoning Ordinance to ensure that the definition of employee housing is included in permitted uses in the single family and multi-family zones.

Sample language for an Action includes:

1. The City will identify sites that are appropriate for the development of farm worker housing facilities and will support developers by providing technical assistance and, where possible, regulatory incentives. If appropriate sites are identified and do not possess an appropriate zoning designation, the City will amend land to a zone classification that will accommodate farm worker housing.
2. The City will amend the Zoning Ordinance within one year of adoption of the Housing Element to meet government requirements by revising the Zoning Ordinance to permit up to 36 beds or 12 units or spaces as a by right use for farm employee housing in the __ district.

GROWTH CONTROL/GROWTH MANAGEMENT

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

DESIGN CRITERIA

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

OFF SITE IMPROVEMENT STANDARDS ANALYSIS

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

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

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

The costs of these improvements vary between subdivisions depending on location, size of parcels, and distance from services. While subdivision improvements do add to development costs, the costs are spread over each parcel in the subdivision and do not unduly add to the development costs. The City's on and off-site improvements have not acted as a constraint on the development of housing or the development of housing affordable to lower income households. No major fees are charged for improvements, other than water and sewer connection fees.

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

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

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

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

The following are minimum road width standards:

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

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

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

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

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

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

The City's on/off-site requirements are similar to other neighboring cities, as well as County requirements for parcels adjacent to the City boundaries. The requirements are no more intensive than other neighboring jurisdictions and do not unduly constrain

housing development or to the development of housing affordable to lower income households, nor does the cumulative effect of the requirements act as a constraint on housing development or to the development of housing affordable to lower income households.

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

The City requires one covered parking space for each single-family unit, and 1.5 spaces per one-bedroom, two spaces for two-bedroom and 2.5 spaces per three-bedroom multifamily units. For senior citizen housing projects, non-residential parking requirements are used; one space for every three dwelling units or one space for every 2.5 beds, depending on the specific use. Senior citizen housing projects should also be considered the standard for those with disabilities as well. This standard typically provides for adequate off-street parking for tenants and visitors and permits emergency vehicle access and circulation. For a second unit, one parking space is required.

However, the City intends to consider reducing the number of parking spaces required for 0-1 bedroom apartments from 1.5 to one (1) space as a method to reduce development costs. This consideration will include the availability of on-street parking where there is sufficient width of a street to allow traffic, emergency vehicle and service vehicle (refuse collection), public transit access, and on-street parking for tenants and visitors.

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

According to the Chowchilla Zoning Ordinance, the minimum useable open space for each residential unit is shown in 44: These open space standards as applied to an apartment project on one acre at the highest possible density (considering a two story building) would yield 20 dwelling units. This assumes minimum open space and parking standards, minimum setbacks between buildings and side-yards. While the 20 unit per

acre density is achieved, the open space is limited to 555 sq. feet per unit which may or may not be in a uniform or useable shape. The only uniform space is the 4,000 sq. ft. created by the 25 foot building setback area between the two buildings that is typically utilized as common access which is likely crisscrossed with sidewalks.

Table HE – 44
City of Chowchilla Minimum Open Space Requirements

Zoning District	Square Footage OS Required
R-1	3,000 sq. ft./min. lot
R-1-6	3,600 sq. ft./min. lot
R-1-7	4,200 sq. ft./min. lot
R-1-8	4,800 sq. ft./min. lot
R-2	50% or 6,534 sq. ft./ac. whichever is less
R-3	50% or 6,534 sq. ft./ac. whichever is less
PUD	10% of gross, excluding streets

At this density the site development costs would be minimized on a per unit basis, but at the cost of open space for the tenants. Lack of open space places a heavier burden on local government to develop additional parkland in locations closer to higher density development and is anticipated to increase usage of the parks generating a demand for more maintenance from local government. These development and maintenance costs are hidden costs associated with the development of higher density units that lack adequate open space and recreation amenities.

3 is a graphic of a two story apartment building on one acre of land at a density of 20 units per acre. To achieve that density open space has been reduced to the minimum required.

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

In this example a density of 24 units per acre can be achieved. There is a smaller building footprint because of the height and this provides a larger connected area of open space that is better suited for open space uses. The increased density lowers the open space per unit to 498 square feet per unit. Open space standards do not exceed those used in other cities of comparable size. In Chowchilla, these standards reflect a strong community value in open space and the role it plays in the overall quality of life of the City's residents.

Figure HE - 3
Graphic of 20 Units per Acre Two Story Apartment Building
with Minimum On-Site Open Space/Recreation

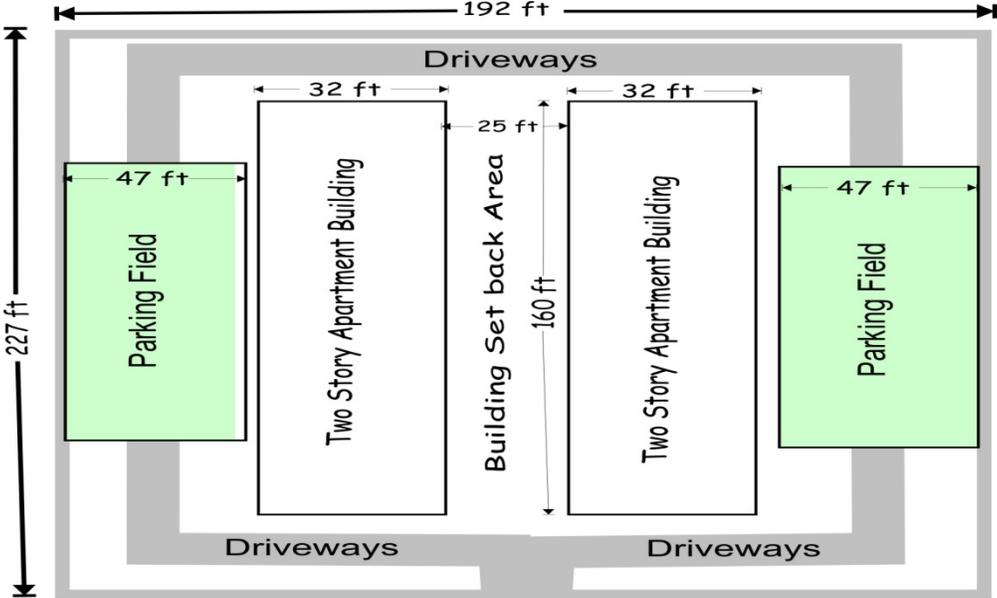
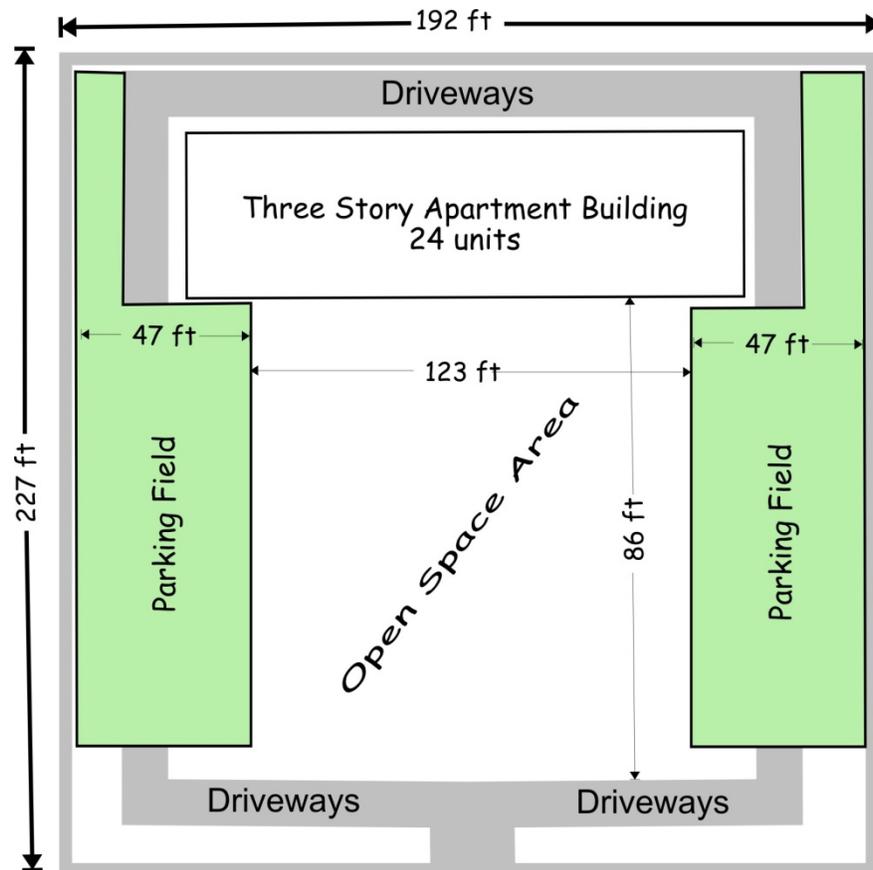


Figure HE - 4 is a graphic of a three story apartment building on one acre of land at a density of 24 units per acre. It should be noted that the Zoning Ordinance limits to two the number of stories for residential use in all residential zones. To achieve that density open space has been reduced to the minimum required.

Similar to the two story apartment example, the site development costs would be minimized on a per unit basis, but at the cost of open space for the tenants. Lack of open space places a heavier burden on local government to develop additional parkland in locations closer to higher density development and is anticipated to increase usage of the parks generating a demand for more maintenance from local government. These development and maintenance costs are hidden costs associated with the development of higher density units that lack adequate open space and recreation amenities.

Figure HE - 4
Graphic of 24 Units per Acre Three Story Apartment Building with
Minimum On-Site Open Space/Recreation



BUILDING CODES AND ENFORCEMENT

Building standards are essential to ensure safe housing, although some codes and standards may constrain the development or preservation of affordable housing. The City of Chowchilla has adopted the California Government Code 50022.1 through 50022.6, 2013 California Code of Regulations Title 24, known as the 2013 California Building Standards Administrative Code, California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Fire Code, California Green Building Standards Code, And California Referenced Standards Code, together with all appendices, copies of which are on file with the City of Chowchilla for public record and inspection. The Municipal Code was last amended in January 2014 to include the most recent building codes.

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

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

The City operates a code enforcement program employing one part-time Code Enforcement Officers. Enforcement involves ensuring that development within the City conforms to the standards contained in the Chowchilla Municipal Code, which includes the above Uniform Codes by reference. However, the codes enforced by Chowchilla are similar to the codes enforced by most other cities in the region and are necessary to promote the minimum standards of safety and accessibility to housing. Thus, the codes are not considered to be an undue constraint on housing investment.

The code enforcement process is initiated both by resident complaints and through the observation of code violations by enforcement staff. The City has had a housing rehabilitation program in the past where the efforts of code enforcement officials would be coordinated to target areas where rehabilitation needs are most prevalent. However, the program has limited funding and is currently not very active.

DEVELOPMENT FEES AND OTHER EXACTIONS REQUIRED OF DEVELOPERS

HE - 45 indicates the building and impact fees in 2016 for a typical 1,200 square foot, 2-bathroom single-family home in the City of Chowchilla within a newly developing area of the City. Although the City added an Energy Check Fee, Water Connection Fee, and Sewer Connection Fee, and other fees increased slightly since the last planning period (2009), the total fees are approximately \$5,317 less now than then. This is due, in large part to the decrease in waste water impact fees from \$5,759.41 to \$2,989.35. Infill fees were also eliminated.

The sewer and water fees vary depending on which of four quadrants is developed. The “typical” example provided in HE - 45 is based on fees for the Zone 2 quadrant where annexed land is required to provide a fair share of affordable housing based on its assumed percentage of new development in the planning period.

Table HE - 45
City of Chowchilla Average Single-Family Permit Fee

Type of Fee	Amount of Fee
Building Permit Fee:	\$1,257.74
Plan Check Fee:	\$817.53
SMIF Fee:	\$16.90
Energy Check Fee	\$204.38
Cash Bond	\$0
Initial Fill Fee	\$0
Type of Fee	Amount of Fee
Water Connection Fee	\$150.0
Sewer Connection Fee	\$50.00
Water Impact Fee ¹	\$2,128.82
Waste Water Impact Fee ¹	\$2,989.35
Fire Impact Fee ¹	\$1,633.23
Police Impact Fee ¹	\$881.94
Signalization Impact Fee ¹	\$225.27
Storm Drainage Impact Fee ¹	\$1,374.16
Park Impact Fee ¹	\$2,123.19
Public Building Fee ¹	\$896.58
Misc. Fee:	\$0
Plumbing Fee:	\$105.00
Electrical Fee:	\$90.00
Mechanical Fee:	\$66.80
Roads Fee ¹ ..	\$563.12
Storm Drain Facilities:	\$0
Bldg Std Admin Spc Rev	\$6.00
Total Fees:	\$15,580.01

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

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

Table HE – 46 lists the estimated building fees for multi-family development based on 2016 building and development impact fee requirements. The fees in the following table are based on a “typical” multi-family development of a 4-plex with 700 square foot, 1 bathroom units in the Southeast quadrant of the City. These fees increased, in total, approximately 10.6 percent in the current planning period.

Table HE - 46
City of Chowchilla Multi-Family Average Permit Fee

Type of Fee	Amount of Fee
Building Permit Fee:	\$2,764.46
Plan Check Fee:	\$1,796.90
SMIF Fee:	\$39.68
Energy Check Fee	\$449.22
Cash Bond	\$0.00
Initial Fill Fee	\$0.00
Water Connection Fee	\$150.00
Sewer Connection Fee	\$50.00
Type of Fee	Amount of Fee
Water Impact Fee ¹	\$8,515.28
Waste Water Impact Fee ¹	\$23,383.20
Fire Impact Fee ¹	\$6,532.92
Police Impact Fee ¹	\$3,527.76
Signalization Impact Fee ¹	\$901.08
Storm Drainage Impact Fee ¹	\$5,496.64
Park Impact Fee ¹	\$8,492.76
Public Building Fee ¹	\$3,586.32
Misc. Fee:	\$0.00
Plumbing Fee:	\$196.00
Electrical Fee:	\$196.00
Mechanical Fee:	\$159.00
Roads Fee ¹	\$14,822.36
Storm Drain Facilities:	\$0.00
Bldg Std Admin Spc Rev	\$13.00
Total Fees:	\$81,072

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

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

Table HE – 47, shows the percentage of Fees charged to new residential development compared to the cost of new housing on a per unit basis. In 2010, fees accounted for 12.4 percent of single family housing development costs, and 21.2 percent for multi-family costs. However, in 2016, per unit fees were lower per single-family unit than were fees for multi-family units. The actual difference between the fees for single family and multi-family is about 10 percent per unit (\$15,580 for SFH and \$20,268 for MFH). Building costs for multi-family units do, however, remain lower than for single family units, and therefore the proportional cost of fees for single-family units is higher than for multi-family units (8.1 percent and 19.7 percent, respectively).

Table HE - 47
Proportion of Impact Fee in Overall Development Cost
for a Typical Residential Dwelling

Development Cost for a Typical Unit	Single-Family	Multifamily
Total estimated fees per unit	\$15,580	\$20,268
Typical estimated cost of development per unit	\$191,748	\$102,749
Estimated proportion of fee cost to overall development cost per unit	8.1%	19.7%

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

The building and development impact fees shown in **Error! Reference source not found.HE - 46** and **Table HE - 47** are not considered constraints to development of housing because the impact fees are designed to pay for infrastructure improvements without which no new housing would be allowed to develop. This infrastructure includes new water wells, expansion of the wastewater treatment plant, regional storm drainage facilities, major street and interchange construction, police and fire equipment, parks, and schools. Chowchilla provides for alternatives to payment of impact fees at the time of Building Permit (or at the time of occupancy in special conditions).

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

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

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions require fees in addition to those listed above. Some of these costs are summarized in HE - 48 below.

PROCESSING AND PERMIT PROCEDURES

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

**Table HE – 48
City of Chowchilla Planning Fees 2016**

Type of Application	Amount of Fee
Annexation Processing	\$2,637.00 plus outside costs
Appeal Decision of Planning Director	\$316 plus outside costs
Classification of Permitted Uses	\$527.00 plus outside costs
Conditional Use Permit	\$1,108.00 plus outside costs
EA - Categorical Exemption	\$125.00 plus outside costs
EA - Negative Declaration	\$1,371.00 plus outside costs
EA for Home Occupation Permit	\$63.00 plus outside costs
EIR Processing & Review	\$1,371.00 plus outside costs
Final Parcel Map	\$1,055.00 plus outside costs
Final Parcel Map Revision	\$211.00 plus outside costs
General Plan Amendment	\$1,582.00 plus outside costs
Home Occupation	\$32.00 plus outside costs
Lot Line Adjustment	\$369.00 plus outside costs
Minor Deviations to Ordinance/Standards	\$105.00 plus outside costs
Modification/Revocation of Conditional Use Permit/Variance	\$791.00 plus outside costs
Parcel Map Waiver	\$158.00 plus outside costs
Planning Fee Appeal Process	\$316.00 plus outside costs
Revision to Acreage Map	\$211.00 plus outside costs
Signage Plan Review	\$32.00 plus outside costs
Site Plan Review Major	\$1,055.00 plus outside costs
Site Plan Review Minor	\$527.00 plus outside costs
Temporary Use Permit - For Non-Profit Groups	\$32.00 per event
Temporary Use Permit - For Profit Groups	\$105.00 per event
Tentative Parcel Map	\$527.00 plus outside costs
Tentative Subdivision Map	\$1,582.00 plus outside costs
Tentative Subdivision Map Revision	\$791.00 plus outside costs
Variance	\$527.00 plus outside costs
Zone Amendments	\$527.00 plus outside costs
Zoning Inquiry (formal letter)	\$185.00 plus outside costs
Zoning Text Amendment	\$527.00 plus outside costs

Source: City of Chowchilla Community Development Department-Building Division

In the PUD zones, a precise plan is required for the project and must be approved by the Planning Commission. The formal review period is as little as four weeks, provided that all infrastructure and site development issues have been adequately addressed and shown on the proposal acceptable to the City Engineer. The time before approval typically ranges from four to six weeks and varies with time between the submittal date and the next regularly scheduled Planning Commission meeting.

Use permits are required for residential uses in commercial zones. The review period is the same as that for precise plans. This process timeline cannot be reduced due to the public hearing and environmental review notification requirements. Use permits have a 10-day appeal period and are void after one year unless building permits are obtained. Extensions of this time frame may be requested if a project requires a longer period of time in which to obtain financing, prepare building and improvement plans, and if environmental review requirements require special studies or extended comments.

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

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

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

Multi-Family Residential Permit Processing and Procedures

Multi-family residential development (3 or more units) proposed for the R-2, and R-3 zone districts require a Site Plan Review application that requires administrative approval, which typically takes approximately two weeks, provided that all infrastructure and site development issues have been adequately addressed and shown on the proposal acceptable to the City Engineer. Multi-family development proposed in the Commercial and Planned Development zones requires Planning Commission approval, which can

take approximately one to two months, provided that all infrastructure and site development issues have been adequately addressed and shown on the proposal acceptable to the City Engineer.

Conditional use permits are also required for residential development in PUD zones and all Commercial zones with the exception of the Service Commercial (C-3) zone district. Following initial plan approval from either administrative staff or the Planning Commission, application for required building permits may commence. A site utility and grading permit and electrical, mechanical, and plumbing permit are the permits required for multi-family residential developments.

ENVIRONMENTAL CONSTRAINTS

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

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

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

Potential Non-Governmental/Market Constraints

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

AVAILABILITY OF FINANCING

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

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

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

FEDERAL AND STATE ACTIONS

While financing availability is a non-governmental constraint, various state and federal government policies can have significant impacts on the affordability of housing. Most important of these policies are those federal monetary policies that influence interest rates. Interest rates affect both construction costs (construction loans) and long-term mortgage costs, thereby having a significant direct impact on the affordability of housing (California Statewide Plan Update, 1990). The volatility of interest rates is demonstrated by the fact that within the last 20 years, mortgage rates have been as high as 13 percent and as low as four percent. Construction financing has been even more volatile. The average rate of four percent for a 30-year home mortgage loan has remained relatively consistent over the past three years, although a slow increase is anticipated to start in September 2016.

The federal government has increased the per-capita limits on tax exempt bonds and the Low Income Housing Tax Credit Program. That change provides more allocation authority for states, which simply means more supply of funds. The federal government has significantly reduced its involvement in direct construction programs to meet the housing needs of low- and very low-income households. However, it has worked with local housing authorities to make the Section 8 program more efficient and effective. Additionally, HUD has worked aggressively with private sector owners of older assisted housing projects in an effort to keep them affordable. It is now much easier for owners to sell to nonprofits and for-profits who are willing to enter into new regulatory agreements.

LAND COSTS

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

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

DEVELOPMENT COSTS / CONSTRUCTION COSTS

A 2010 estimate for construction costs, according to a local developer, (including labor and material) was approximately \$89.43 per square foot. Therefore, a 3 bedroom, 2 bathrooms, 2 car garage, 1,200 square foot house built on a concrete slab would have cost an estimated \$107,317 to construct. Because Chowchilla is still in the midst of an economic recovery, these costs have not risen appreciably.

TOTAL HOUSING DEVELOPMENT COSTS

As shown in *Table HE - 48*, above, the total of all housing development costs discussed above for a typical entry-level single-family home in 2016 (1,200 square feet) is estimated at \$191,748, including land, site improvements, construction costs, developer profit, fees and permits. Permit and plan check fees are based on a 1,200 square foot house with two baths and an attached garage built on a concrete slab. This figure does not include marketing, or financing costs. These specifications for the hypothetical house used were chosen to define an entry-level family home in Chowchilla.

Land for housing that is properly zoned for residential use in the City decreased in value between 2007 and 2009, and has remained steady since that time. Eventually, when the land now available has been built out, one could reasonably forecast that land prices may resume the approximate increase level of the past. This is not anticipated to occur in the near future. An additional element to note is that other factors are expected to drastically affect the pricing of local homes in the short term. For example, an anticipated increase in oil prices was predicted to cause the cost of materials to skyrocket. However, oil prices have decreased in the past year, and wages have remained stagnant.

Area contractors face different issues than they did five years ago. Concerns at that time included increasing costs for materials. The more pressing issue, however, was that unemployment was high, and few people could qualify for new home loans. Instead, many home owners remained where they were and made improvements to their homes as monies became available. As can be seen *in Table HE – 39, 2012* the City had zero applications for single home building permits. In comparison, unemployment rates have improved (from 14.8 percent in June 2012 to 9.4 percent in June 2016 [California Dept. of Labor]), City fees have decreased, and lending rates have remained at a consistent low rate of four percent. However, it has become more difficult to qualify for a mortgage loan, and many subcontractors have left the area or gone out of business in the past eight years; therefore, fewer builders are developing.

GOALS, OBJECTIVES, POLICIES, ACTIONS/IMPLEMENTATION MEASURES

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

State Housing Goals

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

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

Housing Element Update

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

Policies and action programs from the prior Housing Element have been incorporated herein or updated, otherwise modified, or deleted as deemed appropriate. The completion date/period of each Action is specified. Grants and other funding sources are summarized in Table 49, at the end of this section. Monitoring will be accomplished annually through the General Plan status report required by Government Code 65400.

2015 - 2023 Housing Goal, Objective, Policy, Action Analysis

The 2015 - 2023 Housing Element program strategy focused on the accomplishment of objectives and implementation of policies in seven categories. To implement these overall purposes, the City of Chowchilla Housing Element continued the seven general goals developed for the last planning period. These seven goals and their underlying objectives are described in detail below.

Proposed Amendments to the 2015 - 2023 Housing Element

As evaluated, the Objectives and Actions/Implementation Measures of the past planning period are sound and implementable by the City. Many of the Goals, Objectives, Policies and Actions/Implementation Measures are carried forward in the 2015-2023 Housing

Element, with revisions to better address housing for special needs groups. Several other Actions/Implementation Measures have been added, either to be compliant with recent laws and regulations, or to reduce or eliminate constraints, particularly constraints to those with special housing needs. It should be noted that the City's Planning Staff is the responsible department/agency unless otherwise noted in an Action/Implementation Measure.

GOAL 1 PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT

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

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

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

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

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

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

Action/Implementation Measure 1.a The City will complete the five-year land use update as part of its General Plan update. Adequate sites will be identified and annexed as needed to provide a minimum of 150 percent of the necessary land inventory to meet the needs of the very low and low-income groups.

Timeline:	2017 and 2022
Funding Source:	General Fund
Quantifier:	Adequate zoned land inventory, at least 150% of need
Responsible Department:	Community and Economic Development Department

Action/Implementation Measure 1.b As an incentive to encourage development in the short term, the City will codify the

Zoning Ordinance (adopted April 2016) that waives impact fees for all infill, mixed use, and any development, including high density development, of other vacant lands with existing infrastructure when the builder secures at least 30 percent of its good and services from within the City. In order to qualify, the developer must apply within the designated period as set forth by resolution.

Timeline: 2016
 Funding Source: General Fund
 Quantifier: Established infill incentive program
 Responsible
 Department: City Administrator's Office

Action/Implementation Measure 1.c The City will prepare an inventory of government owned land within the City and its "Sphere of Influence," and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will actively recruit developers and apply to funding agencies to facilitate development of the sites with assisted housing.

Timeline: Prepare inventory and analysis by August 30, 2017, and review every two years
 Funding Source: 2017 & 2020 CDBG funds, as available and appropriate
 Quantifier: Funded application expended on project of 15 units
 Responsible
 Department: City of Chowchilla Community and Economic Development Department

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

Timeline: 2017 and annually thereafter
 Funding Source: CDBG and HOME funds as available and appropriate
 Quantifier: Funded application expended on project in support of 3 units annually
 Responsible
 Department: City of Chowchilla Finance Department

NEW: Action/Implementation Measure 1.e The City will amend the Zoning Ordinance to include a Public Facility (PF) district to include all parks, public buildings, corporation yards, fair grounds, airport, wastewater treatment facility, County, and school district lands. This district could include the permitted use of emergency housing (see Action 5g for details). Among the land uses permitted in this classification an entitlement process would require a Site Plan Review process be a ministerial process and not discretionary. Incorporated in the PF Zone would be development standards which would be those required by applicable statues, that will be adopted by Resolution.

Timeline: 2017 – within 12 months of adoption of this Housing Element
 Funding Source: General Fund
 Quantifier: Findings report to Council.
 Responsible
 Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 1.f. When land is rezoned or annexed for agricultural use, agricultural housing will be a permitted use. The City will revise the Zoning Ordinance to conform to the Employee Housing Act, and which would require the same restrictions as in other residential zones. This generally requires employee housing for six or fewer persons in a single family zone and 12 units or 36 beds to be permitted without a CUP in multi-family zoning districts.

Timeline: 2017, within 12 months of adoption of the housing element
 Funding Source: Not applicable
 Quantifier: Completed revised Zoning Ordinance
 Responsible
 Department: City of Chowchilla Community and Economic Development Department

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

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

- Policy 2.1.** Designate adequate medium-high and high density areas on the General Plan to provide for the development of apartments and other forms of high-density housing.
- Policy 2.2.** Pursue funding under federal and state programs for affordable housing construction and rehabilitation.
- Policy 2.3.** Provide density bonuses to homebuilders proposing to include a minimum specified percentage of very low- and/or low-income housing within residential zoning districts to increase supply of affordable housing.
- Policy 2.4** Enact Zoning Ordinance revisions in a timely manner to maintain City compliance with state law.

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

Timeline:	2016 and annually thereafter
Funding Source:	HOME, Proposition 46, Tax Increment, Tax Credits
Quantifier:	Development Agreement
Responsible Department:	City of Chowchilla Community and Economic Development & Finance Departments

Action/Implementation Measure 2.b The City will review, update, clarify, and amend as necessary, the Zoning Ordinance at least annually for written consistency with State law including density bonuses, second units, group homes and facilities, emergency, transitional, and supportive housing, lower income, disabled, seniors, and large family and other special needs populations. The 2017 updates will include the definition of Single Occupancy Rooms (SROs) and the inclusion of SROs in zones allowing boardinghouses as well as consideration of other zones, and will consider eliminating the maximum of 15 residents in a boardinghouse. The Zoning Ordinance updates will allow group homes of six or fewer by right as a family dwelling in the same zones as other residential uses, in accordance with State law. The City will also review development standards that encourage provision of low-income and special needs housing in appropriate residential zoning districts, while protecting the integrity of residential neighborhoods. The City shall review the use of the term

“transient” in the Zoning Ordinance, and consider removing the restrictions placed upon hotels and rentals to persons considered transient. Additionally, among the issues to be considered is the reduction of the number of parking spaces for 0-1 bedroom apartments from 1.5 spaces to one (1) space.

The zoning ordinance update will also include amending the definition of “family” to include “unrelated adults,” and to provide zoning code occupancy standards specific to unrelated adults and. Additionally, the zoning ordinance will be updated to comply with Fair Housing Law; clarify Section 18.12.090 of the zoning ordinance (which effects all residential classifications) that retrofitted access ramps are permitted in setback areas.

Timeline: 2017 – within 12 months of adoption of this Housing Element and annually thereafter
 Funding Source: General Fund
 Quantifier: Adoption by Council and subsequent annual report of findings to Planning Commission Council.
 Responsible Department: City of Chowchilla Community and Economic Development Department

Action/Implementation Measure 2.c The City of Chowchilla will develop an informational flyer to be provided on the City’s website, a list of regional area housing developers, and accomplish a mailing to encourage developers to make application for USDA programs. The City will log and track developers who have been notified of this funding opportunity. The City will take Action/Implementation Measures necessary to expedite processing and approvals for such projects and establish a procedure to provide pre-application review of projects to expedite their timely approval.

Timeline: Within 12 months of adoption of this housing element and annually thereafter to Planning Commission and 3 additional months to City Council
 Funding Source: General Fund or CDBG Technical Assistance
 Quantifier: Developed flyer (minimum of x units), developer list, report of mailing results.
 Responsible Department: City of Chowchilla Finance Department

Action/Implementation Measure 2.d The City of Chowchilla will encourage innovation within the general guidelines of the City’s community design standards, by the developers to all project applications for greater assurance for the development of safe, attractive, and functional residential neighborhoods. The City will encourage attractive neighborhoods that include alternative transportation and complete streets, encourage infill and a healthy lifestyle, and are planned to be functional.

Timeline: 2016 and ongoing
 Funding Source: Not applicable
 Quantifier: Not applicable
 Responsible
 Department: City of Chowchilla Community and Economic Development Department

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

Timeline: Within 12 months of adoption of this Housing Element. Three additional months for adoption by City Council
 Funding Source: Not applicable
 Quantifier: Resolution to Planning Commission for consideration, then to City Council for adoption.
 Responsible
 Department: City of Chowchilla Community and Economic Development Department

NEW: Action/Implementation Measure 2.f. The City will apply, as appropriate, for State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households particularly those overpaying for housing by 30 percent or

greater, such as the Local Housing Trust Fund program and Proposition 1-C funds. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. Other efforts will include outreaching to developers on at least an annual basis to discuss the development of ELI housing, providing financial or in-kind technical assistance or land write-downs, providing expedited processing, identifying funding and grant opportunities, applying for or supporting applications for funding on an ongoing basis, prioritizing local funding, and/or offering additional incentives beyond density bonus provisions.

Timeline: July 2017, and annually thereafter
 Funding Source: Local Housing Trust Fund and/or Proposition 1-C funds, and General Funds
 Quantifier: Assistance as requested and funds available, anticipated to be \$400,000 during the planning period.
 Responsible Department: City of Chowchilla Finance Department

Action/Implementation Measure 2.g The City will work with the Housing Authority encourage owners to qualify their rental units under the Section 8 Income Voucher Program, and to retain those already enrolled in the program. Those with housing available near schools, and with three or more bedrooms will be encouraged to join or maintain housing in this program.

Timeline: 2017 and at least annually thereafter
 Funding Source: General Fund
 Quantifier: Additional 2 units annually
 Responsible Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 2.h The City will work toward completing pre-application requirements for Strategic Growth Council's Affordable Housing and Sustainable Communities Program funding for affordable housing. This includes review of available lots for infill and status of infrastructure to those site, appropriate zoning, completion of CEQA and NEPA requirements, and other factors. It also includes working closely with other agencies, such as the Madera County Transportation Commission, Caltrans, Coalition for Rural Housing, and others. The goal will be to complete the application by 2020.

Timeline: 2017 through 2020
Funding Source: General Fund
Quantifier: Additional 35 units
Responsible
Department: City of Chowchilla Community and Economic
Development

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

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

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

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

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

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

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

Timeline: 2016 and annually thereafter
 Funding Source: General Fund
 Quantifier: Report to Council

Action/Implementation Measure 3.b The City of Chowchilla will continue to participate with Madera County, and in conjunction with the current Sphere of Influence (SOI) Update, in identifying adequate reserves of developable land to address potential escalation of land costs.

Timeline: 2017, and annually thereafter
 Funding Source: General Fund
 Quantifier: Completed SOI update
 Responsible
 Department: City of Chowchilla Community and Economic Development Department and LAFCO

Action/Implementation Measure 3.c The City will complete the revision of the City Zoning Ordinance, Section 18.33.010 and/or 18.33.050, as necessary, to remove existing guideline inconsistencies for the establishment and development of Residential Mobilehome Park Districts. In addition the City will revise its definitions of “mobile home” and “manufactured home,” and will revise the Zoning Ordinance to permit manufactured homes meeting the same requirements as site-built homes in zones allowing residential use..

Timeline: 2017
 Funding Source: General Funds
 Quantifier: Revised Zoning Ordinance
 Responsible
 Department: City of Chowchilla Community and Economic Development Department

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

Timeline: 2016 and annually thereafter
 Funding Source: Not applicable
 Quantifier: Report to the Council
 Responsible

Department: City of Chowchilla Community and Economic Development Department and Chowchilla Unified School District

Action/Implementation Measure 3.e As a requirement of the annexation process through LAFCo, the Community & Economic Development Department will ensure housing developers requesting annexation of territory into the city limits to notify the local school districts for their initial review and input.

Timeline: 2016 and annually thereafter
Funding Source: Not applicable
Quantifier: Report to the Council
Responsible
Department: City of Chowchilla Community and Economic Development Department and LAFCO

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

Timeline: 2016 and annually thereafter
Funding Source: Not applicable
Quantifier: Report to the Council
Responsible
Department: City of Chowchilla Community and Economic Development Department and Chowchilla Unified School District

Action/Implementation Measure 3.g The City will biennially monitor the Land Use and Public Facilities and Services Policies of the General Plan, particularly those regarding school district siting process and accompanying school fees, to evaluate any potential constraints on multifamily development. The initial monitoring will review and amend General Plan policies to ensure they comply with State law, particularly the State Subdivision Map Act and School Facilities Act.

Subsequent monitoring of the Land Use and Public Facilities and Services Policies will evaluate housing development approvals and denials, number of submittals or lack of submittals, length of approval, cost and any reductions in the initially proposed number of units. In addition, the City will gather and consider input from developers including non-profits.

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

Timeline: Initial Review and amendment in 2016 and biennially thereafter
 Funding Source: Not applicable
 Quantifier: Report to the Council
 Responsible Department: City of Chowchilla Community and Economic Development Department

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

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

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

Timeline: On-going during permit application process

Funding Source:	Not applicable
Quantifier:	Internal Recordkeeping
Responsible Department:	City of Chowchilla Community and Economic Development Department

GOAL 4 CONSERVE AND ENHANCE EXISTING HOUSING STOCK

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

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

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

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

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

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

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

Action/Implementation Measure 4.a The City will apply for funds and will work with Self Help to conduct a housing conditions study. The City will maintain current information on the condition of housing stock in the City by conducting surveys at least every five (5) years and updating its housing conditions database based on the survey results. The study will include structures in addition to dwellings, such as garages, sheds, and permitted and unpermitted second-units when they appear to be used for human habitation. The study will include review of housing project application (i.e., tentative subdivision map, General Plan amendment), to determine their effect on the cost of

providing housing. The results of the study will be presented to Council. Funding anticipated to be \$50,000 during the planning period.

Timeline: December 2017 and December 2022
 Funding Source: CDBG Technical Assistance Grant
 Quantifier: Completion and five year updates of Housing Condition Study and subsequent evaluation of effects on costs for housing
 Responsible
 Department: City of Chowchilla Finance Development

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

Timeline: 2017 and annually thereafter
 Funding Source: CDBG, HOME. Proposition 46 programs and others as are applicable and available
 Quantifier: At least 5 rehabs annually
 Responsible
 Department: City of Chowchilla Finance Development

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

Timeline: 2017 and annually thereafter
 Funding Source: CDBG Program Income funds
 Quantifier: Published brochure distributed
 Responsible
 Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 4.d The Community and Economic Development Department is given sole responsibility to at least annually contact the ownership of identified 'at-risk' subsidized multi-family housing facilities. The ownership status and future plans will be determined and noted by staff. Owners will be reminded of the need for timely notice and asked to inform the Department immediately

of potential change of ownership or loss of low-income units. Upon notification the City will immediately contact the qualified agencies and others that may have since have registered with HCD. Along with the (funding) resources listed in that section, the City will provide staff assistance and fast-track permitting for needed improvements. At present there are no facilities eligible to convert to market rate through 2023.

Timeline: 2017 and at least annually thereafter
 Funding Source: General Fund
 Quantifier: To be determined
 Responsible
 Department: City of Chowchilla Community and Economic Development

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

Timeline: 2017 and annually thereafter
 Funding Source: General Fund
 Quantifier: Published brochure distributed
 Responsible
 Department: City of Chowchilla Community and Economic Development

GOAL 5 CREATE HOUSING OPPORTUNITIES FOR HOUSEHOLDS WITH SPECIAL NEEDS

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

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

NEW: Action/Implementation Measure 5.a. In compliance with GC 65583(5), the City must remove constraints or provide accommodations for housing for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. These must be allowed by right. The City will review its Zoning Ordinances to ensure that definitions and uses for residential facilities not providing medical services, such as group homes and residential care facilities are allowed by right for those with disabilities. Any references to “handicapped” will be removed or changed to “disabled.”

The City will amend the Zoning Ordinance to provide reasonable accommodation for housing for persons with disabilities. Amendments will include, but not be limited to, construction of new or retrofitting existing access ramps, handrails, and appliances. The City will also modify and/or allow administrative level deviations from setback requirements and a reduction of parking spaces and maneuvering areas for disabled persons. Other retrofit, maintenance, rehabilitation, improvements and developments, or other forms of improvements or accommodations for to existing or new homes for special needs persons will receive prioritized consideration and flexibility or relief from regular standards and will be determined at an administrative level by the Director and/or Building Official. The City will establish a written program for reasonable accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use as a by-right use, without a conditional use permit or other restriction. This process will include brochures describing accommodations. The City will adopt a Reasonable Accommodations ordinance that will provide for not only strict compliance with all State and Federal statutes relating to the disabled, but that will outline standards for simplifying the process for developers and offering the disabled fair opportunity for housing of their choice. All necessary forms and applications will be made available at the Building and Planning counter.

The City will require that all multi-family housing projects include at least 2 percent units that meet the needs of persons with physical conditions which require special design considerations. The City will additionally invoke all SB 520 requirements and provide reasonable accommodation regarding residential development for disabled persons by expediting permits for any immediate needs of the disabled population. All applicants will be so notified.

Timeline:	Amend the Zoning Ordinance within 12 months of the adoption of this Housing Element update
Timeline:	Adopt a Reasonable Accommodations Ordinance within 15 months of the adoption of this Housing Element update
Timeline:	Require that all multi-family housing projects include at least two percent units for those with physical conditions requiring special design considerations within 15 months of the adoption of this Housing Element update
Timeline:	Invoke all SR 520 requirements by expediting permits for immediate needs of the disabled population (and notifying applicants) by July 2017.
Funding Source:	Not applicable
Quantifier:	Adopted Zoning Ordinance and Reasonable Accommodations Ordinance; two percent of assisted development units accessible to those with physical conditions; and requirement to expedite permits for immediate needs of disabled population.
Responsible Department:	City of Chowchilla Community and Economic Development

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

The City will provide assistance as funds are available, estimated at \$500,000 to organizations seeking to develop or convert residential buildings for use as group homes for persons with special needs which prevent them from using conventional housing. Potential assistance to be provided includes participation in applying for federal or state funding, and/or waiving of certain fees or development standards.

Timeline:	2016 and ongoing
Funding Source:	CDBG, LHTC, Proposition 46 programs
Quantifier:	Assistance as requested and funds available
Responsible Department:	City of Chowchilla Community and Economic Development and Finance Departments

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

Timeline: 2016 and ongoing
 Funding Source: General Funds
 Quantifier: Annual report to Council of assisted units.
 Responsible
 Department: City of Chowchilla Finance Development

Action/Implementation Measure 5.d. The City shall complete and adopt guidelines for integrating affordable residential projects that provide housing for lower-income single working parent households and child care services. The City shall pursue three federal and state grant fund sources for child care services, and actively recruit community-based non-profit and/or private for-profit organizations for such services. The goal would be for \$100,000 annually.

Timeline: 2017 for guideline completion; 2018 developer recruitment
 Funding Source: CDBG, HOME, Proposition 46 programs
 Quantifier: Adopted guidelines, developer agreement
 Responsible
 Department: City of Chowchilla Community and Economic Development

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

Timeline: 2016, and on-going
 Funding Source: Affordable Housing Development Corporation
 Quantifier: Developer agreement, funding secured
 Responsible
 Department: City of Chowchilla Community and Economic Development

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

Timeline: 2017, and annually thereafter
 Funding Source: State Joe Serna, Jr. and/or Proposition 46 program and/or USDA - with matching funds
 Quantifier: Development agreement, funding secured
 Responsible
 Department: City of Chowchilla Finance Department and Community and Economic Development

NEW: Action/Implementation Measure 5.g The City will amend the Zoning Ordinance within one year of adoption of the Housing Element to a) define “supportive housing” and “transitional housing”, and b) permit supportive housing and transitional housing within residential zone districts. In compliance with Government Code Section 65583(D)(5) and (6), transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, the City shall identify the PF zone as one where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The emergency shelter would be permitted for a maximum of six individuals in appropriate locations (e.g., not in parks or other areas unsuitable for human habitation or an existing government owned building). The approval process for an emergency shelter would include a public hearing. Lot size will range from 2,000 square feet to 8,000 square feet. In addition, the City will develop written, objective standards for emergency shelters to regulate the following, as permitted under SB2:

- *The maximum number of beds/persons permitted to be served nightly*
- *Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone*
- *The size/location of exterior and interior onsite waiting and client intake areas*
- *The provision of onsite management*
- *The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart*
- *The length of stay*
- *Lighting*
- *Security during hours that the emergency shelter is in operation.*

Timeline:	2017, within 12 months of the adoption of the housing element
Funding Source:	General Fund
Quantifier:	Completed revised Zoning Ordinance
Responsible Department:	City of Chowchilla Community and Economic Development

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

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

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

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

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

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

1. A pamphlet on equal housing opportunity to be prepared by March 2017 and distributed to the public through a variety of groups and locations as described above within two months.
2. Identify local nonprofits, service organizations and community groups by June 2017 and distribute fair housing information every two years.

Timeline:	March 2017, and ongoing	Funding Source:	General Fund
Quantifier:	As needed assistance reported to Council at least semi-annually		
Responsible Department:	City of Chowchilla Community and Economic Development		

GOAL 7 PROMOTE ENERGY CONSERVATION/EFFICIENCY

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

- Policy 1.** Continue to implement state energy conservation standards, and the reduction of greenhouse gases through implementation of SB 32 and other regulations.
- Policy 2.** Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.
- Policy 3.** Encourage maximum utilization of federal, state and local programs which assist homeowners in providing energy conservation measures.

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

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

Timeline:	2016, and ongoing
Funding Source:	General Funds and PG&E
Quantifier:	Not applicable
Responsible Department:	City of Chowchilla Community and Economic Development

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

Timeline: 2016, and annually thereafter
 Funding Source: General Fund
 Quantifier: Reviewed Zoning Ordinance and Downtown Design Standards
 Responsible
 Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 7.c. The City shall help lower-income homeowners in applying for assistance from other agencies to make energy conservation improvements, including but not limited to CDBG, Cal-HFA, and PG&E, and GRID Alternatives that can provide financial assistance to lower income homeowners and rental unit owners whose tenants are of lower-income status. Information on PG&E, GRID Alternatives, and other potential sources of financial assistance or rebates will be listed on the City’s website.

Timeline: 2016 and annually thereafter
 Funding Source: CDBG, HOME. Proposition 46 programs and others as are applicable and available
 Quantifier: At least 10 rehabs annually
 Responsible
 Department: City of Chowchilla Finance Development City Administrator’s office

Action/Implementation Measure 7.d The City shall codify the adopted Ordinance #475-16, adding Chapter 5 to Title 8 of the City Municipal Code establishing a requirement to comply with Cal Green Code and the City’s Construction and Demolition Recycling Program.

Timeline: Within 6 months of adoption of the housing element
 Funding Source: Not applicable
 Quantifier: Not applicable
 Responsible
 Department: City of Chowchilla Community and Economic Development

Action/Implementation Measure 7.e The City shall codify the adopted Ordinance #474-15, providing an expedited, streamlined permitting system for small residential rooftop solar systems.

Timeline:	2016
Funding Source:	Not applicable
Quantifier:	Not applicable
Responsible Department:	City of Chowchilla Community and Economic Development

CONCLUSION

The foregoing programs are considered appropriate and desirable to ensure that the City's 2015-2023 Fair Share Housing Allocation are met in a timely and cost effective manner.

The City has provided a breakdown in anticipated funding throughout the planning period as shown in *Table HE-49*. The City has developed quantitative objectives as shown in *Table HE – 50*, along with annual targets to ensure that the eight-year objectives are met as shown in *Table HE - 51*. Objectives of rehabilitation and conservation are also shown. Various types of rehabilitation are permitted under different programs. HUD typically permits the inclusion of weatherization, emergency repair, and “handicapped” (HUD’s term) accessible programs under HOME loans when the improvements will bring the structure into compliance with the local building codes. Improvements can also include energy efficient improvements, including appliances such as refrigerators, washing machines, and ranges. These funds can also be used to secure abandoned buildings before they are rehabilitated. All categories should be assumed to include special housing needs, such as the elderly, large households, single-parent households, and those with disabilities.

Performance in implementing the Housing Element Goals, Objectives, Policies, and action/implementation measures rest for the most part on the ability of the City to fund projects. In the past, as well as in the foreseeable future, assistance from other agencies will be necessary to support the City’s activities. If funding is not available, then the City’s performance especially in the lower income classifications will suffer.

Table HE – 49
Annual Financing Targets by Program Type and Funding Source 2015 - 2023

Program Costs	Fiscal Year Ending									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Residential Infrastructure Improvements										
Housing Rehabilitation										
Moderate			315,929	330,000		166,667	166,667	166,667		1,145,930
Substantial	100,000	91,178	150,000	200,000	205,893					747,071
Housing Replacement (Housing Conditions survey)			50,000							50,000
In fill Development				30,000	30,000	4,000,000		30,000	30,000	4,120,000
Demolition/Abatement						30,000	30,000			60,000
First Time Homebuyers				500,000						500,000
New Construction – Low Income ¹			170,000	120,000	320,000	120,000	620,000	120,000	320,000	1,790,000
Special Needs/Emergency Housing			122,171	622,171			500,000	500,000		1,744,342
Contingency and Admin			26,666	26,666	26,666	26,666	26,666	26,667		159,997
Services (Code enforcement; public facilities, technical assistance, etc.)			130,000	130,000	130,000	130,000	130,000	130,000	130,000	910,000
Total	100000	91178	964,766	1,958,837	712,559	4,473,333	1,473,333	973,334	480,000	11,227,340
Program Funding										
CDBG			348,837	348,837	232,559					930,233
CDBG PI		\$91,178	300,000	280,000	280,000	280,000	280,000	280,000	280,000	2,071,178
HOME 2012	100,000									100,000
HOME PI			315,929	330,000						645,929
Home 2020-2022						193,333	193,333	193,334		580,000
Affordable Housing & Sustainable Communities						4,000,000				4,000,000
Proposition 46 funds				500,000				500,000		1,000,000
LIHTC and/or Proposition 1-C funds					200,000				200,000	400,000
Joe Serna Farmworker Housing/USDA Grants/Loans							1,000,000			
Affordable Housing Development Corporation				500,000						
Total	100,000	91,178	\$964,766	1,958,837	712,559	4,473,333	1,473,333	973,334	480,000	11,227,340

Table HE – 50
City of Chowchilla Housing Program Objectives by Income Group

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

Table HE - 51
City of Chowchilla Performance Program Objectives

City Performance Objectives 2015-2023										
Program Objectives	Performance Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
New Construction										
Extremely Low Income ^{1,2,3}			6	32	12	32	10	15	20	127/127
Very Low Income ^{1,2,3}	N/A	N/A	8	8	17	12	8	10	7	70/126
Low Income ^{1,2,3}	N/A	N/A	6	8	20	10	30	22	26	122/190
Moderate Income	N/A	N/A	7	13	18	30	32	34	36	170/204
Above Moderate Income	N/A	N/A	9	16	22	14	16	18	22	117/467
Infill Development										
Very Low Income ^{1,3}	N/A	N/A	2	10	3	3	4	3	3	28
Low Income ^{1,3}	N/A	N/A	1	5	5	8	5	5	5	34
Moderate Income	N/A	N/A	2	2	2	2	2	2	2	14
Conservation/Preservation										
Rehabilitation³										
Very Low Income ¹	N/A	N/A	2	2	2	2	2	2	2	14
Low Income ¹	N/A	N/A	2	3	3	3	3	3	3	20
First Time Home Buyers										
Very Low Income ¹	N/A	N/A	2	2	2	2	2	2	2	14
Low Income ¹	N/A	N/A	2	2	2	2	2	2	2	14
Demolition/abatement ⁴	N/A	N/A	1		1		1		1	
Replacement Housing										
Low Income ¹				1		1		1		3
Residential Infrastructure Improvements ⁵			10	10	10	10	10	10	10	70
Annual Totals	?	?	59	114	118	131	126	129	140	817

1 Includes Farmworker Housing

2. Includes SROs and Second Units

3. Includes Emergency, Transitional, and Supportive Housing

4. Not included in total counts

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

PUBLIC PARTICIPATION

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

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

Stakeholders

During the preparation of the Draft Housing Element that was submitted to HCD, the City reached out to the participating stakeholders to solicit feedback. Communication with stakeholders began during the early stages of the housing element update with outreach to individuals representing special needs groups, community groups, not for profit organizations, and agencies. This included numerous phone call discussions with participating individuals to obtain feedback on specific areas of concern to that individual or agency, beginning in July of 2016. Stakeholder participants were provided the administrative draft on August 26, 2016 and agreed to review it, after which their comments were incorporated into the document. The revised housing element document will be made available to the group and the general public during the week of October 24th, when they will have the opportunity to review the revised document, which includes not only their comments, but comments from HCD as well. It should be noted that not all stakeholder members submitted comments. Some individuals that were reached out to on multiple occasions, were either unavailable to provide comments, or did not have any comments. A list of these individuals is attached below.

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

City Council	Waseem Ahmed	Mayor
	Mary Gaumnitz	Mayor Pro-Tem
	John Chavez	Council Member
	Dennis Haworth	Council Member
	Richard Walker	Council Member

Planning Commission	Wayne Chapman	Chairman
	Hebert	Vice Chairman
	Ray Barragan	Commissioner
	Van Dussen	Commissioner
	Nina Zarucchi-Mize	Commissioner
	Weidert	Commissioner
	Rhonda Cargill	Commissioner
Other Representatives		
Draft HE sent to them on 8/26/16	Andrea Barnier Terry Williams	Self-Help Enterprises
Draft HE sent to them on 8/26/16 Comments received on 9/15/16	James Garcia	Madera City Housing Authority
She informed us that she was not the responsible person for Chowchilla but said she'd let us know who was. Never heard back and unable to reach her again.	Chinayera Black-Hardaman	First 5, Chowchilla
Draft HE sent to them on 8/26/16	Ron Seals, Superintendent	Chowchilla Union High School
Unable to get a hold of him after multiple attempts	Charles Martin	Chowchilla Elementary School District
Draft HE sent to them on 8/26/16 Comments received on 10/14/16	Baldwin Moy	CRLA
Draft HE sent to them on 8/26/16 Comments received on 9/22/16	Abigail Ramirez	Leadership Counsel for Justice and Accountability Lideres Campesinas (Farmworker Organization) Fairmead and Friends

Draft HE sent to them on 8/26/16	Linda or Patty	Fresno/Madera Agency on Aging
Draft HE sent to them on 8/26/16		Fresno Madera Homeless

Comments received to date include:

One individual from the Madera County Housing Authority stated that the most demand appears to be 2 to 3 bedroom apartments. For the first time ever, individual low-income apartments are at capacity and waiting lists have begun to form. Development of multi-family housing has not taken place on the east side of the City because of the slowdown in residential construction. The east side of the City saw new construction of single-family units to complete the Greenhills Golf Course Specific Plan; however, the multi-family housing was to trail the development of a new shopping center on the east side. Although the construction of multi-family developments has not yet occurred, the City included a substantial increase in higher density land uses on the General Plan Land Use Map on the east side of the community during the last General Plan Update.

Using CDBG funding, one individual from Self Help Enterprises explained that the organization works with individuals from Chowchilla to complete rehabs and repairs on single family homes. A lot of their work is focused on doing ADA-related improvements. Additionally, we spoke with an individual from Leadership Council for Justice and Accountability working alongside Lideres Campesinas (farmworker organization) and Fairmead and Friends to provide input on the draft housing element. Their comments included a request for additional information regarding water and wastewater availability, demonstrating compliance with SB 1087, and an analysis of the Sustainable Groundwater Management Act. They also requested additional information regarding availability of infrastructure and service capacity, and additional analysis on existing farmworker housing needs. Appropriate language was added to the text as it applied to the housing element (see Constraints section). Comments were also received from an individual from California Rural Legal Assistance (CRLA). These comments included requesting clarification on data sets, requesting information on the public outreach completed, and comments relating to previous and new housing element programs. Appropriate language was added to the text of the housing element as applicable.

All individuals that were reached for comment from the listed agencies mentioned that they would be willing to provide comment on the draft housing element once it was made available. Those that we were not successful with making contact with, were left multiple voicemails.

Residents

The City sent out two notices in the City’s newsletter with residents’ utility bills to inform them of the Housing Element Update process. The first notice, included in the June

2016 Newsletter, suggested that they call the Planning Department if they were interested in participating in the Housing Element process.

Help guide Chowchilla's future housing needs

If you are passionate about equal opportunity for housing, funding for more affordable housing and home improvement projects, and/or making sure the entire community is served by appropriate housing options, the City needs you to make our Housing Element Update successful. Call the City's Contract Planner, Annalisa Perea, at (559) 665-8615, ext. 401, to learn how you can help.

Source: June 2016 Newsletter Clip

The second notice, included in the September 2016 Newsletter, again solicited community input on the Housing Element update process.

Help guide Chowchilla's future housing needs

If you are passionate about equal opportunity for housing, funding for more affordable housing and home improvement projects, and/or making sure the entire community is served by appropriate housing options, the City needs you to make our Housing Element Update successful. Call the City's Contract Planner, Annalisa Perea, at (559) 665-8615, ext. 401, to learn how you can help. You can also complete the survey and comment sheet that is included with this month's utility bill. The survey is also available to download from the City web site at www.CityOfChowchilla.org.

Source: September 2016 Newsletter Clip

Along with this newsletter, the City also included a 1-page, double-sided housing survey in both English and Spanish within each persons' utility bill for that month. Utility bills are typically sent out to customers on or shortly after the 5th of each month directly from the City's contract printer. Additionally, printed copies of the survey were made available at City Hall and at the Chowchilla Chamber of Commerce and were available electronically on the City's website (**Appendix C**). Those who visited the City's Planning Department in person were encouraged to complete the survey. These surveys were made available throughout the period that HCD was reviewing the Draft Housing Element update. All input received from these surveys were included in the revised draft Housing Element.

The availability of the survey was once again advertised in the November 2016 Newsletter, which was included in customer utility bills. Similar to the last notice, this noticed encouraged individuals to fill out the housing survey which was available either on the City's website, or in person at City Hall.

A total of 86 completed housing surveys were returned to the Planning Department as of October 10, 2016. In some cases, respondents were allowed to check more than one option per question, while some respondents chose to leave some responses blank.

Help define Chowchilla's future housing needs

If you are passionate about equal opportunity for housing, funding for more affordable housing and home improvement projects, and/or making sure the entire community is served by appropriate housing options, the City needs you to make our Housing Element Update successful.

If you would like to help you are asked to call the City's Contract Planner, Annalisa Perea, at (559) 665-8615, ext. 401 to share your comments.

You can also fill-out a survey available online from the City at www.CityOfChowchilla.org. Surveys should be returned to Chowchilla City Hall by October 14. Drop them off in person or put them in the drop-box on the right of the City Hall entrance.

Of those that responded to the survey, 35 indicated that they were a Senior Citizen (65 years+), 36 indicated they were either a single person or couple (no living with children, parents, or other dependents), 12 individuals indicated they were part of a large household (at least 5 people), seven listed that they were disabled, three classified themselves as agricultural workers, and four as single parents.

In regard to household income, 10 respondents had a household income of less than \$16,410, 16 respondents had a household income between \$16,411 to \$27,350, 13 respondents had a household income between \$27,351 to \$43,760, and 42 respondents indicated a household income greater than \$43,760.

76percent of respondents indicated that they currently live in a home which they own. The remaining respondents indicated that they currently rent their house or apartment.

When asked what their ideal living preference would be, 59 respondents indicated they would prefer to live in a single-family house, while 16 indicated they would prefer to live in a gated community. Five individuals preferred to live in a retirement community and three person indicated they would prefer to live in a duplex or triplex.

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

___ Maintain neighbor ___ Public transportation ___ Access to services,
character shopping, schools close to
home

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

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

- Seniors
- Disabled
- Single persons
- Large families
- Veterans
- Agricultural workers
- Single parent with minor children
- Other _____

Although a majority of the respondents ranked ALL issues as being “most important,” the issues of “Maintaining neighborhood character” and “Safety” were more often ranked as being the most important. The one exception was “public transportation.” This topic was predominantly ranked as “somewhat important” or “least important.” There was one comment regarding public transportation in the City. The respondent stated that “there needs to be more ways for families to get transportation services without waiting periods that are over thirty minutes.” Another comment stated that the City needs “domestic violence emergency shelters for women and children.” 3 people indicated that there needs to be more senior housing for that population of the City, and 6 people indicated that they’d prefer to see no more low-income housing in the City.

The Draft Housing Element, with preliminary comments from HCD addressed will be made available on the City’s website (approximately October 25, 2016). Residents and representative stakeholders will be notified of its availability. Should the public have additional comments or concerns, these will be addressed before the document is presented to the Planning Commission for recommendation and City Council for adoption.

Public Meetings

Once changes to the Draft have been incorporated, the City intends to proceed with formal public hearing at the Planning Commission and City Council for adoption of the Element.

At the future public hearings/meetings, the public will be invited to each meeting by notices to be published in both the Community Newsletter and Local Newspaper. Members of the public are encouraged to sign in and submit written comments at each meeting.

REVIEW AND EVALUATION OF PREVIOUS HOUSING ELEMENT

Government Code, Section 65588(a)(2) “Review and Revision” requires that each local government review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community’s housing goals and objectives. This section reflects the actual housing activities that were accomplished since the 2009 – 2014 Housing Element was adopted.

Section 65588 (a)(1): “Appropriateness of goals, objectives and policies in contributing to the attainment of the state housing goal” – Based on the above analysis, some policies have been coalesced to enfold relevant issues in a collective unit and determinations have been made as to whether or not each program should be kept as is, modified, or eliminated. A description is given regarding the changes or modifications to the program that were made in the 2009 – 2014 Housing Element.

Section 65588 (a)(2): “Effectiveness of the housing element in attainment of the community’s housing goals and objectives” - The City of Chowchilla has reviewed the results of the previous element’s goals, objectives, policies and programs. The results are quantified and/or qualified when possible.

Section 65588 (a)(3): “Progress of the City in implementation of the housing element” - The City of Chowchilla has compared what was projected or planned in the previous element and made a determination on whether the program has been successful, unsuccessful or neutral in achieving the previous element’s stated goals, objectives and policies.

Effectiveness of the Previous Housing Element

Similar to other Central Valley Communities, Chowchilla’s building activity peaked in 2005/6 and declined substantially thereafter. During the period of 2005 to 2006, Chowchilla issued permits for 810 dwelling units. While in the period of 2007 to 2009 only a total of 138 units were permitted. From 2010 to 2014, Chowchilla issued permits for 144 dwelling units.

During the planning period of 2009 – 2014, 144 units were constructed of the 1,315 allocated, as reflected in the RHNA (*Table HE – 52*). Of these, 137 were in the affordable housing range, and 12 were in the above moderate income range.

**Table HE - 52,
New Housing Produced 2009-2014 to Meet RHNA Goals**

Income Category	2009 to 2014 CD Need Determination	Units Constructed	Percentage of Need Met	Balance of Existing Need
Extremely Low	157			
Very Low	158			
Low	213	137	64%	76
Moderate	266			
Above Moderate	581	12	2%	569
Total	1,315	149		

In addition to the new construction RHNA goals, the City identified additional Performance Objectives that it would endeavor to achieve. This performance was based on the ability to obtain additional sources of funds (i.e. grants) and a sufficient amount of Redevelopment Agency (RDA) low-moderate income housing funds. Because the RDA was eliminated during the last planning period, the City was particularly challenged in meeting it's RHNA goals for affordable housing. Table HE – 53 will be updated before adoption of this Housing Element.

**Table HE – 53
City of Chowchilla Performance Program Objectives**

City Performance Objectives 2009-2014							
Program Objectives	Performance Year						
	2009	2010	2011	2012	2013	2014	Total
New Construction							
Extremely Low Income ^{1,2,3}			15		12	12	39
Very Low Income ^{1,2,3}			20		20	15	55
Low Income ^{1,2,3}			30		30	20	80
Moderate Income	2	4	60	15	56	60	197
Above Moderate Income			20	5	6	12	43
Infill Development							
Very Low Income ^{1,3}				1			1
Low Income ^{1,3}	3	3	3	2	1	3	15
Moderate Income					2		2
Conservation/Preservation							
Rehabilitation³							
Very Low Income ¹	1	1	1	1	1	1	6
Low Income ¹	3	2	3	4	3	3	18
First Time Home Buyers							
Very Low Income ¹		1			2	2	5
Low Income ¹	1	1	1	2	2	2	9
Demolition/abatement	1		1		1		3
Replacement Housing							
Low Income ¹		1		1		1	3
Residential Infrastructure Improvements ⁴	10	10	10	10	10	10	60
Program Total	21	23	164	41	146	141	536

¹ Includes Farmworker Housing and Special Needs Units.

2. Projection based on development since the beginning of the City's RHNA period (January 1, 2007), on a pipeline affordable project, Shasta Village, which is planned to provide 81 affordable units and on the current development activity (or lack of) in the City. These numbers were used as a basis to project over the remaining five-year period taking the current development climate into account.

3. Includes special needs units.

4. Planned street, water, sewer, and drainage improvements in older neighborhoods within the RDA Project Area.

2009 - 2014 Housing Goal, Objective, Policy, Action Analysis

The 2009 - 2014 Housing Element program strategy focused on the accomplishment of objectives and implementation of policies in the following seven categories:

To implement these overall purposes, the City of Chowchilla Housing Element continued the seven general goals developed for the 2004 Housing Element. These seven goals and their underlying objectives described in detail below.

Proposed Amendments to the 2014 Housing Element

As evaluated, the Objectives and Actions/Implementation Measures are sound and implementable by the City. The Goals, Objectives, Policies and Actions/Implementation Measures are carried forward in the 2015 - 2023 Housing Element, with revisions to better address housing for special needs groups, Federal and state laws, and potential changes in funding sources. The Actions/Implementation Measures of the Updated Housing Element are more quantifiable, have target dates, and identify the agency or department responsible for successful implementation. Financial resources were not available in all circumstances to make a higher level of implementation feasible. Staff time constraints and the limited staffing of the City also played a part during most of the time period.

In the latter period of evaluation, economic issues caused staff lay-offs and furloughs that prevented greater efforts in implementation of the Action/Implementation Measures. Housing production fell off substantially beginning in 2007 and a number of projects approved by the City that would have provided a greater range of housing for all income groups could not be completed.

GOAL 1 PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT

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

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

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

- Policy 1.3** Promote balanced, orderly growth to minimize unnecessary development costs of housing.
- Policy 1.4** Take into account the location of affordable housing relative to employment, transportation, and other facilities.
- Policy 1.5** Review and update Chowchilla's General Plan on a regular basis to ensure that growth trends are accommodated.

Action/Implementation Measure 1.a The City will complete the five-year land use update as part of its General Plan update. Adequate sites will be identified and annexed as needed to provide a minimum of 150 percent of the necessary land inventory to meet the needs of the very low and low-income groups. The City will carry this Action forward in the current housing element.

Timeline: 2010
Funding Source: General Fund
Quantifier: Adequate zoned land inventory, at least 150% of need

Analysis: The Land Use Element of the General Plan was updated in 2012. Revisions to the Land Use map included plans to annex 332.40 acres for residential development; and review to ensure consistency with zoning ordinances. Zoning ordinances were not updated after 2014, so that there are inconsistencies with the General Plan land use designations. The City will continue to use Action/Implementation Measure 1.a. and will update the Zoning ordinance within six months of adoption of this Housing Element.

Action/Implementation Measure 1.b The City will establish an incentive program of reduced development fees, permitting certain mixed uses, and expedited site plan permitting to encourage urban infill.

Analysis: Although the City developed an infill incentive program in 2016 that eliminates building fees for infill residential projects, they did not develop one during the last Housing Element Cycle due to lack of available staff. The City last revised its fee schedule in July of 2016. Although this did not meet the target date of 2012, the City will continue Action/Implementation Measure 1.b, and will codify the adopted resolution to revise its zoning ordinance within six months of adoption of this housing element. The City intends to review its fee schedule annually, and include reduced fees for high-density residential development to encourage development of housing for lower income households.

Timeline: 2012
 Funding Source: General Fund/RDA
 Quantifier: Established infill incentive program

Action/Implementation Measure 1.c The City will prepare an inventory of government owned land within the City and its “Sphere of Influence”, and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will actively recruit developers and apply to funding agencies to facilitate development of the sites with assisted housing.

Timeline: 2011
 Funding Source: CDBG or Proposition 46 funds, as available and appropriate
 Quantifier: Funded application expended on project of 15 units

Analysis: The City has not yet developed a listing of government-owned land including sites that may be suitable for residential development. The City has, however, held events at least annually (in conjunction with the Chamber of Commerce to recruit developers to consider both commercial and residential development. The City was awarded CDBG and/or Proposition 46 funds in the amount of 1 million dollars for use for new residential development. The City will continue Action/ Implementation Measure 1.c.

Action/Implementation Measure 1.d The City will apply for additional CDBG or Proposition 46 funds to either acquire or extend necessary services to in-fill parcels for housing development.

Timeline: 2010 and annually thereafter
 Funding Source: CDBG or Proposition 46 funds, as available and appropriate
 Quantifier: Funded application expended on project in support of 3 units annually

Analysis: The City applied for CDBG and Proposition 46 funds in 2014, for use with in-fill residential development. Funds were distributed to provide \$258,398 to Direct Homeownership Assistance; \$20,672 for Activity Delivery for the Direct Homeownership Assistance program; \$547,196 for single-unit residential rehabilitation; \$103,967 for Activity Delivery for this program; and \$69,767 for General Program Administration. The City will carry this Action forward in the housing element update.

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

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

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

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

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

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

Action/Implementation Measure 2.a The City will actively recruit involvement of for-profit and non-profit housing corporations (such as Self Help Enterprises) to develop at least 10 affordable, low-income and special needs housing annually, assisting development as possible with awarded grant funds.

Timeline: 2010 and annually thereafter
 Funding Source: HOME, Proposition 46, Tax Increment, Tax Credits
 Quantifier: Development Agreement

Analysis: The City worked with Self Help Enterprises and in 2012, was awarded a \$700,000 Home Grant which went towards the following breakdown of assistance: \$341,250 to First-time Homebuyer Program, \$341,250 to Owner-Occupied Rehabilitation Program, and \$17,500 to State Recipient Administration costs. The City will continue to work with these organizations, and will continue this Action/Implementation Measure without change in the 2015 – 2023 Housing Element planning period.

Action/Implementation Measure 2.b The City will review, update, clarify, and amend as necessary, the Zoning Ordinance at least annually for written consistency with state law including density

bonuses, second units, group homes and facilities, homeless, low-income, disabled, seniors and other special needs populations, Single Occupancy Rooms, allowing group homes of six or less by right as a family dwelling in the same zone, in accordance with state law; and develop standards that encourage provision of low-income and special needs housing in appropriate residential zoning districts, while protecting the integrity of residential neighborhoods.

Timeline: 2011 and annually thereafter
 Funding Source: General Fund
 Quantifier: Findings report to Council

Analysis: Because of a lack of staff in the planning department, the City has made no progress with this Action. The City will, within 6 months of the adoption of the 2015-2023 Housing Element, prepare zoning ordinances to be considered by the Planning Commission. This will include revisions to all ordinances as required by State law, such as density bonus, definition of group home, and provision of transitional housing in appropriate zones without a conditional use permit. The City will continue to review its Zoning Ordinances in July on an annual basis.

Action/Implementation Measure 2.c The City of Chowchilla will develop an informational flyer, a list of regional area housing developers, and accomplish a mailing to encourage developers to make application for FmHA 502 Interest Subsidy programs. The City will take Action/Implementation Measures necessary to expedite processing and approvals for such projects and establish a procedure to provide pre-application review of projects to expedite their timely approval.

Timeline: 2011 and annually thereafter
 Funding Source: General Fund or CDBG Technical Assistance
 Quantifier: Developed flyer, developer list, report of mailing results.

Analysis: The City has not completed this Action. The City will revise this Action/Implementation Measure, and will, within 6 months of the adoption of the Housing Element, provide information on its website for developers and individuals, to encourage applications for FmHA 502 funding. These loan guarantees will provide opportunities for lower income households to purchase homes, including manufactured homes. The City will also log and track developers who have been notified of this funding opportunity.

Action/Implementation Measure 2.d The City of Chowchilla will encourage innovation within the general guidelines of the City’s community design standards, by the developers to all project applications for greater assurance for the development of safe, attractive, and functional residential neighborhoods.

Timeline: 2010 and ongoing
 Funding Source: Not applicable
 Quantifier: Not applicable

Analysis: During the last planning period, a total of 144 dwelling units were completed, including 132 units in new developments [with the remaining 12 on individual lots or as in fill development]. These units were approved per the current City ordinances, guidelines, and design standards. The City will continue to review and revise its standards to provide safe, secure, and affordable housing to all income groups. Additionally, the City will encourage attractive neighborhoods that include alternative transportation, encourage healthy lifestyle, and are planned to be functional. This Action/Implementation Measure will be continued without any change.

Action/Implementation Measure 2.e The City will manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area’s natural resource base and overall living environment by consistent (annual) review of development standards.

Timeline: 2010 and ongoing
 Funding Source: Not applicable
 Quantifier: Not applicable

Analysis: As a result of SB 375, Madera County’s 2014 Regional Transportation Plan now includes a Sustainable Communities Strategy (SCS). This SCS is intended to better integrate a city or county’s land use element with transportation and housing. As such, planning will reduce vehicle miles traveled, thereby reducing air pollution emissions. The State and city also encourage use of solar power, water conservation measures, and higher density residential development. These requirements, which reduce impacts to natural resources, are incorporated into the City’s design standards and other entitlements. This Action/Implementation Measure is not needed, as its provisions are covered in State law. It will be deleted and replaced with another that will better address the objective to provide affordable housing, particularly for special needs groups.

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

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

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

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

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

Action/Implementation Measure 3.a The City will review its zoning ordinance annually to identify potential obstacles to the timely development of housing. Among the issues to be considered is the reduction of the number of parking spaces for 0-1 bedroom apartments from 1.5 spaces to one (1) space; amend the definition of family to 1) provide zoning code occupancy standards specific to unrelated adults and, 2) complies with Fair Housing Law; clarify Section 18.12.090 of the zoning ordinance (which effects all residential classifications) that retrofitted access ramps are permitted in setback areas.

Timeline: 2010, and annually thereafter.
Funding Source: General Fund
Quantifier: Annual report to Council

Analysis: Due to a lack of planning staff, the City has not met the objective of this Action. The City will carry Action/Implementation Measure 3.a forward, and within 6 months of the adoption of this Housing Element will provide the Planning Commission a list of zoning

ordinance changes that are recommended to either 1) be compliant with State housing and health and safety law, or 2) reduces governmental constraints to development of affordable housing.

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

Timeline: 2010 and annually thereafter
 Funding Source: General Fund
 Quantifier: Report to Council

Analysis: The City has an open-door policy that encourages businesses and agencies to provide input on the City’s operations. The City Manager meets with representatives of special needs groups, non-profit agencies, the building industry, and business and community leaders on a monthly basis. In addition, these groups were contacted to provide input on the Housing Element update. This Action/Implementation Measure will be continued without change.

Action/Implementation Measure 3.c The City will apply for funds to conduct a housing affordability study. The study will include review of housing project application (i.e., tentative subdivision map, General Plan amendment), processing and development fees to determine their effect on the cost of providing housing. The results of the study will be presented to Council.

Timeline: 2012
 Funding Source: CDBG Technical Assistance Grant
 Quantifier: Completed study

Analysis: Due to a lack of planning staff, the City has not met the objective of this Action. The City will carry Action/Implementation Measure 3.c forward, and within 12 months of the adoption of this Housing Element, will apply for funds to conduct a housing affordability study.

Action/Implementation Measure 3.d The City of Chowchilla will continue to participate with Madera County, and in conjunction with the current Sphere of Influence (SOI) Update, in identifying adequate reserves of developable land to address potential escalation of land costs.

Responsible Agency: City of Chowchilla Planning Dept. and LAFCO
 Timeline: 2010
 Funding Source: General Fund
 Quantifier: Completed SOI update

Analysis: Over the last decade, the City of Chowchilla has been involved with multiple annexations including the southside and westside annexations. The City does not have any current desire or need to annex additional lands from the SOI until the current city limits have been built out. This Action/Implementation Measure will be continued without change.

Action/Implementation Measure 3.e The City will complete the revision of the City Zoning Ordinance, Section 18.33.010 and/or 18.33.050, as necessary, to remove existing guideline inconsistencies for the establishment and development of Residential Mobilehome Park Districts.

Timeline: 2011
 Funding Source: General Funds
 Quantifier: Revised Zoning Ordinance

Analysis: Due to a lack of planning staff, the City has not met the objective of this Action. The City will carry Action/Implementation Measure 3.e forward, and within twelve months of the adoption of this Housing Element will provide the Planning Commission a list of zoning ordinance changes that are recommended to either 1) be compliant with State housing and health and safety law, or 2) reduces governmental constraints to development of affordable housing.

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

Timeline: 2012 and annually thereafter
 Funding Source: Not applicable
 Quantifier: Report to the Council

Analysis: The City maintains its relationships with the local schools, and will continue to involve the school district in all residential development proposals. This Action/Implementation Measure will be carried forward without change.

Action/Implementation Measure 3.g The City will periodically review its residential development standards and regulations in the Zoning Ordinance, including processing procedures and fees to ensure they are not a constraint on smaller infill residential housing developments, which are subject to a conditional use permit or site plan review, or on the development, improvement, and conservation of housing.

Timeline: 2012 and annually thereafter
 Funding Source: General Fund
 Quantifier: Revisions to the Zoning Ordinance as needed

Analysis: The City has developed a program to eliminate fees for residential infill projects. The City will continue to review its Zoning Ordinance and processing procedures to reduce unintended constraints to residential infill projects. This Action/Implementation Measure will be revised to reflect the City’s existing program.

Action/Implementation Measure 3.h As a requirement of the annexation process through LAFCo, the Community & Economic Development Department will ensure housing developers requesting annexation of territory into the city limits to notify the local school districts for their initial review and input.

Analysis: The City has, and will continue to comply with this requirement. This Action/Implementation Measure will be combined with Measure 3.f.

Responsible Agency: City of Chowchilla Planning Dept. and LAFCO
 Timeline: 2012 and annually thereafter
 Funding Source: Not applicable
 Quantifier: Report to the Council

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

Timeline: 2012 and annually thereafter
 Funding Source: Not applicable
 Quantifier: Report to the Council

Analysis: The City has, and will continue to comply with this requirement. This Action/Implementation Measure will be combined with Measure 3.f.

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

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

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

Responsible Department:	City of Chowchilla Planning Department
Timeline:	Initial Review and amendment in 2013 and biennially thereafter
Funding Source:	Not applicable
Quantifier:	Report to the Council

Analysis: The City has, and will continue to comply with this requirement. This Action/Implementation Measure will be combined with Measure 3.f.

GOAL 4 CONSERVE AND ENHANCE EXISTING HOUSING STOCK

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

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

- Policy 4.1** The maintenance and repair of existing owner-occupied and rental housing shall be encouraged to prevent deterioration of housing stock in the City.
- Policy 4.2** Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.
- Policy 4.3** Manage public housing projects and conduct regularly scheduled visits to ensure proper maintenance of the area's public housing inventory.
- Policy 4.4** Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.

Action/Implementation Measure 4.a The City will maintain current information on the condition of housing stock in the City by conducting surveys at least every 5 years and updating its housing conditions database based on the survey results.

Timeline: 2012
Funding Source: CDBG Technical Assistance Grant
Quantifier: Completion of Housing Condition Study and database entry

Analysis: CDBG Technical Assistance Grants are awarded under the Economic Development Program, which is intended to provide “economic development through assistance to local businesses and low-income microenterprise owners to create or preserve jobs for low-income workers in rural communities; planning and evaluation studies related to any activity eligible for these allocations.” Although the completion of a Housing Condition Survey may meet these requirements, the CDBG programs are highly competitive, and the City has not been awarded funding through CDBG for this purpose. This Action/Implementation Measure will be continued without change.

Action/Implementation Measure 4.b The City will support public and private efforts to rehabilitate and improve existing housing stock by applying annually to state and federal housing rehabilitation sources to provide available funds for the removal of unsafe,

substandard dwellings which cannot be economically repaired, and the rehabilitation of substandard and deteriorating housing units.

Timeline: 2010 and annually thereafter
 Funding Source: CDBG, HOME. Proposition 46 programs and others as may be applicable and available
 Quantifier: At least 5 rehabs annually

Analysis: The City maintains a partnership with Self-Help Enterprises, and together they were awarded a \$700,000 Home Grant which went towards the following breakdown of assistance: \$341,250 to First-time Homebuyer Program, \$341,250 to Owner-Occupied Rehabilitation Program, and \$17,500 to State Recipient Administration costs. This Action/Implementation Measure will be continued without change.

Action/Implementation Measure 4.c The City will promote awareness of the need for housing and neighborhood conservation by developing a brochure outlining available assistance programs for distribution by Code Enforcement and display in public offices.

Timeline: 2010 and annually thereafter
 Funding Source: CDBG Program Income funds
 Quantifier: Published brochure distributed

Analysis: The City provides information on housing assistance programs for repairs and mortgage on its website and in a brochure format which can be obtained at City Hall. The City will continue to offer this information, and the Action/Implementation Measure will be continued, but will be revised to reflect the distribution of information electronically.

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

Timeline: 2010 and at least annually thereafter
 Funding Source: General Fund/RDA

Quantifier: To be determined

Analysis: California Government Code Section 65863.10 requires owners of federally-assisted projects to provide a Notice of Intent when/if the property will become ‘at-risk.’ The Notice must be provided to the City prior to an action that would cause the property to be ‘at risk.’ Other CCRs are also in place to ensure that the City is notified if/when an owner of a federally-assisted project intends to change the status of the property, so that it is at risk of converting to market rate rents. The HCD State Notice List providing a list of Notices was consulted during the housing element update process. No 6- or 12-month notices have been submitted within the City of Chowchilla. The City will continue to implement this Action in the current planning period.

GOAL 5 CREATE HOUSING OPPORTUNITIES FOR HOUSEHOLDS WITH SPECIAL NEEDS

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

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

Action/Implementation Measure 5.a The City will continue to implement, through the building permit process, all federal and state requirements for accessibility and adaptability of new residential buildings and residential buildings undergoing rehabilitation to meet the needs of mobility-impaired individuals.

Timeline: 2010 and ongoing
 Funding Source: General Fund
 Quantifier: Not applicable

Analysis: The City’s Building Department requires that all new construction and rehabilitation projects are built/remodeled to meet all ADA requirements. This Action/Implementation Measure will be continued without change.

Action/Implementation Measure 5.b The City will require that all multi-family housing projects include at least 2 percent of the units meet the needs of persons with physical conditions which require special design considerations. The City will additionally invoke all SB

520 requirements and provide reasonable accommodation regarding residential development for disabled persons by expediting permits for any immediate needs of the disabled population. All applicants will be so notified.

Reasonable accommodation procedures will be developed by the City staff to inform disabled individuals regarding the types of reasonable accommodations that are afforded, the general process of application to request accommodation and receive administrative approval. Pamphlets will be developed by the City and distributed through service agencies within the City and County. To streamline the process, requests will be managed by the City's Director of Community & Economic Development.

Timeline: 2010 and ongoing
Funding Source: Not applicable
Quantifier: Two percent of assisted development units accessible

Analysis: The City was not asked to process any permits for needs of a disabled person or population during the last planning period. The City has not yet developed accommodation procedures for those who are physically disabled or impaired. This Action/Implementation Measure will be continued, and the City will complete the Action, including development of a program, a written policy, and a brochure describing the permitting process, within 12 months of adoption of the Housing Element.

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

The City will provide assistance as funds are available to organizations seeking to develop or convert residential buildings for use as group homes for persons with special needs which prevent them from using conventional housing. Potential assistance to be provided includes participation in applying for federal or state funding, and/or waiving of certain fees or development standards.

Timeline: 2010 and ongoing
Funding Source: CDBG, HOME, Proposition 46 programs
Quantifier: Assistance as requested and funds available

Analysis: The City continues to evaluate site for various special needs groups. Additionally, the City will review and appropriately revise its Zoning Ordinance to comply with State laws and other regulations regarding housing for seniors, those with disabilities, farmworkers, and other special needs groups. This will provide a base on which to evaluate the suitability and availability of various sites within the City for these uses. This Action will be carried forward in the current planning period, and the Zoning Ordinance will be revised within 12 months of adoption of this housing element. Also, see the response to Action 4.b for additional information on funding received in the last planning period.

Action/Implementation Measure 5.d. During current and future review of its zoning ordinances (see Action/Implementation Measure 2.b) the City will determine steps to ensure the reduction or removal of potential constraints that might negate the development of sufficient numbers and types of residential care facilities pursuant to community need. Compliance with state law for measures such as, but not limited to, eliminating the use permit requirement for group homes serving 6 or less and larger facilities for 7 or more individuals.

Timeline: 2011 and annually thereafter
 Funding Source: General Funds
 Quantifier: Report to Council

Analysis: Because of a lack of planning staff, the Zoning Ordinance has not been updated to reflect the changes required by State law regarding group homes and residential care facilities. The City is planning address this issue and others requiring zoning revisions within 12 months of the adoption of this Housing Element.

Action/Implementation Measure 5.e The City will provide assistance to rental housing developments that contain at least 10 percent of affordable three and four bedroom dwelling units. Assistance is available in the form of City staff aid in applying for available federal and/or state programs, project density bonuses, and fee cost reduction, and/or fast track processing. Information on this program will be included in the brochure developed and distributed under program 4.c.

Timeline: 2010 and ongoing
 Funding Source: General Funds/RDA
 Quantifier: Annual report to Council of assisted units.

Analysis: Need more information. During the last planning period, the City was not approached by a developer interested in construction

of affordable rental units, particularly those with three and four bedroom units. The City will continue to work with Self-Help Enterprises and other non-profit and for-profit developers to encourage construction of new affordable housing intended for larger households. This Action/Implementation Measure will be continued without change.

Action/Implementation Measure 5.f The City shall complete and adopt guidelines for integrating affordable residential projects that provide housing for lower-income single working parent households and child care services. The City shall pursue federal and state funds for child care services, and actively recruit community-based non-profit and/or private for-profit organizations for such services.

Timeline: 2011 for guideline completion; 2013 developer recruitment
 Funding Source: CDBG, HOME, Proposition 46 programs
 Quantifier: Adopted guidelines, developer agreement

Analysis: During the prior planning period, the City was unable to secure funding for child care services. The City has not yet drafted or adopted guidelines for integrating affordable residential projects with child care services for lower income working parents. This Action/Implementation Measure will be continued without change.

Action/Implementation Measure 5.g The City of Chowchilla will actively pursue non-profit partners to apply for AHDC funds to implement construction of rental housing for seniors and handicapped and will take all Action/Implementation Measures necessary to expedite processing and approval of such projects.

Timeline: 2010 on going.
 Funding Source: Affordable Housing Development Corporation
 Quantifier: Developer agreement, funding secured

Analysis: Due to the lack of staff during the prior planning period, the City was unable to actively pursue AHDC funds. This Action/Implementation Measure will be continued without change.

Action/Implementation Measure 5.h The City of Chowchilla will actively pursue non-profit sponsors to jointly develop a Migrant Farm Worker Rental Housing facility. The City will sponsor an application for funds to the Joe Serna and/or Proposition 46 farmworker housing program(s).

Timeline: 2011, 2012

Funding Source: State Joe Serna, Jr. and/or Proposition 46 program
 Quantifier: Development agreement, funding secured

Analysis: As described in the text, much of the farm work surrounding the City is performed on a seasonal basis. Approximately 5.9 percent of the City’s residents are in agriculture-based jobs, and according to the USDA (www.ers.usda.gov/topics/farm-economy/farm-labor, 2012) only about five percent are considered “migrant,” while 75 percent work within 75 miles of home. The City has assumed that there is a need for temporary as well as long-term housing for farmworkers. Due to the lack of staff during the prior planning period, the City was unable to actively pursue Joe Serna, Jr. and Proposition 46 funds. This Action/Implementation Measure will be continued without change.

Action/Implementation Measure 5.i Complete Zoning Ordinance revision currently underway (See Action/Implementation Measure 2.b.) to reflect specified zones where emergency and transitional shelter may be located. The City will consider ordinance constraints during its annual review if any are identified.

Timeline: 2011
 Funding Source: General Fund/RDA
 Quantifier: Completed revised Zoning Ordinance

Analysis: Because of a lack of planning staff, the Zoning Ordinance has not been updated to reflect the zoning changes required by State law regarding emergency and transitional housing. The City is planning address this issue and others requiring zoning revisions within 12 months of the adoption of this Housing Element. Additional revisions to State law have been enacted within the last planning period regarding defining and permitting these uses, and these too will be addressed under this Action/Implementation Measure.

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

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

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

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

Action/Implementation Measure 6.a The City's Planning Department shall provide information and referral services, on an as needed basis, regarding fair housing laws, and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing. The city will participate and distribute fair housing materials at a variety of community activities including the Madera County Fair (Chowchilla) and the annual City Block Party. As a semi-annual community service, the City Planning Department shall work with the Chowchilla Newspaper to publish information on fair housing laws and identify agencies to contact regarding discrimination complaints.

The City will directly contact interest groups (including American Legion Post 0148, Chowchilla District Historical Society, Chowchilla Lioness-Lions Club, Chowchilla Chamber of Commerce, Chowchilla Tribal Organization, Rotary Club, Order of Odd fellows, Veterans of Foreign Wars, Ladies Auxiliary of the VFW, Order of Eastern Star, Soroptimist Club, Tenaya Guild of Children's Hospital, Toastmasters, and others) for distributing fair housing materials, mail fair housing materials through utility billings and post fair housing information in a variety of community locations such as the City Hall information kiosk, library, public counters and post office. The information shall be printed in English and Spanish. Other specific actions include:

1. A pamphlet on equal housing opportunity to be prepared by September 2011 and distributed to the public through a variety of groups and locations as described above within two months.
2. Identify local nonprofits, service organizations and community groups by December 2011 and distribute fair housing information every two years.

Timeline:	2011 and ongoing
Funding Source:	General Fund
Quantifier:	As needed assistance reported to Council annually

Analysis: The State Department of Fair Employment and Housing (DFEH) is responsible for enforcing the State's civil rights laws. Persons can file a Pre-Complaint Inquiry on line or by mail, and the DFEH will follow up with an investigation. Assistance is available to those with a disability who request it. The DFEH website provides detailed information on filing a complaint regarding housing

discrimination. It is the City's responsibility to provide information to its residents on the filing process, and assist those who need it. In lieu of providing its own brochure to interested parties for distribution, this Action/Implementation Measure will be revised to state that the City will provide the DFEH brochure regarding fair housing on its website, in public locations, and to various interested parties for distribution.

GOAL 7 PROMOTE ENERGY CONSERVATION/EFFICIENCY

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

- Policy 1.** Continue to implement state energy conservation standards.
- Policy 2.** Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.
- Policy 3.** Encourage maximum utilization of federal, state and local programs which assist homeowners in providing energy conservation measures.

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

Timeline: 2010 and ongoing
Funding Source: General Funds and PG&E
Quantifier: Not applicable

Analysis: The City has incorporated State requirements regarding water conservation and energy efficiency into its site plan review process. The City has enacted ordinances establishing a requirement to comply with Cal Green code and the City's construction and demolition recycling program, and to provide a streamlined permitting process for small residential rooftop solar systems. This Action/Implementation Measure will be continued without change in the current Housing Element.

Action/Implementation Measure 7.b In conjunction with scheduled City Zoning Ordinance and Design Standards review,

identify and make recommendations for amendments to requirements which potentially inhibit site planning for solar access.

Timeline: 2011 and annually thereafter
Funding Source: General Fund
Quantifier: Reviewed Zoning Ordinance and Design Standards

Analysis: Because the zoning ordinances have not been reviewed and updated, this Action has not been completed. It will be considered in the Zoning Ordinance updates that will occur within 12 months of the adoption of this Housing Element.

Action/Implementation Measure 7.c The City shall help lower-income homeowners in applying for assistance from other agencies to make energy conservation improvements, including but not limited to CDBG, Cal-HFA, and PG&E, that can provide financial assistance to lower income homeowners and rental unit owners whose tenants are of lower-income status.

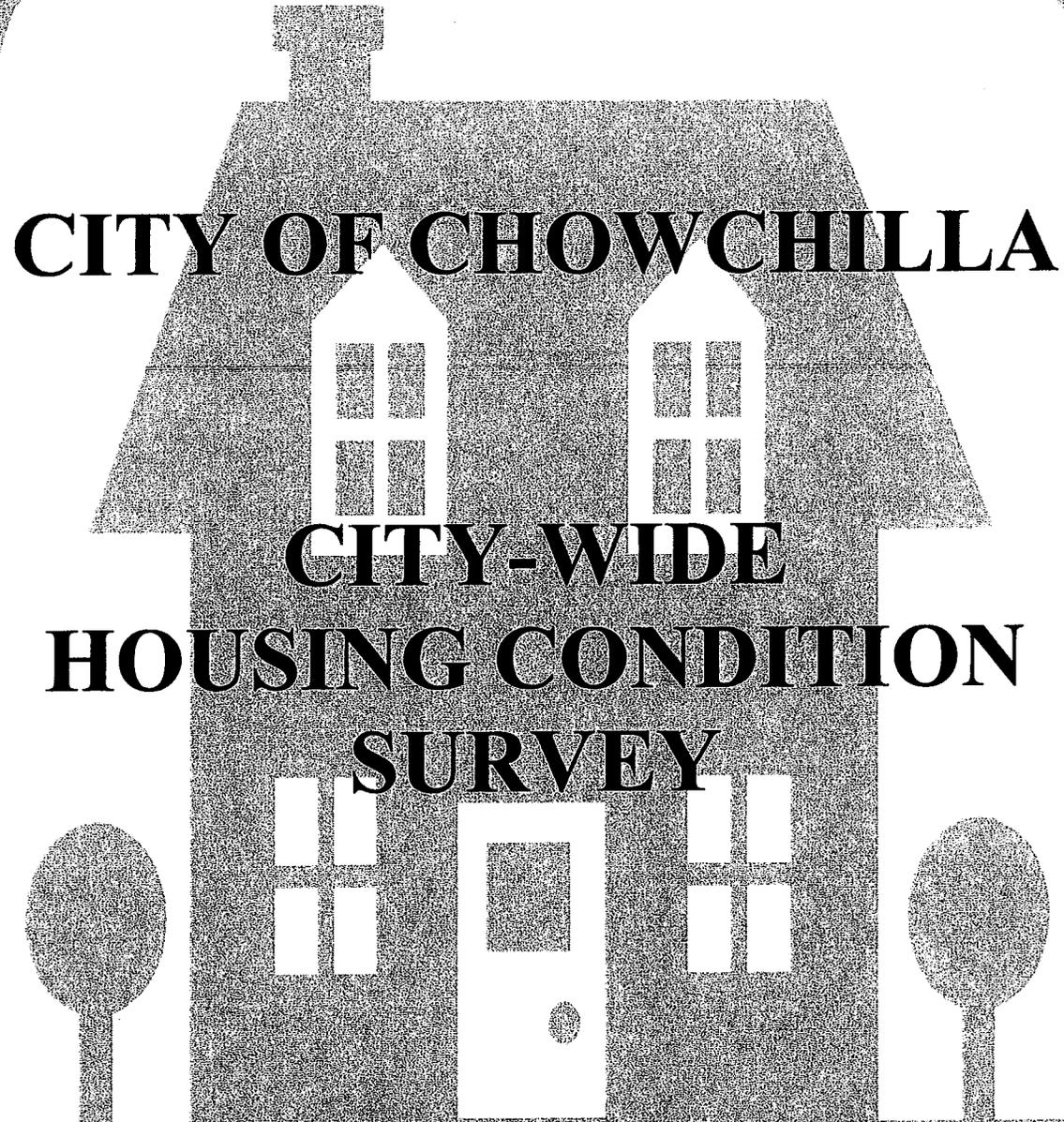
Timeline: 2010 and annually thereafter
Funding Source: CDBG, HOME. Proposition 46 programs and others as may be applicable and available
Quantifier: At least 10 rehabs annually

Analysis: The City has been unable to provide assistance through CDBG or other funding programs for this purpose. The passage of Assembly Bill 811 (AB 811) enabled City governments to create property tax finance districts to issue loans for energy efficiency and renewable energy systems. However, Chowchilla does not participate in this program, and is unlikely to in the future. Rebates are available for approximately one-third the cost of the installed system: however, this may still require an outlay of approximately \$22,000 for a typical 4-kilowatt system. PV systems can also be leased which may be an option for some. Therefore, the City will continue this Action/Implementation Measure in the current Housing Element.

CONCLUSION

The foregoing programs were considered appropriate and desirable to ensure that the City's 2009 - 2014 Fair Share Housing Allocation were met in a timely and cost effective manner. Although many of the Actions were not accomplished in the last planning period, the City is confident that they will be able to meet their goals and objectives in the 2015 – 2023 planning period. The City has taken steps to ensure that their zoning ordinances will be updated with a target of 12 months from adoption of the new Housing Element Update. The City has reliable staff to assist in the review and implementation of programs and processes needed to better track and carry out the Actions, including funding of rehabilitation, construction, and other housing support programs. The City also looks forward to working with Self Help, funding agencies, its stockholders, the residents, and new partners who can assist with legal, cost efficient, and timely completion of the Actions.

APPENDIX A

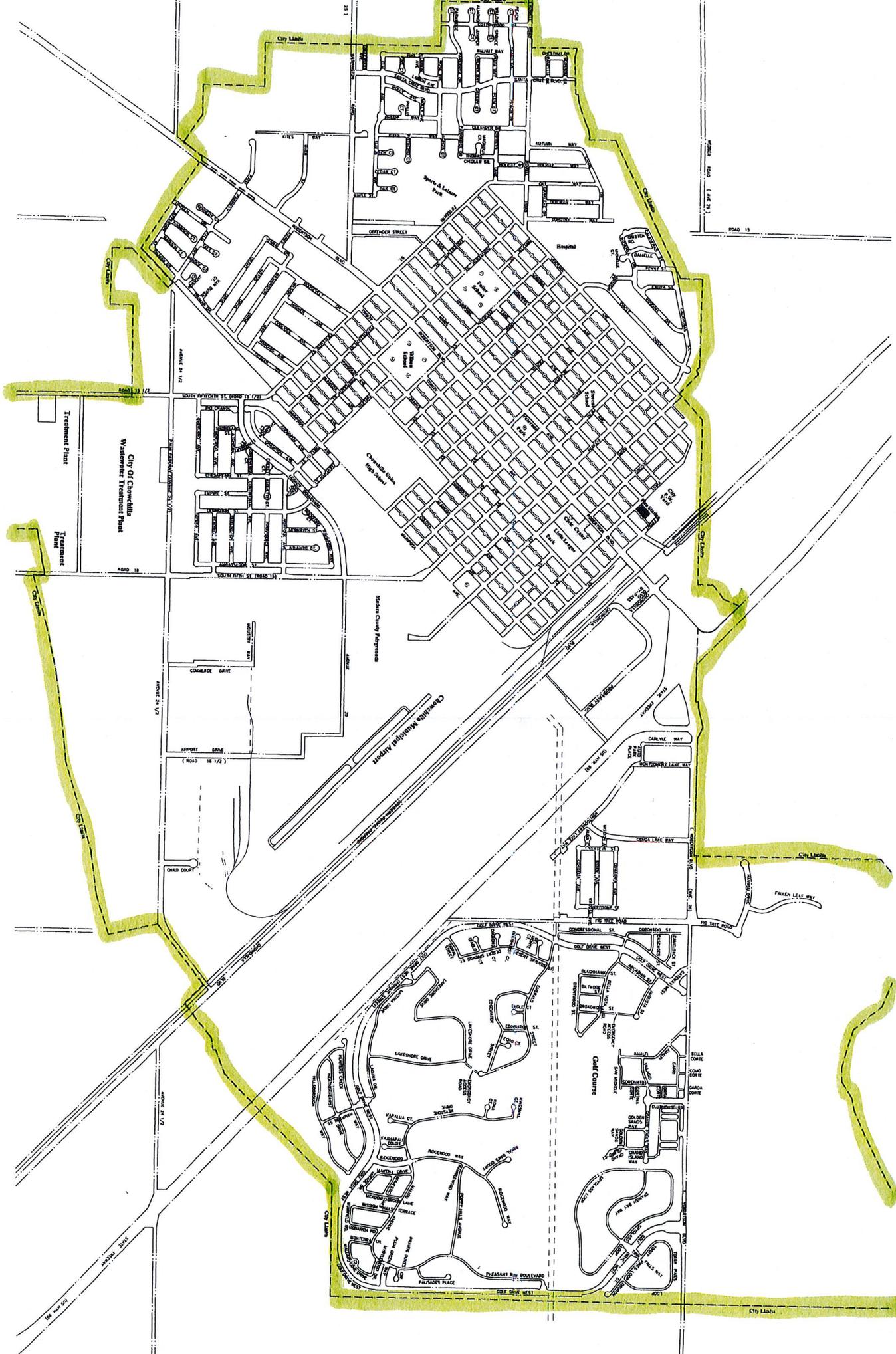


CITY OF CHOWCHILLA

**CITY-WIDE
HOUSING CONDITION
SURVEY**

MAY 2007

SELF-HELP ENTERPRISES



CITY OF CHOWCHILLA
City-Wide
Housing Conditions Survey
May 2007

Display of Results

- 1. Number of units in area 3,652*
- 2. Number of units in need of rehabilitation and dilapidated 1,524*

*Number of units in survey area, and number of units in need of rehabilitation or dilapidated exclude mobile homes.

- 3. % of units in need of rehabilitation and dilapidated (Item 2 divided by Item 1) 41.7

- 4. Number of units surveyed 400
Breakdown of units classified as in need of rehabilitation or dilapidated:

	<u># of Units</u>	<u>% of Item 4</u>
Sound	<u>8</u>	<u>2.0</u>
Minor	<u>111</u>	<u>27.8</u>
Moderate	<u>196</u>	<u>49.0</u>
Substantial	<u>64</u>	<u>16.0</u>
Dilapidated	<u>21</u>	<u>5.2</u>
Total	<u>400</u>	<u>100.0</u>

- 5. % of units surveyed of total units identified as substandard (item 4 divided by Item 2) 26.2

CDBG HOUSING CONDITION SURVEY (Sample)

MAP # _____
 Vacant (---Yes/---No)
 For Sale (---Yes/---No)

ADDRESS _____

CITY _____

CONSTRUCTION TYPE

Wood Frame _____
 Masonry _____
 Mobile _____
 Modular _____
 Other _____

STRUCTURE TYPE

Single Family with Detached Garage _____
 Single Family with Attached Garage _____
 Duplex _____
 Multi-Family _____ # of Units _____
 Other _____

FRONTAGE IMPROVEMENTS IF APPLICABLE:

_____ CURBS (---Yes/---No)
 _____ GUTTERS (---Yes/---No)
 _____ ADEQUATE SITE DRAINAGE (---Yes/---No)

_____ PAVED STREET (---Yes/---No)
 _____ SIDEWALKS (---Yes/---No)
 _____ Driveway (---Yes/---No)

#1 - FOUNDATION:

0 Existing foundation in good condition.
 10 Repairs needed
 15 Needs a partial foundation
 25 No foundation or needs a complete foundation.

#4 - WINDOWS:

0 No repair needed.
 1 Broken window panes
 5 In need of repair.
 10 In need of replacement.

#2 - ROOFING:

0 Does not need repair
 5 Shingles missing
 5 Chimney needs repair
 10 Needs re-roofing
 25 Roof structure needs replacement and re-roofing.

#5 - ELECTRICAL:

0 No repair needed.
 5 Minor repair.
 10 Replace main panel.

#3 - SIDING/STUCCO:

0 Does not need repair.
 1 Needs re-painting.
 5 Needs to be patched and re-painted.
 10 Needs replacement and painting.
 10 Asbestos/Lead-Based.

Sound	9 or less
Minor	10 - 15
Moderate	16 - 39
Substantial	40 - 55
Dilapidated	56 and over

56 Dilapidated-a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.

	#1 Foundation	#2 Roofing	#3 Siding/ Stucco	#4 Windows	#5 Electrical	TOTAL
Points						

Comments:

Surveyor _____ Date _____
 Revised 7/98

DEFINITION OF HOUSING CONDITIONS

SOUND-a unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

MINOR- a unit that show signs of deferred maintenance, or which needs only one major component such as a roof.

MODERATE-a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

SUBSTANTIAL-a unit that requires replacement of several major systems and possibly other repairs (e.g. complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement.)

DILAPIDATED-a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is none-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

ELECTRICAL INSPECTION PROCEDURE

1. Number of service entrance conductor sets (two wire -120 volts, three wire 120/240 volts, (four wire is three phase service and is not common in residences.)
2. Determine panel box conditions-missing knockouts, melted insulation, overheated fuses, missing connectors/bushings, rust, obstructed access, overloaded panel, no main service disconnect.
3. Inadequate /antiquated service-under 100 amps.

ROOF INSPECTION PROCEDURE

1. Observe roof from ground and look for any unusual conditions:
 - a. unevenness in roof line
 - b. signs of leaks in eaves, soffits, facias, abnormal condensation.
 - c. dryrot in facias, rafters or rafter tails
 - d. flashings and roof drainage systems in good shape
 - e. shingles missing or curled
 - f. number of layers of roofing
2. On flat roofs check bubbles, blisters, cracks, spongy areas, and ponding water conditions,

City of Chowchilla
Housing Condition Survey

Conducted by
Self-Help Enterprises (SHE)
May 2007

Purpose:

A housing condition survey was conducted in May 2007 throughout the City of Chowchilla. The purpose of the survey was to gather information to determine what portion of the housing stock was sound, suitable for rehabilitation or dilapidated. Survey results will be used in the revised Housing Element of the City's General Plan and to support eligible activities for current and future grant applications.

Methodology:

The survey was conducted according to HCD guidelines using the criteria of Sound, Minor, Moderate, Substantial, and Dilapidated. Each house was rated by points for the condition of foundations, roofs, siding, windows and electrical (see Survey Form tab for sample form).

First, mobile homes, located in established mobile home parks, were **excluded** from the survey.

Second, a basic housing condition ("windshield") survey was completed for all housing. The initial portion of the survey established the universe of substandard units. The surveyor rated each living unit in the target area as standard or substandard, depending on overall condition, and noted the results on appropriate County Assessor Parcel Maps. "Standard" is defined as a unit with no repair or rehabilitation needs. "Substandard" includes units, which are suitable for rehabilitation, as well as "dilapidated" units. The designation "dilapidated" is applied to units on which only correction of health and safety factors or demolition is economically feasible; i.e., they are too expensive to bring up to the Uniform Housing Code standards. (The second page of the sample form contains more detailed definitions.)

Third, 400 substandard units were randomly selected for further evaluation, representing 26.2% of all substandard units. An HCD housing conditions survey form was completed on each unit selected.

Qualifications of Surveyors:

The surveyors are semi-retired employees of Self-Help Enterprises, a CDBG program administrator. The surveyors include an Assistant Program Manager for Housing Rehabilitation and a Management Analyst experienced with housing rehabilitation programs. They are able to operate on their own, needing no supervision in the field.

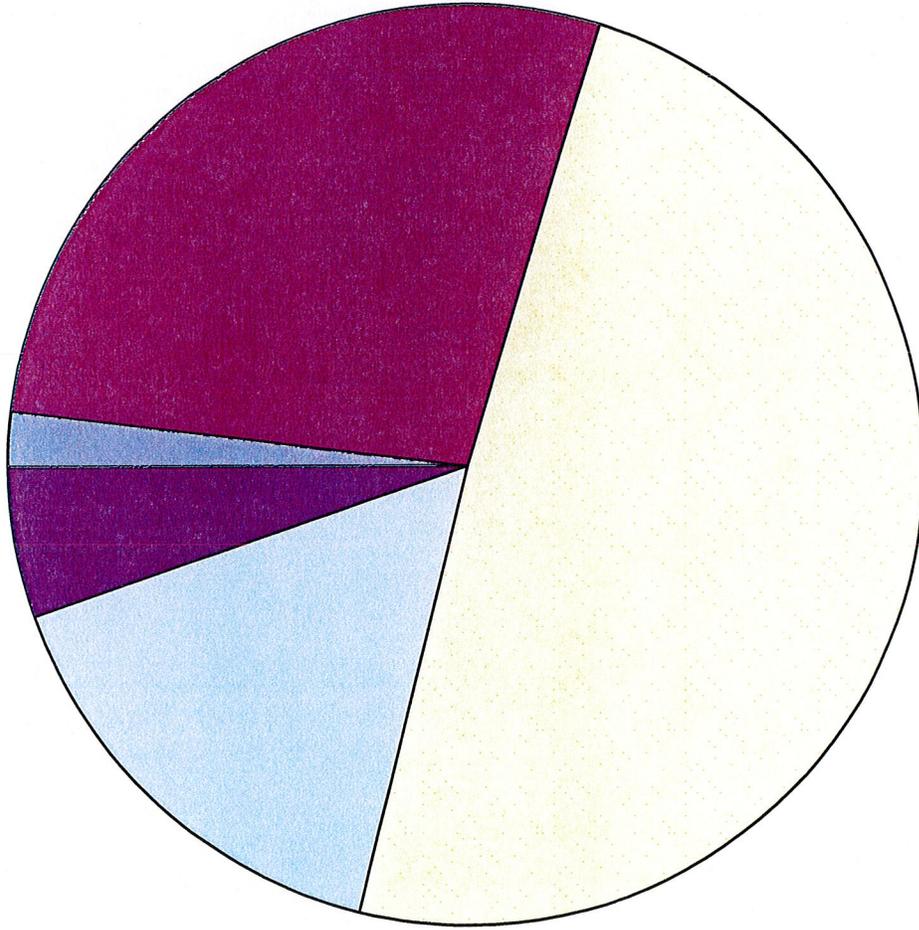
Joanna Nugent, Assistant Program Manager for Housing Rehabilitation

Ms. Nugent performed the on-site housing conditions survey. Ms. Nugent has over 25 years experience in SHE's Housing Rehabilitation Department. In addition to conducting, and training staff to conduct, housing conditions surveys for CDBG rehabilitation applications, she was the lead person in the development and preparation of CDBG and HOME applications. She primarily handled administrative oversight of funded grants. In this role, she was responsible for general administration activities; program development and community relations; development of reports, proposals, contracts; monitoring of ongoing projects; and interpretation of regulations. Ms. Nugent, who is semi-retired, acts in a consultative capacity in the review of grant applications.

Sherald Sluka, Management Analyst

Mr. Sluka performed the on-site housing conditions survey. Mr. Sluka has over 20 years experience in SHE's Rehabilitation Department. In addition to conducting, and training staff to conduct, housing conditions surveys for CDBG rehabilitation applications, he also is a licensed real estate broker. Mr. Sluka, who is semi-retired, acts in a consultative capacity in the review of contracts, departmental budget preparation and file closings.

Chowchilla Housing Survey - May 2007
Display of Substandard Housing



Sound	8	2.00%
Minor	111	27.75%
Moderate	196	49.00%
Substantial	64	16.00%
Dilapidated	21	5.25%

Chowchilla Housing Survey
Windshield Tabulation

Map #	Standard	Sub-stand	Vacant
01-01	25	76	0
01-02	23	54	2
01-03	30	58	0
01-04	8	25	0
01-05	9	30	1
01-06	25	61	2
01-07	23	47	3
01-08	9	33	0
01-10	19	59	0
01-11	13	66	3
01-12	13	29	1
01-13	2	67	1
01-17	40	49	1
01-20	17	18	0
01-21	22	12	0
01-22	30	18	0
01-25	25	4	0
01-26	11	28	0
01-27	20	19	0
01-28	11	3	0
01-30	12	65	3
01-31	42	1	0
01-33	63	2	0
01-34-1	42	0	0
01-34-3	18	0	0
01-35	51	0	3
01-36	85	0	0
01-37	32	0	0
01-38	39	0	0
Sub Bk 01	759	824	20

02-01	10	5	0
02-02	9	21	1
02-03	29	50	2
02-04	24	37	0
02-05	2	12	4
02-07	31	22	0
02-08	22	62	1
02-09	8	33	2
02-10	41	67	5
02-11	14	52	2
02-13	25	18	0
02-14	22	51	12
02-15	4	16	2
02-16	106	56	5
02-17	15	34	0
02-22	11	19	0
02-23	57	36	0

02-26-2	39	49	0
02-26-3	11	23	0
02-26-4	8	37	0
Sub Bk 02	488	700	36

14-05	39	0	2
14-06	21	0	0
14-07	3	0	1
14-08	74	0	3
14-09	49	0	3
14-10	15	0	7
14-11	24	0	1
14-12	20	0	3
14-13-1	22	0	8
14-13-2	29	0	18
14-13-3	39	0	3
14-14-2	46	0	0
14-15-1	45	0	0
14-16	65	0	0
14-17-1	1	0	0
14-17-2	2	0	0
14-17-3	1	0	0
14-18	42	0	0
14-19-1	36	0	0
14-19-2	14	0	0
14-19-3	21	0	0
14-20-1	63	0	10
14-20-2	41	0	5
14-21-1	30	0	2
14-21-2	14	0	7
14-22	10	0	0
14-23-2	30	0	5
14-23-3	15	0	15
14-23-4	18	0	0
14-23-5	29	0	0
14-24-1	8	0	0
14-25	15	0	14
Sub Bk 14	881	0	107

Totals 2128 1524 163

Grand Total 3652

Percent substandard 41.73%

Chowchilla Housing Conditions Survey - Completed Forms Tabulation

Map. No.	Address	Sound	Rated Condition				Dilapidated
			Minor	Moderate	Substantial		
01-01	1315 Ventura					1	
01-01	1401 Ventura			1			
01-01	635 11th St				1		
01-01	1404 Monterey			1			
01-01	655 12th St				1		
01-01	1420 Monterey				1		
01-01	610 15th St					1	
01-01	1404 Sonoma				1		
01-01	1401 Sonoma				1		
01-01	1305 Sonoma				1		
01-01	1300 Sonoma				1		
01-01	1209 Sonoma					1	
01-01	1204 Sonoma				1		
01-01	560 N 12th					1	
01-01	530 13th St					1	
01-01	1316 Monterey				1		
01-01	515 11th St				1		
01-01	1112 Monterey					1	
01-01	1208 Monterey					1	
01-02	1009 Ventura					1	
01-02	630 11th St				1		
01-02	701 Ventura				1		
01-02	1009 Sonoma			1			
01-02	1000 Sonoma				1		
01-02	555 9th St				1		
01-02	610 9th St			1			
01-02	805 Sonoma						1
01-02	708 Sonoma				1		
01-02	705 Sonoma				1		
01-02	800 Monterey				1		
01-02	912 Monterey					1	
01-02	1016 Monterey				1		
01-03	655 5th St				1		
01-03	313 Ventura				1		
01-03	613 Sonoma				1		
01-03	605 Sonoma			1			
01-03	559 6th St			1			
01-03	540 6th St				1		
01-03	421 Sonoma				1		
01-03	400 Sonoma				1		
01-03	321 Sonoma				1		
01-03	605 3rd St				1		
01-03	525 3rd St					1	
01-03	320 Monterey					1	
01-03	412 Monterey					1	
01-03	500 Monterey						1
01-03	618 Monterey			1			
01-04	216 Sonoma				1		
01-04	560 2nd				1		
01-04	610 2nd St			1			
01-04	540 3rd			1			
01-04	200 Monterey				1		
01-04	530 2nd					1	
01-05	1412 Riverside				1		
01-05	1415 Lake					1	
01-05	1408 Lake					1	
01-05	1312 Lake			1			
01-05	355 13th				1		
01-05	445 13th			1			
01-05	1405 Monterey			1			
01-06	715 Lake				1		
01-06	704 Lake			1			
01-06	804 Lake				1		
01-06	809 Lake			1			
01-06	908 Lake						1

01-06	1016 Lake		1		
01-06	1008 Riverside		1		
01-06	904 Riverside			1	
01-06	460 9th		1		
01-06	804 Riverside			1	
01-06	708 Riverside			1	
01-06	355 10th			1	
01-06	801 Monterey	1			
01-06	709 Monterey		1		
01-06	460 10th		1		
01-07	612 Riverside			1	
01-07	516 Riverside		1		
01-07	408 Riverside	1			
01-07	316 Riverside		1		
01-07	306 Lake		1		
01-07	411 Lake			1	
01-07	601 Lake			1	
01-07	604 Lake				1
01-07	617 Lake		1		
01-07	601 Monterey			1	
01-07	450 4th	1			
01-08	200 Riverside			1	
01-08	104 Riverside			1	
01-08	116 Riverside		1		
01-08	425 1st	1			
01-08	440 2nd		1		
01-08	435 2nd			1	
01-08	350 2nd		1		
01-08	340 3rd			1	
01-08	440 3rd		1		
01-10	1201 Riverside	1			
01-10	1206 Kings	1			
01-10	1217 Riverside	1			
01-10	1317 Riverside		1		
01-10	1105 Riverside	1			
01-10	1125 Kings	1			
01-10	1213 Kings		1		
01-10	1220 Kings		1		
01-10	1305 Kings		1		
01-10	1312 Kings	1			
01-10	1400 Kings	1			
01-10	1401 Kings		1		
01-10	1420 Kings		1		
01-10	1116 Robertson		1		
01-10	1204 Robertson		1		
01-11	813 Riverside			1	
01-11	717 Riverside		1		
01-11	917 Riverside			1	
01-11	Riverside & 9th (corner)	1			
01-11	700 Kings			1	
01-11	804 Kings		1		
01-11	908 Kings		1		
01-11	920 Kings		1		
01-11	1020 Kings	1			
01-11	1009 Kings		1		
01-11	909 Kings		1		
01-11	721 Kings		1		
01-11	135 7th		1		
01-11	808 Robertson		1		
01-11	920 Robertson		1		
01-12	621 Riverside		1		
01-12	313 Riverside		1		
01-12	303 Riverside	1			
01-12	225? 5th	1			
01-12	412 Kings		1		
01-12	500 Kings			1	
01-12	504 Kings		1		
01-12	616 Kings	1			
01-13	101-139 Kings apts 1 of 6	1			

01-13	101-139 Kings apts 2 of 6	1		
01-13	101-139 Kings apts 3 of 6	1		
01-13	101-139 Kings apts 4 of 6	1		
01-13	101-139 Kings apts 5 of 6	1		
01-13	101-139 Kings apts 6 of 6	1		
01-13	100 Kings apts 1 of 3		1	
01-13	101 Kings apts 2 of 3		1	
01-13	102 Kings apts 3 of 3		1	
01-13	200 Kings apts 1 of 3		1	
01-13	200 Kings apts 2 of 3		1	
01-13	201 Kings apts 3 of 3		1	
01-13	225 2nd		1	
01-13	240 2nd		1	
01-17	112 Guill Way	1		
01-17	115 Guill Way		1	
01-17	144 Guill Way		1	
01-17	120 Canal Dr	1		
01-17	161 Dorothy Way		1	
01-17	144 Dorothy Way	1		
01-17	141 Dorothy Way		1	
01-17	120 Dorothy Way		1	
01-17	104 Dorothy Way		1	
01-17	109 Deborah		1	
01-17	116 Deborah		1	
01-17	129 Deborah	1		
01-17	150 Howell	1		
01-20	304 Circle Dr		1	
01-20	332 Circle Dr		1	
01-20	420 Ventura		1	
01-20	520 Ventura		1	
01-20	312 Ventura	1		
01-21	348 Circle Dr		1	
01-21	373 Circle Dr		1	
01-21	388 Circle Dr	1		
01-21	620 Ventura	1		
01-22	109 Autumn Way	1		
01-22	117 Autumn Way	1		
01-22	121 Autumn Way		1	
01-22	132 Autumn Way		1	
01-22	133 Autumn Way		1	
01-22	137 Autumn Way		1	
01-22	160 Canal	1		
01-22	156 Canal		1	
01-22	100 Holiday		1	
01-22	101 Holiday Way		1	
01-25	1602 Magnolia Ct	1		
01-26	830 Gill Way	1		
01-26	841 Gill Way		1	
01-26	1304 Ventura	1		
01-26	1308 Ventura	1		
01-26	809 Holiday Way	1		
01-26	125 Howell Rd		1	
01-26	820 Holiday Way		1	
01-26	701 Gill Way		1	
01-27	560 Rosehill		1	
01-27	599 Rosehill		1	
01-27	704 Rosehill		1	
01-27	900 Amador	1		
01-27	1057 Califa	1		
01-27	527 Calaveras		1	
01-28	530 Calaveras	1		
01-30	142 Washington			1
01-30	1562 Defender St		1	
01-30	1503 Defender St			1
01-30	1520-1550 Robertson	1		
01-30	1520-1550 Robertson	1		
01-30	1520-1550 Robertson	1		
01-30	1520-1550 Robertson	1		
01-30	110-136 Washington	1		

01-30	110-136 Washington		1			
01-30	110-136 Washington		1			
01-30	110-136 Washington		1			
01-30	1547? Defender St					1
01-30	1534 Defender St			1		
01-30	1525 Defender St			1		
01-30	1522 Defender St			1		
02-01	1520 Roosevelt				1	
02-02	1404 Trinity					1
02-02	1413 Trinity			1		
02-02	160 13th St			1		
02-02	1304 Orange					1
02-02	1410 Orange			1		
02-03	150 7th St			1		
02-03	720 Trinity			1		
02-03	721 Trinity	1				
02-03	804 Trinity		1			
02-03	813 Trinity			1		
02-03	109 9th		1			
02-03	900 Trinity					1
02-03	913 Robertson			1		
02-03	817 W. Robertson Blvd			1		
02-03	1004 Orange		1			
02-03	240 9th St			1		
02-03	804 Orange			1		
02-03	712 Orange		1			
02-04	400 Trinity		1			
02-04	408 Trinity		1			
02-04	416 Trinity		1			
02-04	432 Trinity		1			
02-04	440 Trinity		1			
02-04	504 Trinity		1			
02-04	620 Trinity		1			
02-04	612 Orange		1			
02-04	512 Orange			1		
02-05	250 Front				1	
02-05	220 Front St				1	
02-05	35 Trinity				1	
02-07	1505 Roosevelt		1			
02-07	1525 Roosevelt			1		
02-07	308 Wilson			1		
02-07	313 Wilson	1				
02-07	1516 Hoover			1		
02-07	1516 Coolidge			1		
02-08	1309 Orange			1		
02-08	1121 Orange				1	
02-08	1105 Orange			1		
02-08	1200 Alameda				1	
02-08	440 13th					1
02-08	1412 Alameda			1		
02-08	1316 Alameda				1	
02-08	1108 Humboldt					1
02-08	1212 Humboldt			1		
02-08	1213 Humbolt			1		
02-08	1305 Humboldt			1		
02-08	1308 Humboldt			1		
02-08	1321 Humboldt				1	
02-08	1404 Humboldt				1	
02-08	1417 Humboldt				1	
02-08	1113 Orange			1		
02-09	821 Orange		1			
02-09	355 8th St		1			
02-09	340 7th St		1			
02-09	721 Orange			1		
02-09	812 Humbolt	1				
02-10	305 Orange			1		
02-10	505 Orange			1		
02-10	405 Orange			1		
02-10	325 7th St			1		

02-16	413 Alameda				1
02-16	500 3rd				1
02-16	601 Alameda		1		
02-16	513 1/2 Colusa				1
02-16	420 Colusa		1		
02-16	400 Colusa		1		
02-16	620 3rd St		1		
02-17	204 Mariposa		1		
02-17	112 Mariposa		1		
02-17	212 Colusa		1		
02-17	560 1st		1		
02-17	101 Colusa	1			
02-17	555 2nd				1
02-17	205 Colusa		1		
02-17	221 Alameda		1		
02-17	540 2nd St		1		
02-17	621 Alameda	1			
02-17	201 Alameda				1
02-22	604 Grant		1		
02-22	204 Vernal		1		
02-22	305 Vernal		1		
02-22	1576 Roosevelt	1			
02-22	24727 Robertson				1
02-23	1559 Truman	1			
02-23	448 Washington		1		
02-23	421 Washington		1		
02-23	408 Washington Dr	1			
02-23	528 Adams		1		
02-23	552 Adams		1		
02-23	657 Grant	1			
02-23	648 Grant	1			
02-23	629 Grant		1		
02-23	613 Grant		1		
02-26	2143 Truman	1			
02-26	2135 Madison Court	1			
02-26	2134 Madison Ct	1			
02-26	2118 Madison Ct		1		
02-26	2103 Madison Ct	1			
02-26	506 Jefferson	1			
02-26	2103 Harrison	1			
02-26	2114 Harrison		1		
02-26	2123 Harrison	1			
02-26	2130 Harrison	1			
02-26	310 Jefferson	1			
02-26	2121 Lincoln		1		
02-26	2101 Lincoln	1			
02-26	2018 Taft Ct	1			
02-26	2015 Taft Ct	1			
02-26	2006 Monroe Ct		1		
02-26	2015 Monroe Ct		1		
02-26	2022 Monroe Ct		1		
02-26	510 Jackson		1		
02-26	1913 Truman Dr		1		
02-26	1906 Truman Dr		1		
02-26	2107 Truman	1			
02-26	2118 Truman	1			
02-26	2123 Truman	1			
02-26	2131 Truman		1		
02-26	2130 Mariposa Ct	1			

	Sound	Minor	Moderate	Substantial	Dilapidated
--	-------	-------	----------	-------------	-------------

Totals	8	111	196	64	21
--------	---	-----	-----	----	----

Grand Total					400
-------------	--	--	--	--	-----

Category by Percentage	2.00%	27.75%	49.00%	16.00%	5.25%
------------------------	-------	--------	--------	--------	-------

APPENDIX B

City of Chowchilla
Housing Element (2014-2023)
Land Inventory Index (Residential)

Parcel ID No.	Assessor's Parcel Number	Acres	Zone District	General Plan Designation	Maximum Density	Realistic Density	Maximum Units	Realistic Units
1	001-022-004	0.06	R-1	LDR	8.0	5.5	1	1
2	001-022-007	0.05	R-1	LDR	8.0	5.5	1	1
3	001-024-004	0.14	R-1	LDR	8.0	5.5	1	1
4	001-031-010	0.14	R-1	LDR	8.0	5.5	1	1
5	001-034-012	0.31	R-1	LDR	8.0	5.5	2	2
6	001-035-018	0.08	R-1	LDR	8.0	5.5	1	1
7	001-068-013	0.16	R-1	LDR	8.0	5.5	1	1
8	001-072-004	0.16	R-1	LDR	8.0	5.5	1	1
9	001-104-011	0.16	R-2	MHRD	16.0	8.0	3	1
10	001-111-010	0.16	R-3	HDR	24.0	16.0	4	3
11	001-111-013	0.16	R-1	LDR	8.0	5.5	1	1
12	001-115-013	0.14	R-1	LDR	8.0	5.5	1	1
13	001-123-002	0.16	R-2	MHRD	16.0	8.0	3	1
14	001-131-005	0.08	R-2	MHRD	16.0	8.0	1	1
15	001-200-025	0.48	R-1-7	LDR	8.0	5.5	4	3
16	001-200-042	0.17	R-1-7	LDR	8.0	5.5	1	1
17	001-210-006	0.23	R-1-7	LDR	8.0	5.5	2	1
18	001-230-043	10.81	R-1	LDR	8.0	5.5	86	59
19	001-250-042	0.15	R-1-7	LDR	8.0	5.5	1	1
20	001-290-001	3.32	R-1-7	LDR	8.0	5.5	27	18
21	001-290-003	0.59	R-1-7	LDR	8.0	5.5	5	3
22	001-290-004	4.03	R-1-7	LDR	8.0	5.5	32	22
23	001-290-005	1.66	R-1-7	LDR	8.0	5.5	13	9
24	001-290-006	4.57	R-1-7	LDR	8.0	5.5	37	25
25	001-300-013	0.17	R-2	MHRD	16.0	8.0	3	1
26	001-300-019	0.04	R-2	MHRD	16.0	8.0	1	1
27	001-300-020	0.17	R-2	MHRD	16.0	8.0	3	1
28	001-300-023	0.30	R-3	HDR	24.0	16.0	7	5
29	001-300-026	0.17	R-3	HDR	24.0	16.0	4	3
30	001-300-055	0.14	R-3	HDR	24.0	16.0	3	2
31	001-300-056	0.21	R-3	HDR	24.0	16.0	5	3
32	001-330-002	3.49	R-3	HDR	24.0	16.0	84	56
33	001-340-047	0.16	R-1	LDR	8.0	5.5	1	1
34	001-340-048	0.16	R-1	LDR	8.0	5.5	1	1
35	001-340-049	0.16	R-1	LDR	8.0	5.5	1	1
36	001-340-050	0.16	R-1	LDR	8.0	5.5	1	1
37	001-340-058	0.15	R-1	LDR	8.0	5.5	1	1
38	001-340-059	0.15	R-1	LDR	8.0	5.5	1	1
39	001-341-001	0.16	R-1	LDR	8.0	5.5	1	1
40	001-341-002	0.15	R-1	LDR	8.0	5.5	1	1
41	001-341-003	0.15	R-1	LDR	8.0	5.5	1	1
42	001-341-004	0.15	R-1	LDR	8.0	5.5	1	1
43	001-341-005	0.15	R-1	LDR	8.0	5.5	1	1
44	001-341-006	0.16	R-1	LDR	8.0	5.5	1	1
45	001-341-011	0.14	R-1	LDR	8.0	5.5	1	1
46	001-341-013	0.15	R-1	LDR	8.0	5.5	1	1
47	001-341-014	0.14	R-1	LDR	8.0	5.5	1	1
48	001-341-015	0.15	R-1	LDR	8.0	5.5	1	1
49	001-341-018	0.20	R-1	LDR	8.0	5.5	2	1
50	001-341-057	0.15	R-1	LDR	8.0	5.5	1	1
51	001-341-058	0.19	R-1	LDR	8.0	5.5	2	1
52	001-350-021	0.17	R-1	LDR	8.0	5.5	1	1
53	001-350-026	0.17	R-1	LDR	8.0	5.5	1	1
54	001-350-054	0.14	R-1	LDR	8.0	5.5	1	1
55	001-350-055	0.19	R-1	LDR	8.0	5.5	1	1
56	001-380-006	0.17	R-1	LDR	8.0	5.5	1	1
57	001-380-007	0.13	R-1	LDR	8.0	5.5	1	1
58	001-380-008	0.14	R-1	LDR	8.0	5.5	1	1
59	001-380-009	0.31	R-1	LDR	8.0	5.5	2	2
60	001-380-010	0.22	R-1	LDR	8.0	5.5	2	1
61	001-380-011	0.31	R-1	LDR	8.0	5.5	2	2
62	001-380-012	0.12	R-1	LDR	8.0	5.5	1	1
63	001-380-013	0.15	R-1	LDR	8.0	5.5	1	1
64	001-380-014	0.16	R-1	LDR	8.0	5.5	1	1
65	001-380-015	0.17	R-1	LDR	8.0	5.5	1	1
66	001-380-016	0.13	R-1	LDR	8.0	5.5	1	1
67	001-380-017	0.15	R-1	LDR	8.0	5.5	1	1
68	001-380-018	0.30	R-1	LDR	8.0	5.5	2	2
69	001-380-019	0.23	R-1	LDR	8.0	5.5	2	1
70	001-380-020	0.29	R-1	LDR	8.0	5.5	2	2
71	001-380-021	0.14	R-1	LDR	8.0	5.5	1	1
72	001-380-022	0.14	R-1	LDR	8.0	5.5	1	1
73	001-380-023	0.17	R-1	LDR	8.0	5.5	1	1
74	001-380-024	0.17	R-1	LDR	8.0	5.5	1	1
75	001-380-025	0.13	R-1	LDR	8.0	5.5	1	1
76	001-380-026	0.15	R-1	LDR	8.0	5.5	1	1
77	001-380-027	0.31	R-1	LDR	8.0	5.5	2	2
78	001-380-028	0.21	R-1	LDR	8.0	5.5	2	1

City of Chowchilla
Housing Element (2014-2023)
Land Inventory Index (Residential)

79	001-381-039	0.27	R-1	LDR	8.0	5.5	2	1
80	001-381-040	0.23	R-1	LDR	8.0	5.5	2	1
81	001-381-041	0.18	R-1	LDR	8.0	5.5	1	1
82	001-381-042	0.17	R-1	LDR	8.0	5.5	1	1
83	001-381-043	0.19	R-1	LDR	8.0	5.5	2	1
84	001-390-001	0.19	R-1	LDR	8.0	5.5	2	1
85	001-390-002	0.17	R-1	LDR	8.0	5.5	1	1
86	001-390-003	0.16	R-1	LDR	8.0	5.5	1	1
87	001-390-004	0.16	R-1	LDR	8.0	5.5	1	1
88	001-390-005	0.18	R-1	LDR	8.0	5.5	1	1
89	001-390-006	0.35	R-1	LDR	8.0	5.5	3	2
90	001-390-007	0.16	R-1	LDR	8.0	5.5	1	1
91	001-390-008	0.16	R-1	LDR	8.0	5.5	1	1
92	001-390-009	0.15	R-1	LDR	8.0	5.5	1	1
93	001-390-010	0.17	R-1	LDR	8.0	5.5	1	1
94	001-390-011	0.16	R-1	LDR	8.0	5.5	1	1
95	001-390-012	0.31	R-1	LDR	8.0	5.5	2	2
96	001-390-013	0.18	R-1	LDR	8.0	5.5	1	1
97	001-390-014	0.15	R-1	LDR	8.0	5.5	1	1
98	001-390-015	0.16	R-1	LDR	8.0	5.5	1	1
99	001-390-016	0.16	R-1	LDR	8.0	5.5	1	1
100	001-390-017	0.18	R-1	LDR	8.0	5.5	1	1
101	001-390-018	0.17	R-1	LDR	8.0	5.5	1	1
102	001-390-019	0.14	R-1	LDR	8.0	5.5	1	1
103	001-390-020	0.14	R-1	LDR	8.0	5.5	1	1
104	001-390-021	0.14	R-1	LDR	8.0	5.5	1	1
105	001-390-022	0.14	R-1	LDR	8.0	5.5	1	1
106	001-390-023	0.14	R-1	LDR	8.0	5.5	1	1
107	001-390-024	0.14	R-1	LDR	8.0	5.5	1	1
108	001-390-025	0.17	R-1	LDR	8.0	5.5	1	1
109	001-390-026	0.15	R-1	LDR	8.0	5.5	1	1
110	001-390-027	0.15	R-1	LDR	8.0	5.5	1	1
111	001-390-028	0.17	R-1	LDR	8.0	5.5	1	1
112	001-390-029	0.17	R-1	LDR	8.0	5.5	1	1
113	001-390-030	0.15	R-1	LDR	8.0	5.5	1	1
114	001-390-031	0.15	R-1	LDR	8.0	5.5	1	1
115	001-390-032	0.17	R-1	LDR	8.0	5.5	1	1
116	001-400-005	0.37	R-1	LDR	8.0	5.5	3	2
117	001-400-006	38.10	R-1	LDR	8.0	5.5	305	210
118	002-022-005	0.16	R-2	MHRD	16.0	8.0	3	1
119	002-036-006	0.17	R-1	LDR	8.0	5.5	1	1
120	002-036-007	0.15	R-1	LDR	8.0	5.5	1	1
121	002-036-008	0.17	R-1	LDR	8.0	5.5	1	1
122	002-038-004	0.16	R-3	HDR	24.0	16.0	4	3
123	002-085-015	0.16	R-1	LDR	8.0	5.5	1	1
124	002-105-008	0.15	R-3	HDR	24.0	16.0	4	2
125	002-107-009	0.15	R-2	MHRD	16.0	8.0	2	1
126	002-107-010	0.17	R-2	MHRD	16.0	8.0	3	1
127	002-108-006	0.16	R-1	LDR	8.0	5.5	1	1
128	002-144-011	0.30	R-2	MHRD	16.0	8.0	5	2
129	002-146-011	0.16	R-3	HDR	24.0	16.0	4	3
130	002-152-003	0.16	R-3	HDR	24.0	16.0	4	3
131	002-162-005	0.10	R-3	HDR	24.0	16.0	2	2
132	002-162-006	0.17	R-3	HDR	24.0	16.0	4	3
133	002-163-011	0.16	R-3	HDR	24.0	16.0	4	3
134	002-163-012	0.16	R-3	HDR	24.0	16.0	4	3
135	002-164-014	0.60	R-2	MHRD	16.0	8.0	10	5
136	002-300-003	58.92	R-1	LDR	8.0	5.5	471	324
137	014-010-010	13.14	R-3	HDR	24.0	16.0	315	210
138	014-020-018	20.03	R-1	LDR	8.0	5.5	160	110
139	014-020-039	1.80	R-3	HDR	24.0	16.0	43	29
140	014-020-052	8.20	R-3	HDR	24.0	16.0	197	131
141	014-021-001	0.20	R-1-6	LDR	8.0	5.5	2	1
142	014-021-002	0.21	R-1-6	LDR	8.0	5.5	2	1
143	014-021-003	0.19	R-1-6	LDR	8.0	5.5	1	1
144	014-021-004	0.18	R-1-6	LDR	8.0	5.5	1	1
145	014-021-005	0.20	R-1-6	LDR	8.0	5.5	2	1
146	014-021-006	0.18	R-1-6	LDR	8.0	5.5	1	1
147	014-021-007	0.18	R-1-6	LDR	8.0	5.5	1	1
148	014-021-008	0.18	R-1-6	LDR	8.0	5.5	1	1
149	014-021-009	0.18	R-1-6	LDR	8.0	5.5	1	1
150	014-021-010	0.18	R-1-6	LDR	8.0	5.5	1	1
151	014-021-011	0.18	R-1-6	LDR	8.0	5.5	1	1
152	014-021-012	0.18	R-1-6	LDR	8.0	5.5	1	1
153	014-021-013	0.18	R-1-6	LDR	8.0	5.5	1	1
154	014-021-014	0.18	R-1-6	LDR	8.0	5.5	1	1
155	014-021-015	0.18	R-1-6	LDR	8.0	5.5	1	1
156	014-021-016	0.20	R-1-6	LDR	8.0	5.5	2	1
157	014-021-017	0.34	R-1-6	LDR	8.0	5.5	3	2
158	014-021-018	0.18	R-1-6	LDR	8.0	5.5	1	1
159	014-021-019	0.24	R-1-6	LDR	8.0	5.5	2	1

City of Chowchilla
Housing Element (2014-2023)
Land Inventory Index (Residential)

160	014-021-020	0.23	R-1-6	LDR	8.0	5.5	2	1
161	014-021-021	0.23	R-1-6	LDR	8.0	5.5	2	1
162	014-021-022	0.22	R-1-6	LDR	8.0	5.5	2	1
163	014-021-023	0.20	R-1-6	LDR	8.0	5.5	2	1
164	014-021-024	0.21	R-1-6	LDR	8.0	5.5	2	1
165	014-021-025	0.22	R-1-6	LDR	8.0	5.5	2	1
166	014-021-026	0.29	R-1-6	LDR	8.0	5.5	2	2
167	014-021-027	0.22	R-1-6	LDR	8.0	5.5	2	1
168	014-021-028	0.18	R-1-6	LDR	8.0	5.5	1	1
169	014-021-029	0.18	R-1-6	LDR	8.0	5.5	1	1
170	014-021-030	0.18	R-1-6	LDR	8.0	5.5	1	1
171	014-021-031	0.18	R-1-6	LDR	8.0	5.5	1	1
172	014-021-032	0.18	R-1-6	LDR	8.0	5.5	1	1
173	014-021-033	0.18	R-1-6	LDR	8.0	5.5	1	1
174	014-021-034	0.18	R-1-6	LDR	8.0	5.5	1	1
175	014-021-035	0.18	R-1-6	LDR	8.0	5.5	1	1
176	014-021-036	0.18	R-1-6	LDR	8.0	5.5	1	1
177	014-021-037	0.18	R-1-6	LDR	8.0	5.5	1	1
178	014-021-038	0.18	R-1-6	LDR	8.0	5.5	1	1
179	014-021-039	0.18	R-1-6	LDR	8.0	5.5	1	1
180	014-021-040	0.21	R-1-6	LDR	8.0	5.5	2	1
181	014-021-041	0.19	R-1-6	LDR	8.0	5.5	2	1
182	014-021-042	0.22	R-1-6	LDR	8.0	5.5	2	1
183	014-021-043	0.23	R-1-6	LDR	8.0	5.5	2	1
184	014-021-044	0.21	R-1-6	LDR	8.0	5.5	2	1
185	014-021-045	0.22	R-1-6	LDR	8.0	5.5	2	1
186	014-021-046	0.28	R-1-6	LDR	8.0	5.5	2	2
187	014-021-047	0.20	R-1-6	LDR	8.0	5.5	2	1
188	014-021-048	0.18	R-1-6	LDR	8.0	5.5	1	1
189	014-021-049	0.18	R-1-6	LDR	8.0	5.5	1	1
190	014-021-050	0.18	R-1-6	LDR	8.0	5.5	1	1
191	014-021-051	0.18	R-1-6	LDR	8.0	5.5	1	1
192	014-021-052	0.18	R-1-6	LDR	8.0	5.5	1	1
193	014-021-053	0.18	R-1-6	LDR	8.0	5.5	1	1
194	014-021-054	0.18	R-1-6	LDR	8.0	5.5	1	1
195	014-021-055	0.18	R-1-6	LDR	8.0	5.5	1	1
196	014-021-056	0.18	R-1-6	LDR	8.0	5.5	1	1
197	014-021-057	0.18	R-1-6	LDR	8.0	5.5	1	1
198	014-021-058	0.18	R-1-6	LDR	8.0	5.5	1	1
199	014-021-059	0.19	R-1-6	LDR	8.0	5.5	1	1
200	014-021-060	0.18	R-1-6	LDR	8.0	5.5	1	1
201	014-021-061	0.18	R-1-6	LDR	8.0	5.5	1	1
202	014-021-062	0.18	R-1-6	LDR	8.0	5.5	1	1
203	014-021-063	0.18	R-1-6	LDR	8.0	5.5	1	1
204	014-021-064	0.18	R-1-6	LDR	8.0	5.5	1	1
205	014-021-065	0.18	R-1-6	LDR	8.0	5.5	1	1
206	014-021-066	0.18	R-1-6	LDR	8.0	5.5	1	1
207	014-021-067	0.18	R-1-6	LDR	8.0	5.5	1	1
208	014-021-068	0.18	R-1-6	LDR	8.0	5.5	1	1
209	014-021-069	0.19	R-1-6	LDR	8.0	5.5	1	1
210	014-021-070	0.18	R-1-6	LDR	8.0	5.5	1	1
211	014-021-071	0.18	R-1-6	LDR	8.0	5.5	1	1
212	014-021-072	0.18	R-1-6	LDR	8.0	5.5	1	1
213	014-021-073	0.18	R-1-6	LDR	8.0	5.5	1	1
214	014-021-074	0.18	R-1-6	LDR	8.0	5.5	1	1
215	014-021-075	0.18	R-1-6	LDR	8.0	5.5	1	1
216	014-021-076	0.18	R-1-6	LDR	8.0	5.5	1	1
217	014-021-077	0.18	R-1-6	LDR	8.0	5.5	1	1
218	014-021-078	0.18	R-1-6	LDR	8.0	5.5	1	1
219	014-021-079	0.18	R-1-6	LDR	8.0	5.5	1	1
220	014-021-080	0.19	R-1-6	LDR	8.0	5.5	1	1
221	014-021-081	0.18	R-1-6	LDR	8.0	5.5	1	1
222	014-021-082	0.18	R-1-6	LDR	8.0	5.5	1	1
223	014-021-083	0.18	R-1-6	LDR	8.0	5.5	1	1
224	014-021-084	0.18	R-1-6	LDR	8.0	5.5	1	1
225	014-021-085	0.18	R-1-6	LDR	8.0	5.5	1	1
226	014-021-086	0.18	R-1-6	LDR	8.0	5.5	1	1
227	014-021-087	0.18	R-1-6	LDR	8.0	5.5	1	1
228	014-021-088	0.18	R-1-6	LDR	8.0	5.5	1	1
229	014-021-089	0.18	R-1-6	LDR	8.0	5.5	1	1
230	014-021-090	0.18	R-1-6	LDR	8.0	5.5	1	1
231	014-021-091	0.18	R-1-6	LDR	8.0	5.5	1	1
232	014-030-029	1.56	R-3	HDR	24.0	16.0	37	25
233	014-030-030	4.94	R-3	HDR	24.0	16.0	119	79
234	014-030-031	3.12	R-3	HDR	24.0	16.0	75	50
235	014-030-032	2.91	R-3	HDR	24.0	16.0	70	47
236	014-030-039	19.67	R-3	HDR	24.0	16.0	472	315
237	014-030-056	33.73	R-3	HDR	24.0	16.0	809	540
238	014-060-009	0.27	R-1-7	LDR	8.0	5.5	2	1
239	014-070-003	0.27	R-1-7	LDR	8.0	5.5	2	2
240	014-080-026	0.23	R-1-7	LDR	8.0	5.5	2	1

City of Chowchilla
Housing Element (2014-2023)
Land Inventory Index (Residential)

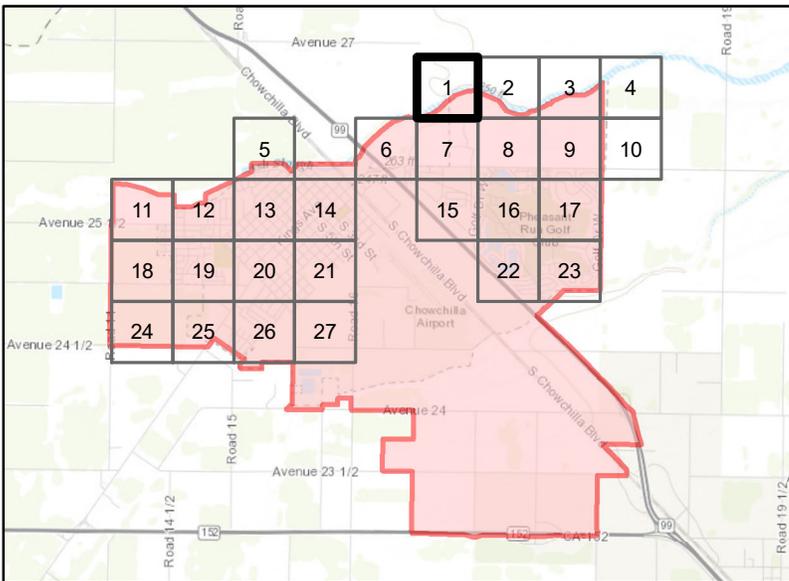
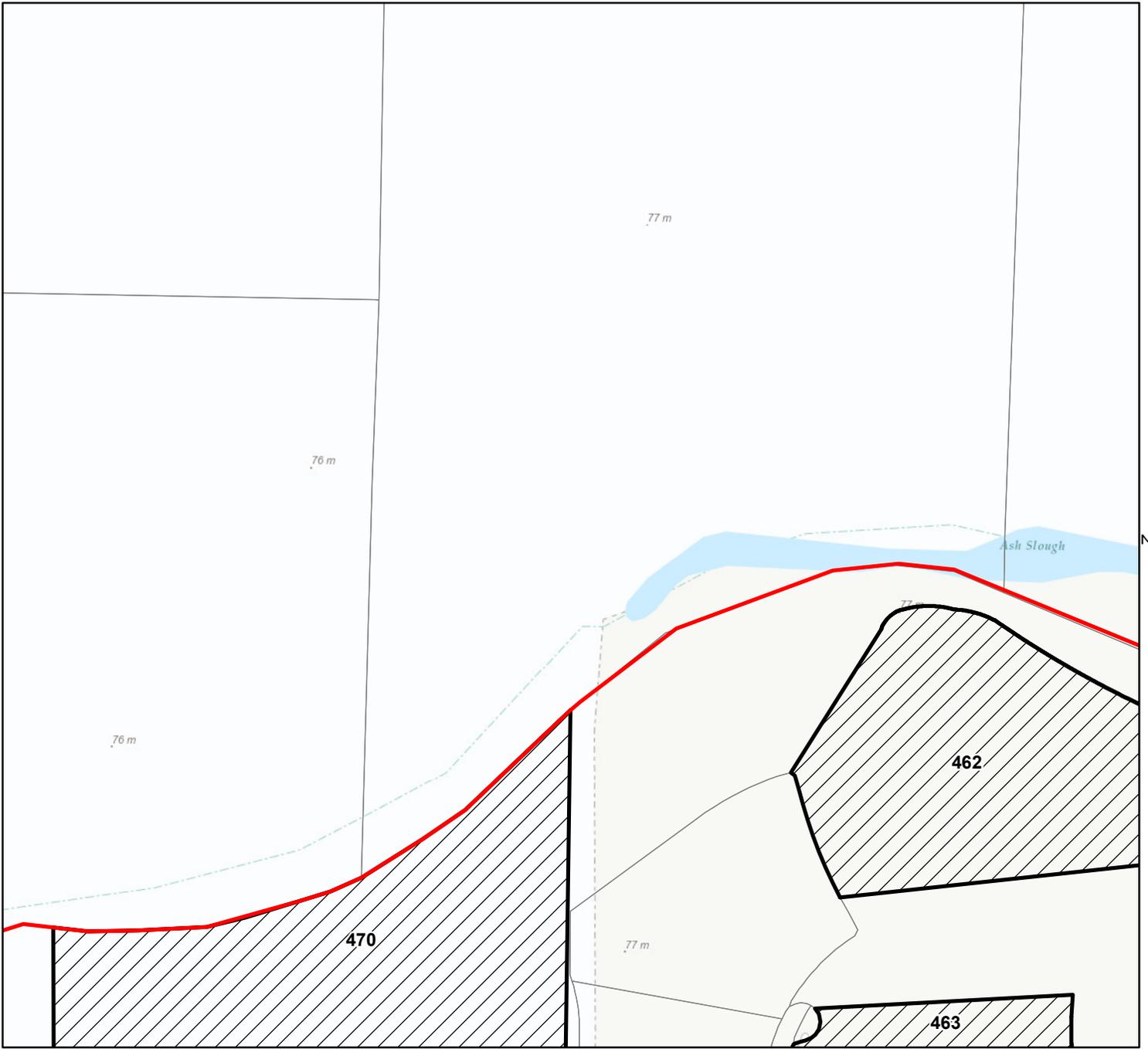
241	014-080-028	0.23	R-1-7	LDR	8.0	5.5	2	1
242	014-080-055	0.27	R-1-7	LDR	8.0	5.5	2	1
243	014-080-073	0.26	R-1-7	LDR	8.0	5.5	2	1
244	014-090-019	0.32	R-1-7	LDR	8.0	5.5	3	2
245	014-090-023	0.25	R-1-7	LDR	8.0	5.5	2	1
246	014-090-025	0.25	R-1-7	LDR	8.0	5.5	2	1
247	014-090-040	0.21	R-1-7	LDR	8.0	5.5	2	1
248	014-090-046	0.21	R-1-7	LDR	8.0	5.5	2	1
249	014-100-005	0.35	R-1-7	LDR	8.0	5.5	3	2
250	014-100-015	0.40	R-1-7	LDR	8.0	5.5	3	2
251	014-100-017	0.44	R-1-7	LDR	8.0	5.5	4	2
252	014-100-019	0.43	R-1-7	LDR	8.0	5.5	3	2
253	014-100-020	0.41	R-1-7	LDR	8.0	5.5	3	2
254	014-100-022	0.36	R-1-7	LDR	8.0	5.5	3	2
255	014-110-022	0.29	R-1-7	LDR	8.0	5.5	2	2
256	014-120-011	0.37	R-1-7	LDR	8.0	5.5	3	2
257	014-120-016	0.34	R-1-7	LDR	8.0	5.5	3	2
258	014-120-022	0.32	R-1-7	LDR	8.0	5.5	3	2
259	014-130-001	0.33	R-1-7	LDR	8.0	5.5	3	2
260	014-130-011	0.21	R-1-7	LDR	8.0	5.5	2	1
261	014-130-012	0.24	R-1-7	LDR	8.0	5.5	2	1
262	014-130-024	0.26	R-1-7	LDR	8.0	5.5	2	1
263	014-130-025	0.33	R-1-7	LDR	8.0	5.5	3	2
264	014-130-039	0.26	R-1-7	LDR	8.0	5.5	2	1
265	014-130-042	0.22	R-1-7	LDR	8.0	5.5	2	1
266	014-131-001	0.23	R-1-7	LDR	8.0	5.5	2	1
267	014-131-032	0.26	R-1-7	LDR	8.0	5.5	2	1
268	014-131-035	0.33	R-1-7	LDR	8.0	5.5	3	2
269	014-131-037	0.24	R-1-7	LDR	8.0	5.5	2	1
270	014-131-077	0.29	R-1-7	LDR	8.0	5.5	2	2
271	014-131-040	0.30	R-1-7	LDR	8.0	5.5	2	2
272	014-131-041	0.28	R-1-7	LDR	8.0	5.5	2	2
273	014-131-043	0.24	R-1-7	LDR	8.0	5.5	2	1
274	014-131-044	0.24	R-1-7	LDR	8.0	5.5	2	1
275	014-131-047	0.25	R-1-7	LDR	8.0	5.5	2	1
276	014-131-055	0.24	R-1-7	LDR	8.0	5.5	2	1
277	014-131-060	0.26	R-1-7	LDR	8.0	5.5	2	1
278	014-131-061	0.21	R-1-7	LDR	8.0	5.5	2	1
279	014-131-063	0.21	R-1-7	LDR	8.0	5.5	2	1
280	014-131-065	0.22	R-1-7	LDR	8.0	5.5	2	1
281	014-131-070	0.21	R-1-7	LDR	8.0	5.5	2	1
282	014-131-071	0.21	R-1-7	LDR	8.0	5.5	2	1
283	014-131-072	0.22	R-1-7	LDR	8.0	5.5	2	1
284	014-132-026	0.13	R-1-7	LDR	8.0	5.5	1	1
285	014-132-040	0.24	R-1-7	LDR	8.0	5.5	2	1
286	014-132-047	0.23	R-1-7	LDR	8.0	5.5	2	1
287	014-132-055	0.23	R-1-7	LDR	8.0	5.5	2	1
288	014-171-001	0.33	R-1-7	LDR	8.0	5.5	3	2
289	014-171-002	0.50	R-1-7	LDR	8.0	5.5	4	3
290	014-171-003	0.42	R-1-7	LDR	8.0	5.5	3	2
291	014-171-004	0.44	R-1-7	LDR	8.0	5.5	4	2
292	014-171-005	0.61	R-1-7	LDR	8.0	5.5	5	3
293	014-171-006	0.66	R-1-7	LDR	8.0	5.5	5	4
294	014-171-007	0.61	R-1-7	LDR	8.0	5.5	5	3
295	014-171-008	0.61	R-1-7	LDR	8.0	5.5	5	3
296	014-171-009	0.59	R-1-7	LDR	8.0	5.5	5	3
297	014-171-010	0.51	R-1-7	LDR	8.0	5.5	4	3
298	014-171-015	0.33	R-1-7	LDR	8.0	5.5	3	2
299	014-171-016	0.37	R-1-7	LDR	8.0	5.5	3	2
300	014-171-017	0.35	R-1-7	LDR	8.0	5.5	3	2
301	014-171-018	0.39	R-1-7	LDR	8.0	5.5	3	2
302	014-171-025	0.63	R-1-7	LDR	8.0	5.5	5	3
303	014-171-026	0.42	R-1-7	LDR	8.0	5.5	3	2
304	014-171-027	0.34	R-1-7	LDR	8.0	5.5	3	2
305	014-172-002	0.32	R-1-7	LDR	8.0	5.5	3	2
306	014-172-003	0.35	R-1-7	LDR	8.0	5.5	3	2
307	014-172-004	0.35	R-1-7	LDR	8.0	5.5	3	2
308	014-172-005	0.35	R-1-7	LDR	8.0	5.5	3	2
309	014-172-007	0.35	R-1-7	LDR	8.0	5.5	3	2
310	014-172-009	0.35	R-1-7	LDR	8.0	5.5	3	2
311	014-172-010	0.35	R-1-7	LDR	8.0	5.5	3	2
312	014-172-011	0.35	R-1-7	LDR	8.0	5.5	3	2
313	014-172-012	0.35	R-1-7	LDR	8.0	5.5	3	2
314	014-172-013	0.29	R-1-7	LDR	8.0	5.5	2	2
315	014-172-014	0.42	R-1-7	LDR	8.0	5.5	3	2
316	014-172-019	0.37	R-1-7	LDR	8.0	5.5	3	2
317	014-173-001	0.50	R-1-7	LDR	8.0	5.5	4	3
318	014-173-003	0.42	R-1-7	LDR	8.0	5.5	3	2
319	014-173-004	0.37	R-1-7	LDR	8.0	5.5	3	2
320	014-173-005	0.37	R-1-7	LDR	8.0	5.5	3	2
321	014-173-006	0.35	R-1-7	LDR	8.0	5.5	3	2

City of Chowchilla
Housing Element (2014-2023)
Land Inventory Index (Residential)

322	014-173-007	0.40	R-1-7	LDR	8.0	5.5	3	2
323	014-173-008	0.35	R-1-7	LDR	8.0	5.5	3	2
324	014-173-010	0.37	R-1-7	LDR	8.0	5.5	3	2
325	014-173-011	0.32	R-1-7	LDR	8.0	5.5	3	2
326	014-173-012	0.53	R-1-7	LDR	8.0	5.5	4	3
327	014-173-013	0.70	R-1-7	LDR	8.0	5.5	6	4
328	014-173-014	0.49	R-1-7	LDR	8.0	5.5	4	3
329	014-173-015	0.35	R-1-7	LDR	8.0	5.5	3	2
330	014-173-016	0.35	R-1-7	LDR	8.0	5.5	3	2
331	014-173-017	0.36	R-1-7	LDR	8.0	5.5	3	2
332	014-200-025	0.10	R-3	HDR	24.0	16.0	2	2
333	014-200-026	0.10	R-3	HDR	24.0	16.0	2	2
334	014-200-027	0.10	R-3	HDR	24.0	16.0	2	2
335	014-200-028	0.10	R-3	HDR	24.0	16.0	2	2
336	014-200-029	0.12	R-3	HDR	24.0	16.0	3	2
337	014-200-030	0.12	R-3	HDR	24.0	16.0	3	2
338	014-200-043	0.12	R-3	HDR	24.0	16.0	3	2
339	014-200-044	0.12	R-3	HDR	24.0	16.0	3	2
340	014-200-045	0.12	R-3	HDR	24.0	16.0	3	2
341	014-200-079	0.00	R-3	HDR	24.0	16.0	1	1
342	014-200-080	0.01	R-3	HDR	24.0	16.0	1	1
343	014-200-081	0.01	R-3	HDR	24.0	16.0	1	1
344	014-200-084	0.03	R-3	HDR	24.0	16.0	1	1
345	014-200-085	0.01	R-3	HDR	24.0	16.0	1	1
346	014-200-088	0.01	R-3	HDR	24.0	16.0	1	1
347	014-200-092	0.07	R-3	HDR	24.0	16.0	2	1
348	014-201-033	0.13	R-3	HDR	24.0	16.0	3	2
349	014-201-034	0.13	R-3	HDR	24.0	16.0	3	2
350	014-201-044	0.05	R-3	HDR	24.0	16.0	1	1
351	014-201-045	0.04	R-3	HDR	24.0	16.0	1	1
352	014-201-046	0.01	R-3	HDR	24.0	16.0	1	1
353	014-201-047	0.01	R-3	HDR	24.0	16.0	1	1
354	014-211-021	0.33	R-1-7	LDR	8.0	5.5	3	2
355	014-211-044	0.27	R-1-7	LDR	8.0	5.5	2	1
356	014-211-045	0.41	R-1-7	LDR	8.0	5.5	3	2
357	014-212-004	0.22	R-1-7	LDR	8.0	5.5	2	1
358	014-212-005	0.22	R-1-7	LDR	8.0	5.5	2	1
359	014-212-006	0.22	R-1-7	LDR	8.0	5.5	2	1
360	014-212-007	0.22	R-1-7	LDR	8.0	5.5	2	1
361	014-212-008	0.27	R-1-7	LDR	8.0	5.5	2	1
362	014-212-016	0.46	R-1-7	LDR	8.0	5.5	4	3
363	014-212-021	0.27	R-1-7	LDR	8.0	5.5	2	2
364	014-220-001	0.29	R-1-7	LDR	8.0	5.5	2	2
365	014-220-002	0.26	R-1-7	LDR	8.0	5.5	2	1
366	014-220-003	0.30	R-1-7	LDR	8.0	5.5	2	2
367	014-220-004	0.29	R-1-7	LDR	8.0	5.5	2	2
368	014-220-005	0.24	R-1-7	LDR	8.0	5.5	2	1
369	014-220-006	0.24	R-1-7	LDR	8.0	5.5	2	1
370	014-220-007	0.28	R-1-7	LDR	8.0	5.5	2	2
371	014-220-008	0.38	R-1-7	LDR	8.0	5.5	3	2
372	014-220-009	0.47	R-1-7	LDR	8.0	5.5	4	3
373	014-220-010	0.43	R-1-7	LDR	8.0	5.5	3	2
374	014-220-011	0.41	R-1-7	LDR	8.0	5.5	3	2
375	014-220-012	0.44	R-1-7	LDR	8.0	5.5	4	2
376	014-220-013	0.34	R-1-7	LDR	8.0	5.5	3	2
377	014-220-014	0.40	R-1-7	LDR	8.0	5.5	3	2
378	014-220-015	0.29	R-1-7	LDR	8.0	5.5	2	2
379	014-220-016	0.35	R-1-7	LDR	8.0	5.5	3	2
380	014-220-017	0.30	R-1-7	LDR	8.0	5.5	2	2
381	014-220-018	0.36	R-1-7	LDR	8.0	5.5	3	2
382	014-220-019	0.40	R-1-7	LDR	8.0	5.5	3	2
383	014-220-020	0.40	R-1-7	LDR	8.0	5.5	3	2
384	014-220-021	0.33	R-1-7	LDR	8.0	5.5	3	2
385	014-220-022	0.51	R-1-7	LDR	8.0	5.5	4	3
386	014-220-023	0.45	R-1-7	LDR	8.0	5.5	4	2
387	014-220-024	0.32	R-1-7	LDR	8.0	5.5	3	2
388	014-220-025	0.36	R-1-7	LDR	8.0	5.5	3	2
389	014-220-027	0.33	R-1-7	LDR	8.0	5.5	3	2
390	014-220-028	0.31	R-1-7	LDR	8.0	5.5	2	2
391	014-220-029	0.29	R-1-7	LDR	8.0	5.5	2	2
392	014-220-030	0.28	R-1-7	LDR	8.0	5.5	2	2
393	014-220-031	0.41	R-1-7	LDR	8.0	5.5	3	2
394	014-220-032	0.40	R-1-7	LDR	8.0	5.5	3	2
395	014-220-033	0.37	R-1-7	LDR	8.0	5.5	3	2
396	014-220-034	0.30	R-1-7	LDR	8.0	5.5	2	2
397	014-220-035	0.30	R-1-7	LDR	8.0	5.5	2	2
398	014-220-036	0.35	R-1-7	LDR	8.0	5.5	3	2
399	014-220-037	0.35	R-1-7	LDR	8.0	5.5	3	2
400	014-220-038	0.36	R-1-7	LDR	8.0	5.5	3	2
401	014-220-039	0.41	R-1-7	LDR	8.0	5.5	3	2
402	014-220-040	0.46	R-1-7	LDR	8.0	5.5	4	3

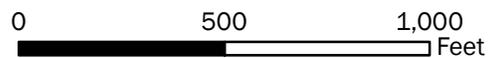
City of Chowchilla
Housing Element (2014-2023)
Land Inventory Index (Residential)

403	014-220-041	0.47	R-1-7	LDR	8.0	5.5	4	3
404	014-220-042	0.52	R-1-7	LDR	8.0	5.5	4	3
405	014-220-064	0.33	R-1-7	LDR	8.0	5.5	3	2
406	014-231-031	0.27	R-1-7	LDR	8.0	5.5	2	1
407	014-231-032	0.30	R-1-7	LDR	8.0	5.5	2	2
408	014-231-034	0.31	R-1-7	LDR	8.0	5.5	2	2
409	014-231-035	0.32	R-1-7	LDR	8.0	5.5	3	2
410	014-232-014	0.26	R-1-7	LDR	8.0	5.5	2	1
411	014-232-015	0.33	R-1-7	LDR	8.0	5.5	3	2
412	014-232-019	0.35	R-1-7	LDR	8.0	5.5	3	2
413	014-232-020	0.25	R-1-7	LDR	8.0	5.5	2	1
414	014-232-021	0.35	R-1-7	LDR	8.0	5.5	3	2
415	014-232-022	0.24	R-1-7	LDR	8.0	5.5	2	1
416	014-232-023	0.30	R-1-7	LDR	8.0	5.5	2	2
417	014-232-024	0.29	R-1-7	LDR	8.0	5.5	2	2
418	014-241-020	0.04	R-1-7	LDR	8.0	5.5	1	1
419	014-241-021	0.03	R-1-7	LDR	8.0	5.5	1	1
420	014-241-022	0.03	R-1-7	LDR	8.0	5.5	1	1
421	014-241-023	0.03	R-1-7	LDR	8.0	5.5	1	1
422	014-241-024	0.03	R-1-7	LDR	8.0	5.5	1	1
423	014-241-025	0.03	R-1-7	LDR	8.0	5.5	1	1
424	014-241-026	0.03	R-1-7	LDR	8.0	5.5	1	1
425	014-241-027	0.03	R-1-7	LDR	8.0	5.5	1	1
426	014-241-028	0.03	R-1-7	LDR	8.0	5.5	1	1
427	014-241-029	0.03	R-1-7	LDR	8.0	5.5	1	1
428	014-241-030	0.03	R-1-7	LDR	8.0	5.5	1	1
429	014-241-031	0.03	R-1-7	LDR	8.0	5.5	1	1
430	014-241-032	0.03	R-1-7	LDR	8.0	5.5	1	1
431	014-241-033	0.03	R-1-7	LDR	8.0	5.5	1	1
432	014-241-034	0.03	R-1-7	LDR	8.0	5.5	1	1
433	014-241-035	0.03	R-1-7	LDR	8.0	5.5	1	1
434	014-241-036	0.03	R-1-7	LDR	8.0	5.5	1	1
435	014-241-037	0.03	R-1-7	LDR	8.0	5.5	1	1
436	014-241-038	0.03	R-1-7	LDR	8.0	5.5	1	1
437	014-241-039	0.03	R-1-7	LDR	8.0	5.5	1	1
438	014-241-040	0.03	R-1-7	LDR	8.0	5.5	1	1
439	014-241-041	0.03	R-1-7	LDR	8.0	5.5	1	1
440	014-241-042	0.05	R-1-7	LDR	8.0	5.5	1	1
441	014-250-001	0.15	R-3	HDR	24.0	16.0	4	2
442	014-250-002	0.16	R-3	HDR	24.0	16.0	4	3
443	014-250-003	0.16	R-3	HDR	24.0	16.0	4	3
444	014-250-004	0.16	R-3	HDR	24.0	16.0	4	3
445	014-250-005	0.17	R-3	HDR	24.0	16.0	4	3
446	014-250-006	0.18	R-3	HDR	24.0	16.0	4	3
447	014-250-007	0.16	R-3	HDR	24.0	16.0	4	3
448	014-250-008	0.16	R-3	HDR	24.0	16.0	4	3
449	014-250-009	0.19	R-3	HDR	24.0	16.0	4	3
450	014-250-010	0.19	R-3	HDR	24.0	16.0	4	3
451	014-250-011	0.16	R-3	HDR	24.0	16.0	4	3
452	014-250-019	0.18	R-3	HDR	24.0	16.0	4	3
453	001-410-005	37.12	R-1	LDR	8.0	5.5	297	204
454	001-410-004	58.11	R-1	LDR	8.0	5.5	465	320
455	001-420-001	38.27	R-1	LDR	8.0	5.5	306	210
456	001-420-002	69.94	R-1	LDR	8.0	5.5	560	385
457	001-420-004	41.21	R-1	LDR	8.0	5.5	330	227
458	002-260-007	6.39	R-1	LDR	8.0	5.5	51	35
459	001-320-003	11.68	R-1-7	LDR	8.0	5.5	93	64
460	001-410-001	87.76	R-1	LDR	8.0	5.5	702	483
461	001-230-045	0.01	R-3	HDR	24.0	16.0	1	1
462	014-010-012	20.99	R-1-7	LDR	8.0	5.5	168	115
463	014-010-012	21.44	R-1-7	LDR	8.0	5.5	171	118
464	014-270-004	19.94	R-1-7	LDR	8.0	5.5	159	110
465	014-010-012	83.79	R-1-7	LDR	8.0	5.5	670	461
466	002-310-024	13.08	R-1	LDR	8.0	5.5	105	72
467	002-310-024	6.91	R-3	HDR	24.0	16.0	166	111
468	002-300-002	58.13	R-1	LDR	8.0	5.5	465	320
469	014-010-012	21.88	R-3	HDR	24.0	16.0	525	350
470	014-010-012	83.50	R-3	HDR	24.0	16.0	2004	1336
	Totals	1,013					11,474	7,828

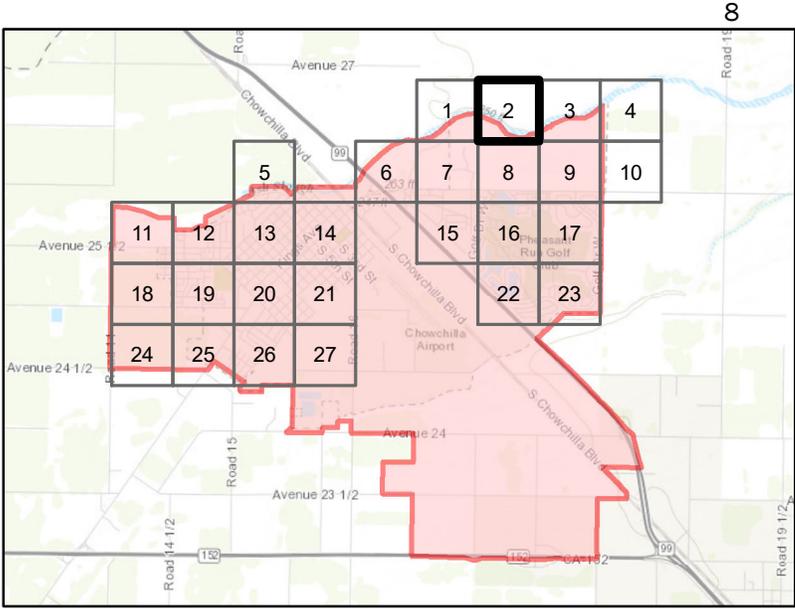
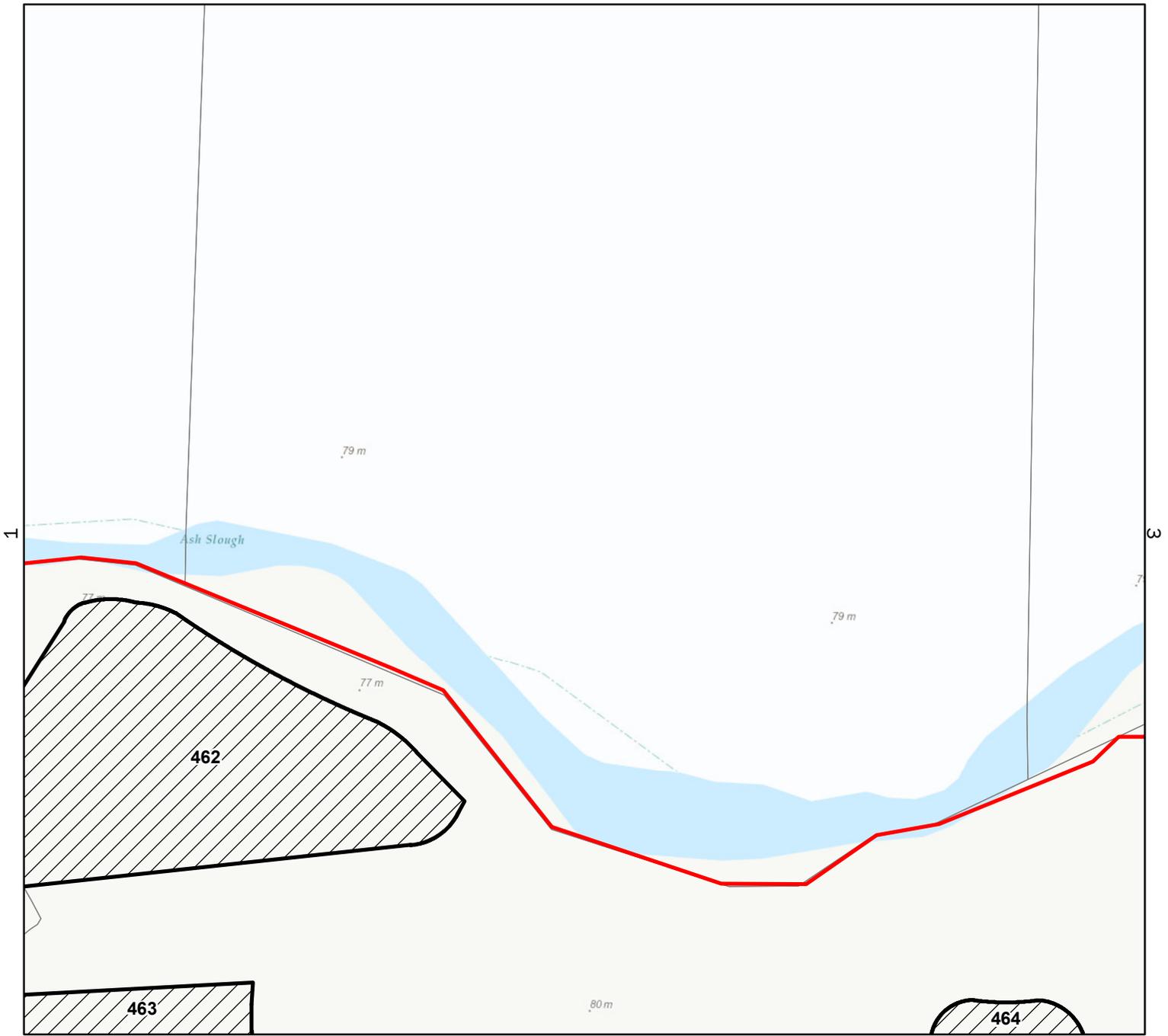


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 1

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

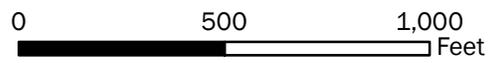


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

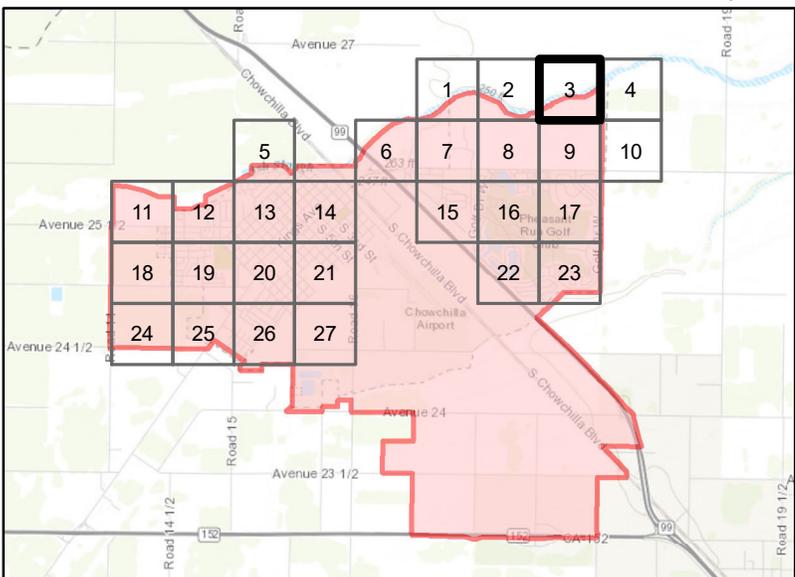
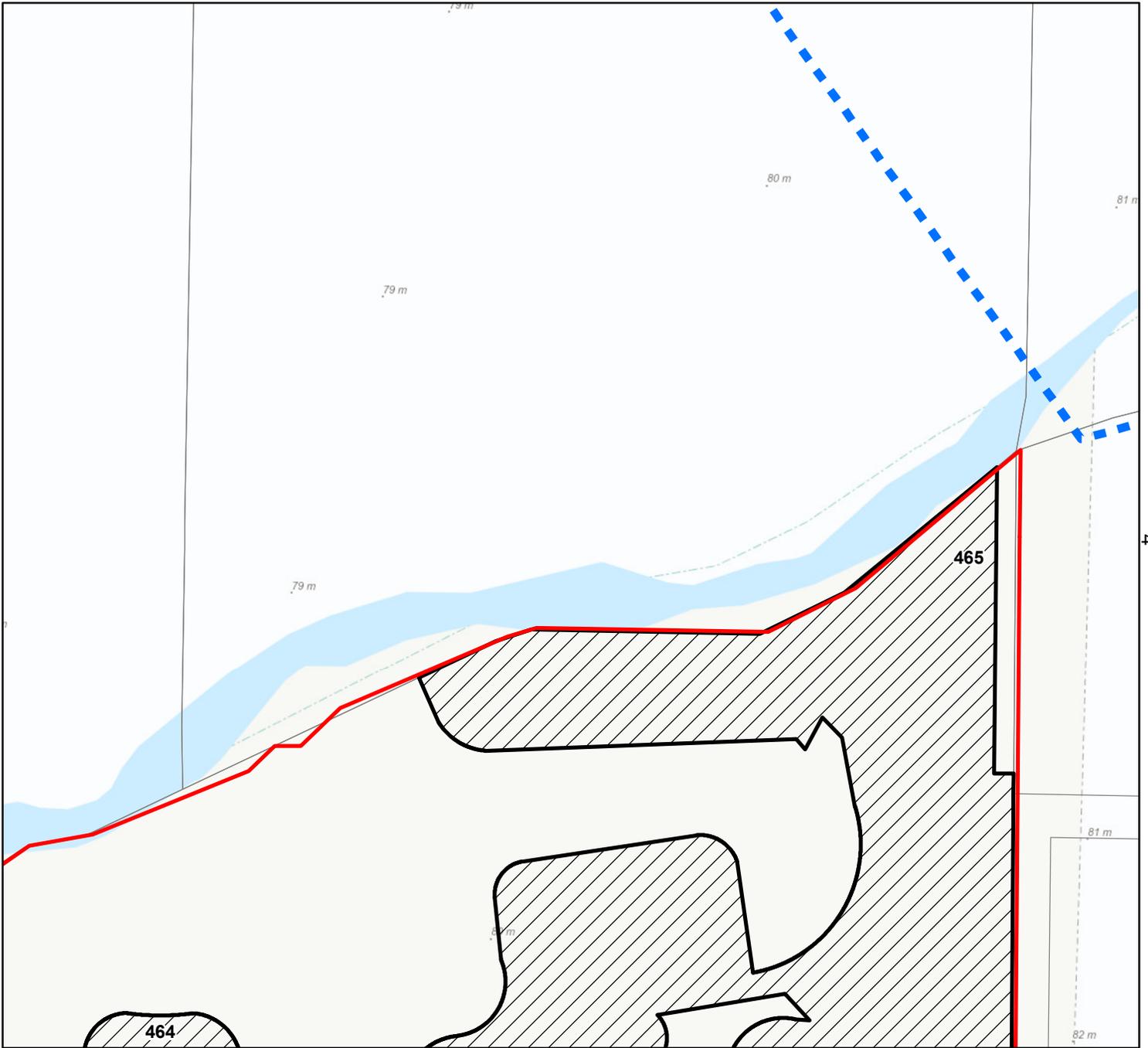


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 2

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

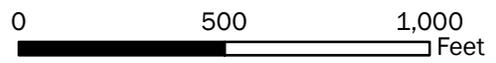


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



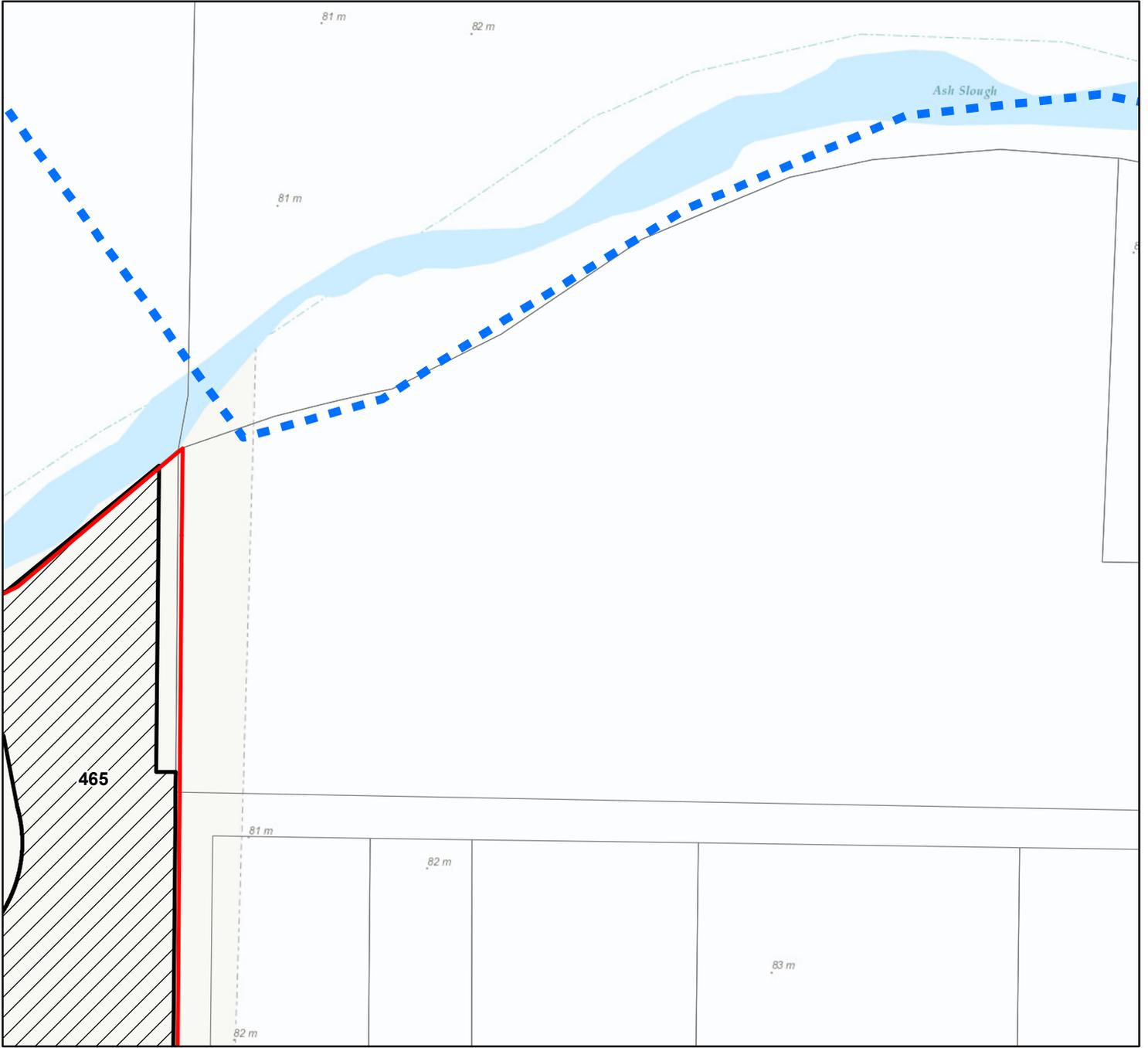
City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 3

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

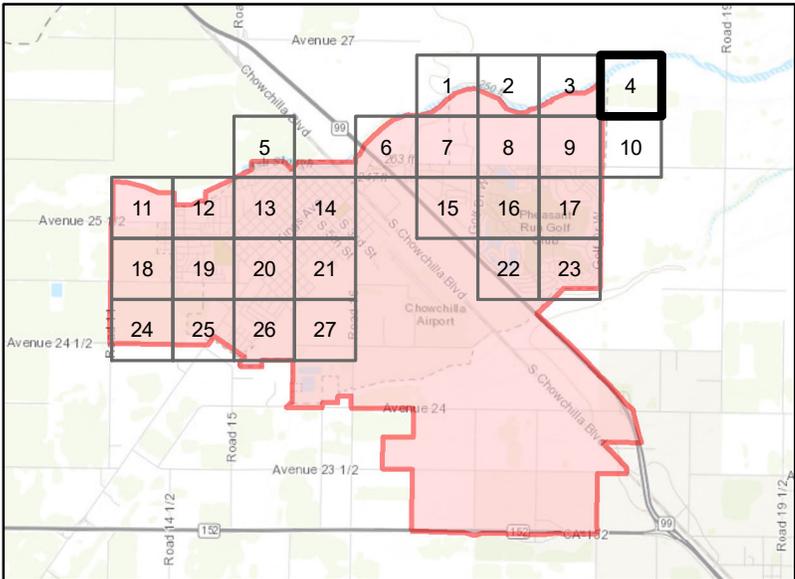


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapboxIndia, © OpenStreetMap contributors, and the GIS User Community

3

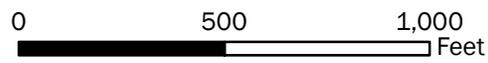


10

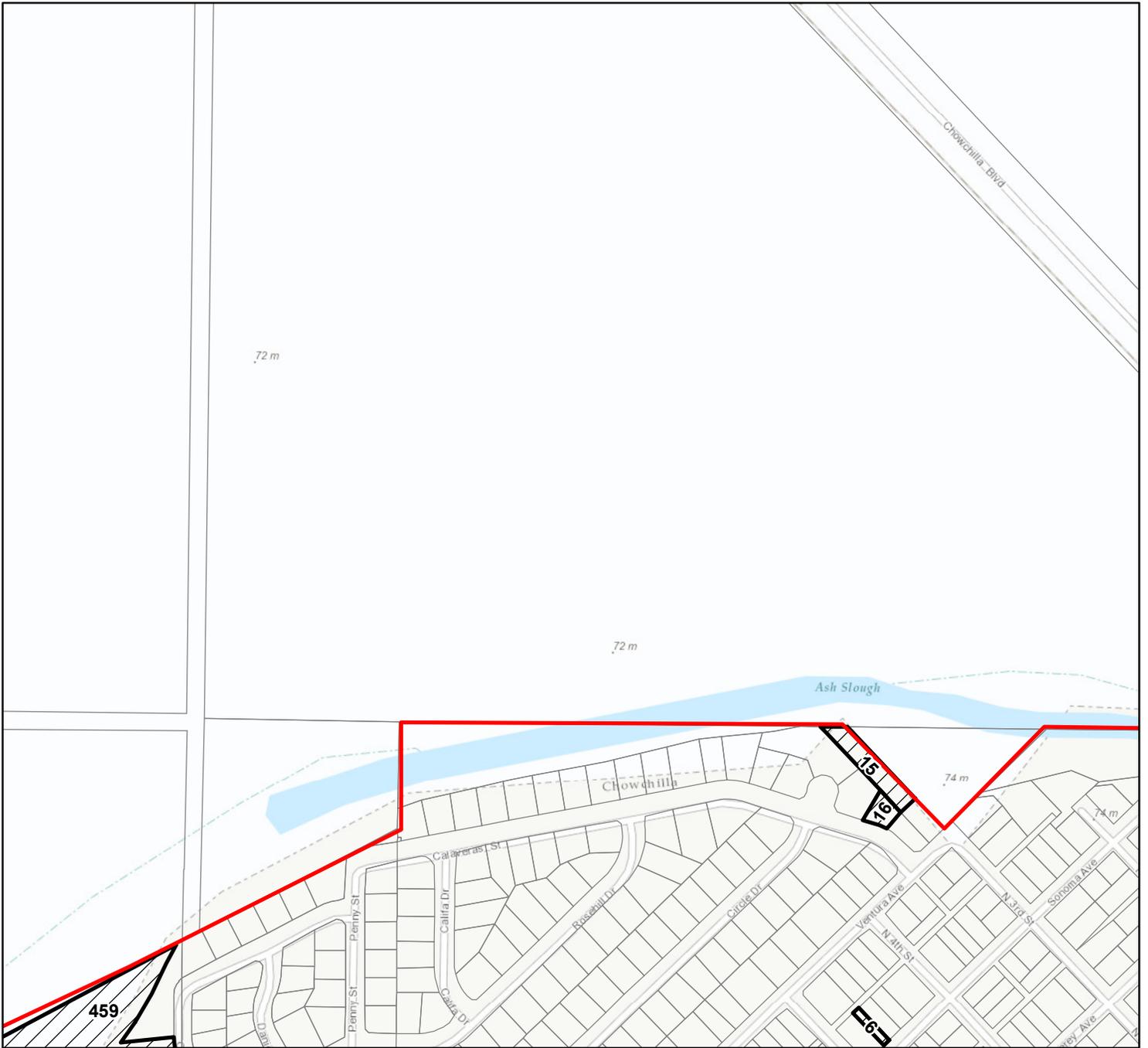


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 4

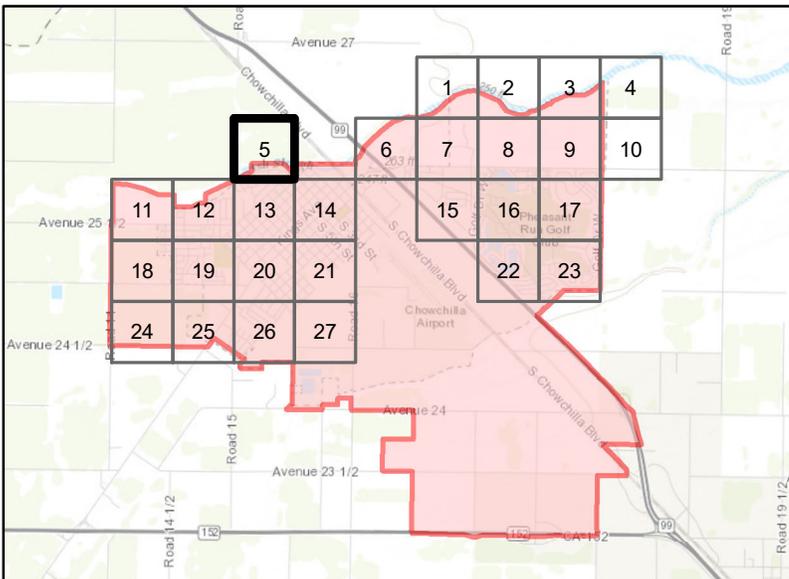
-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

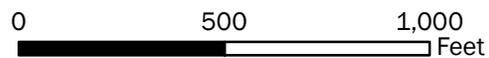


13

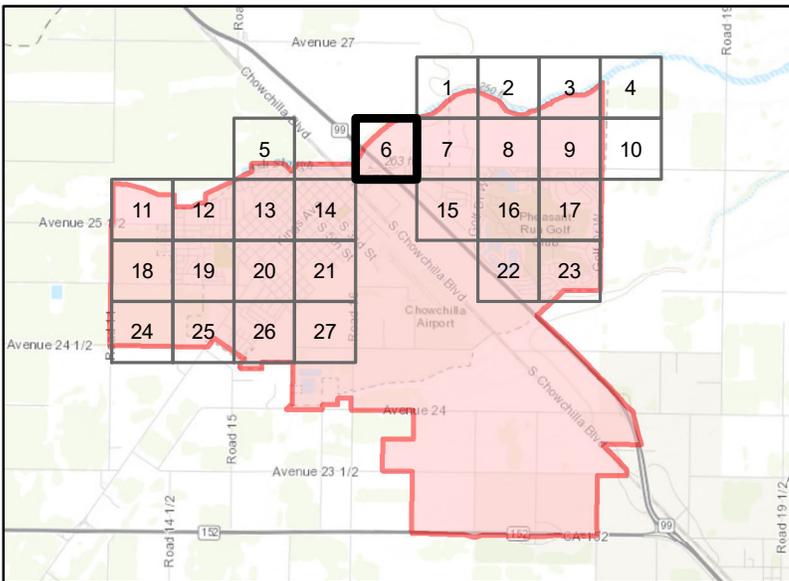
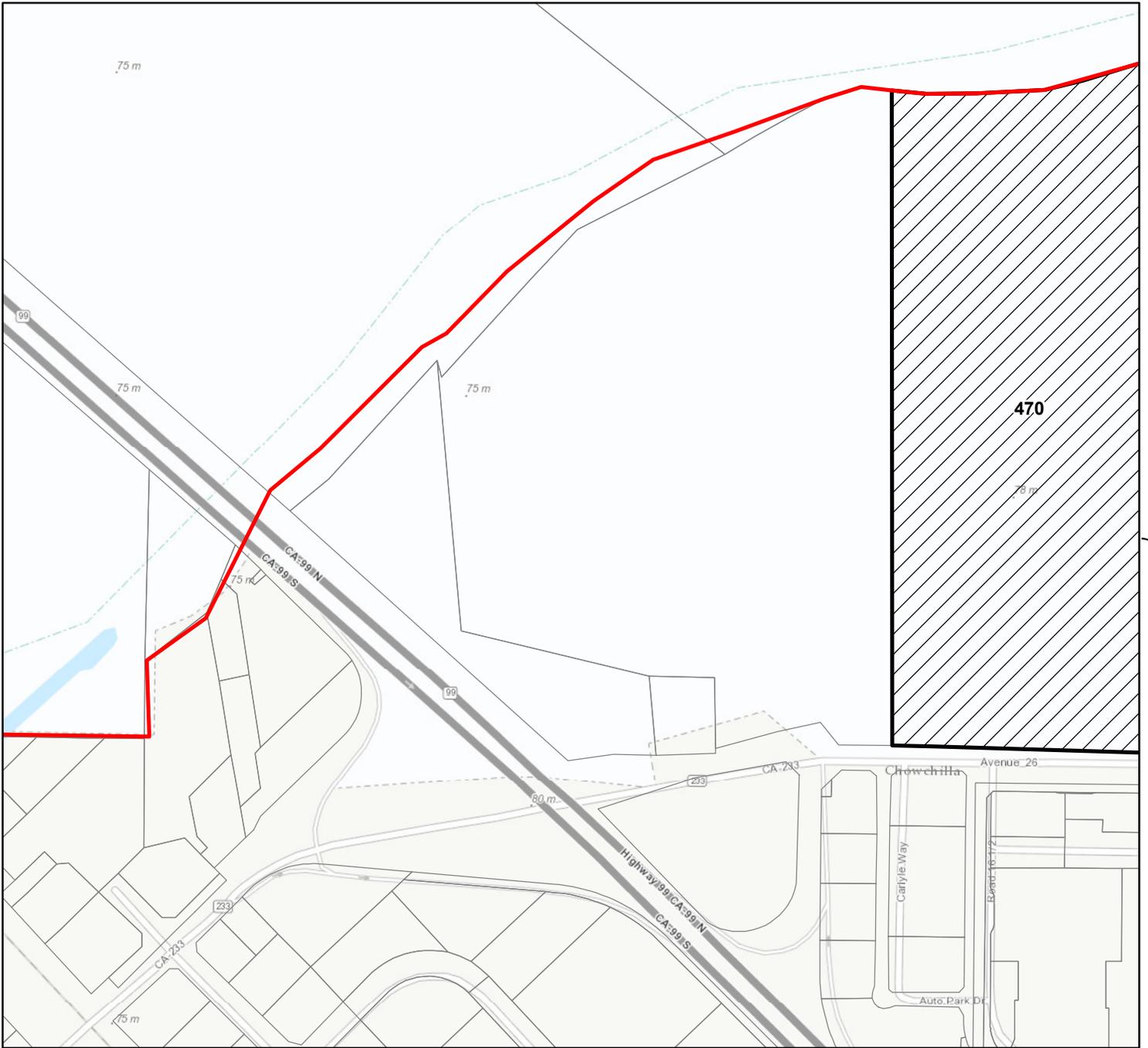


City of Chowchilla Housing Element (2015-2023) Land Inventory Map Book, Page 5

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

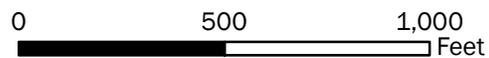


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

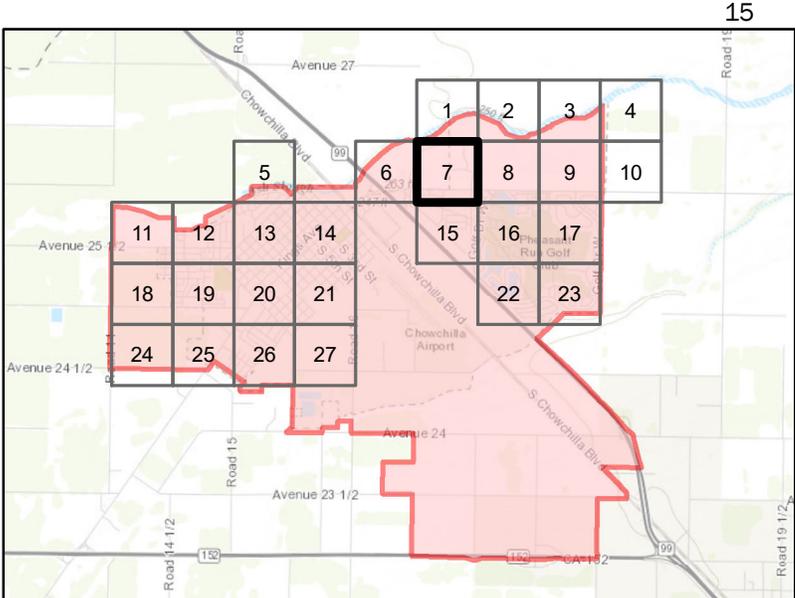


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 6

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

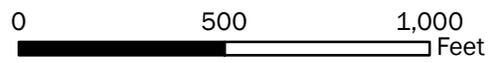


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

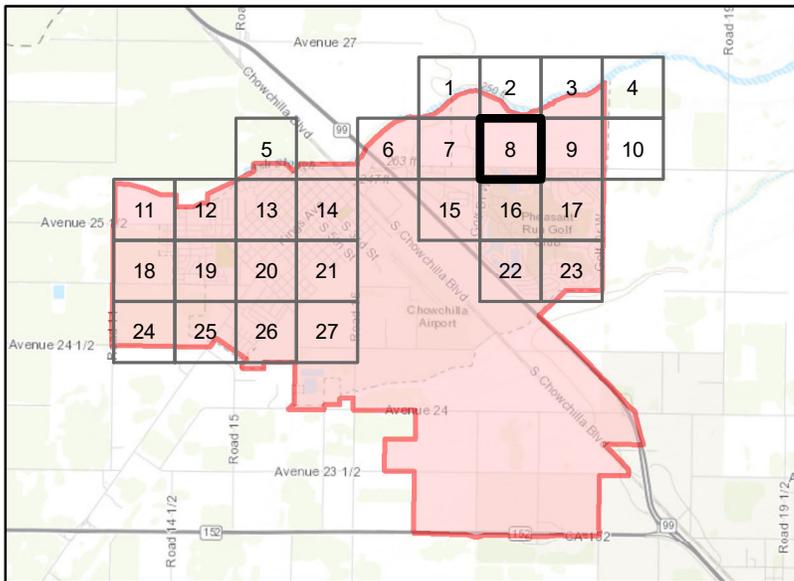
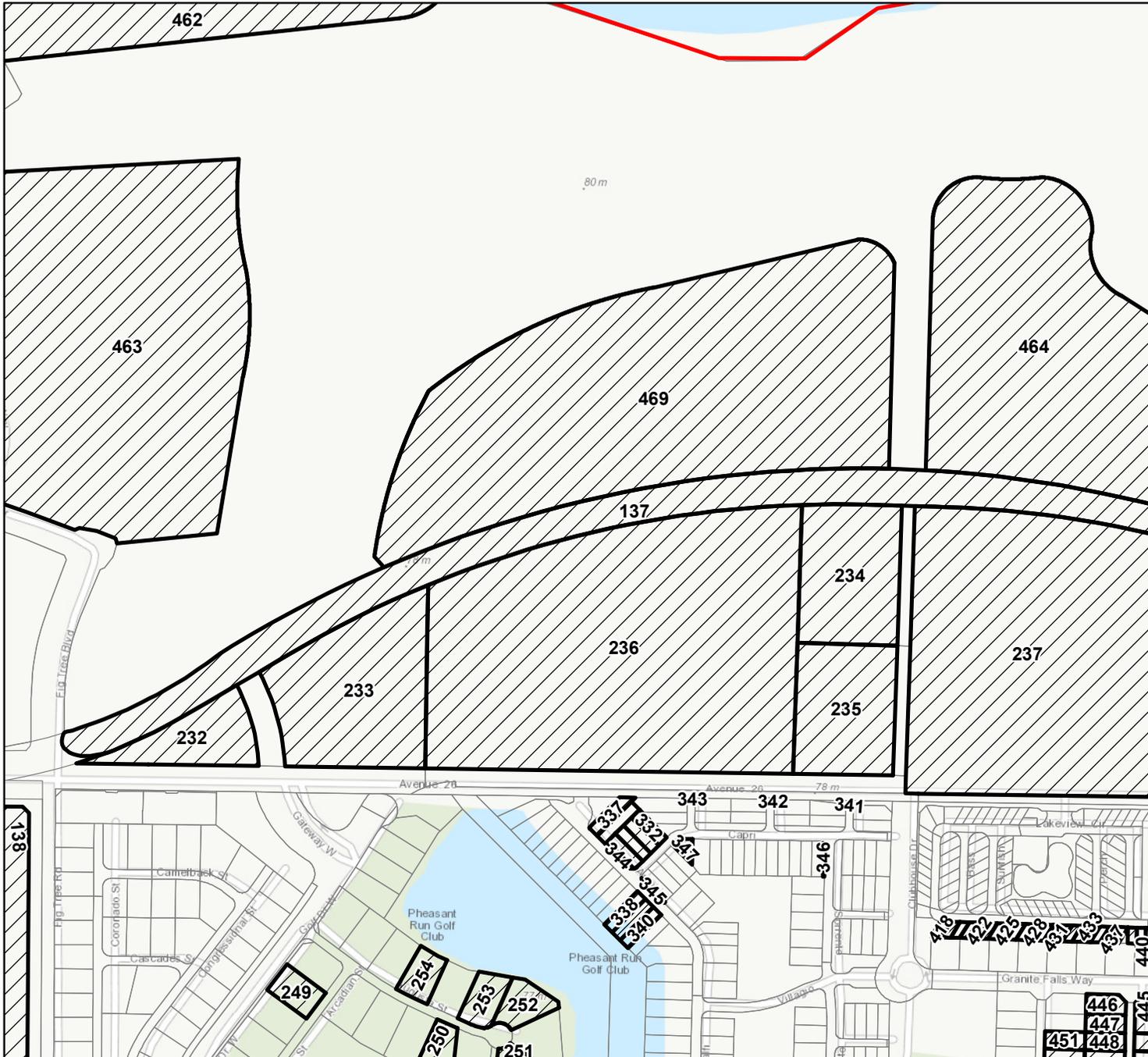


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 7

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

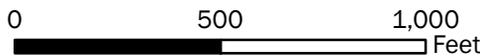


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

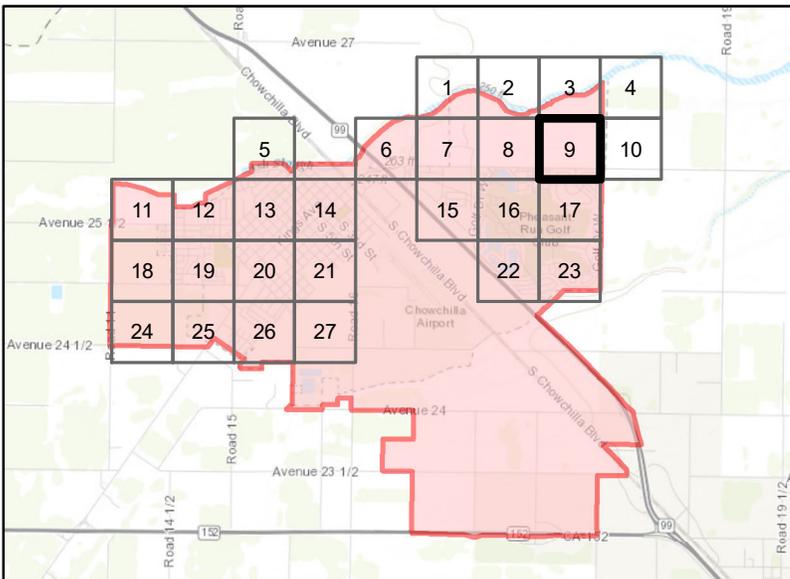
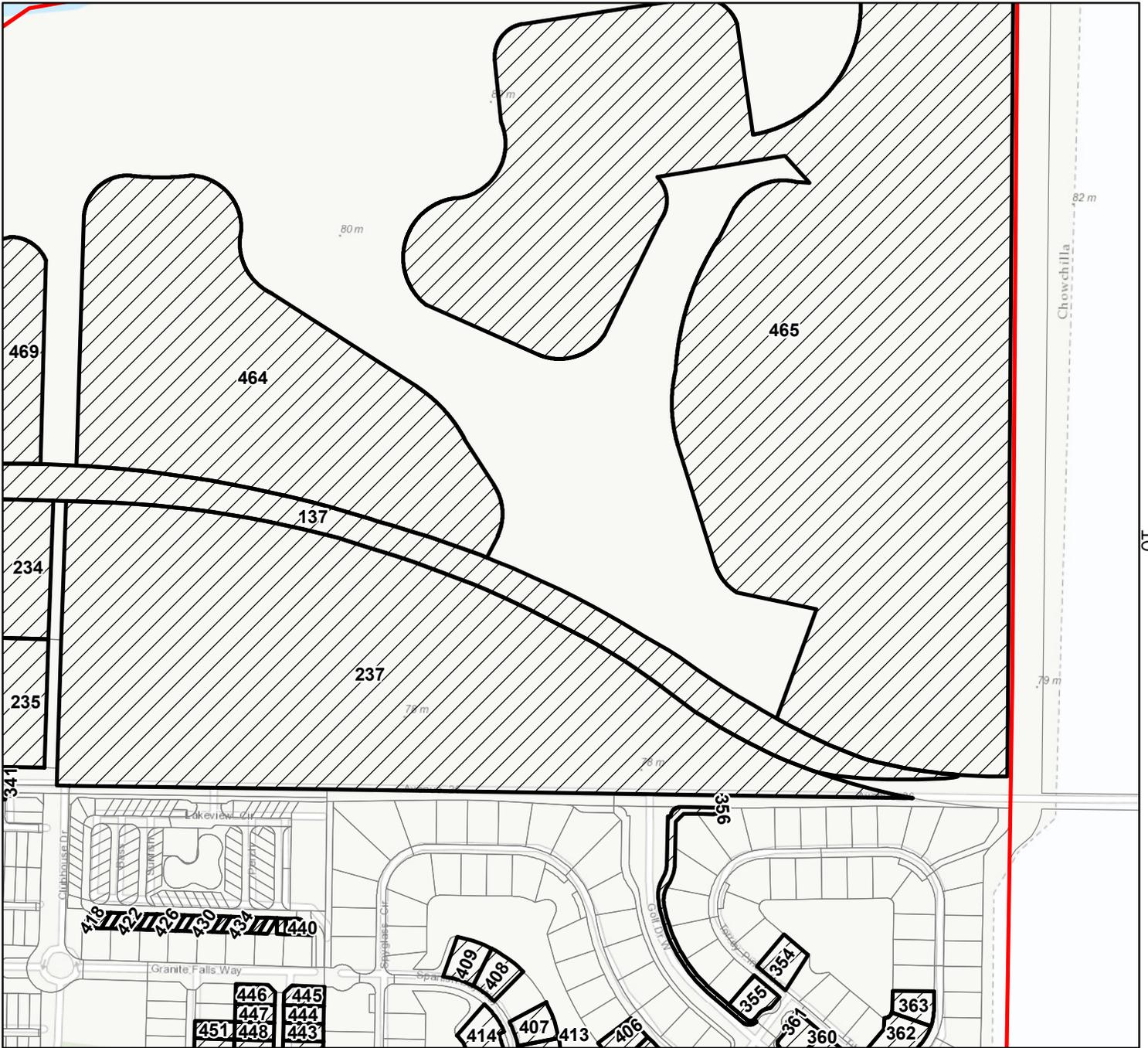


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 8

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

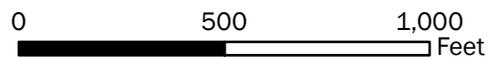


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

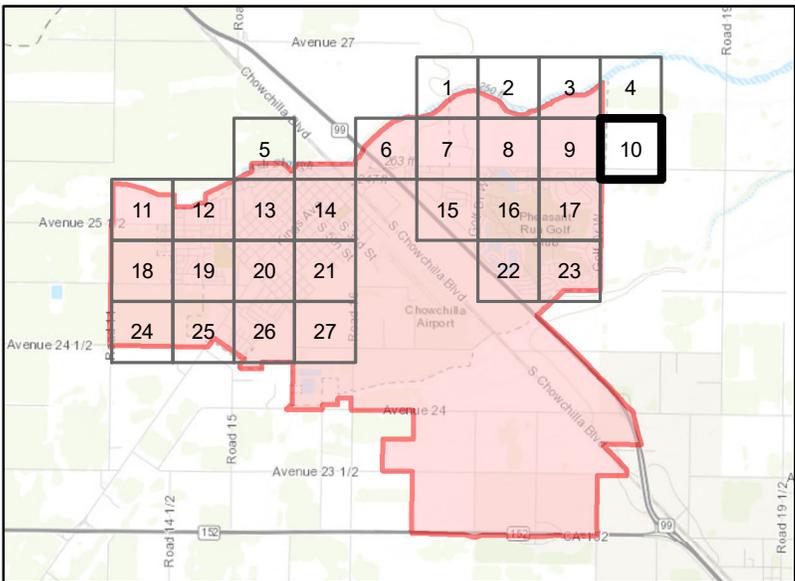


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 9

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

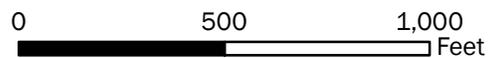


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

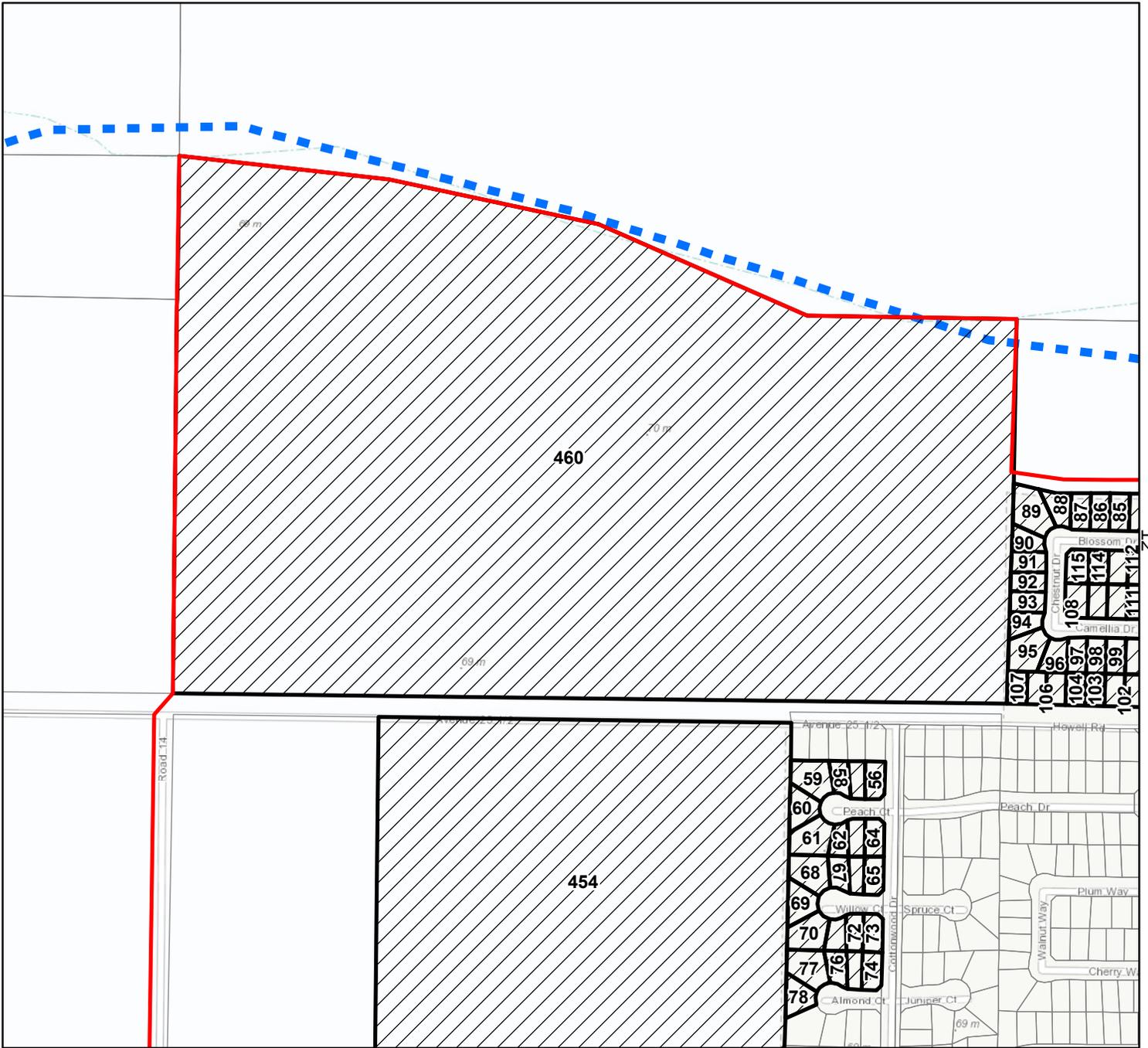


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 10

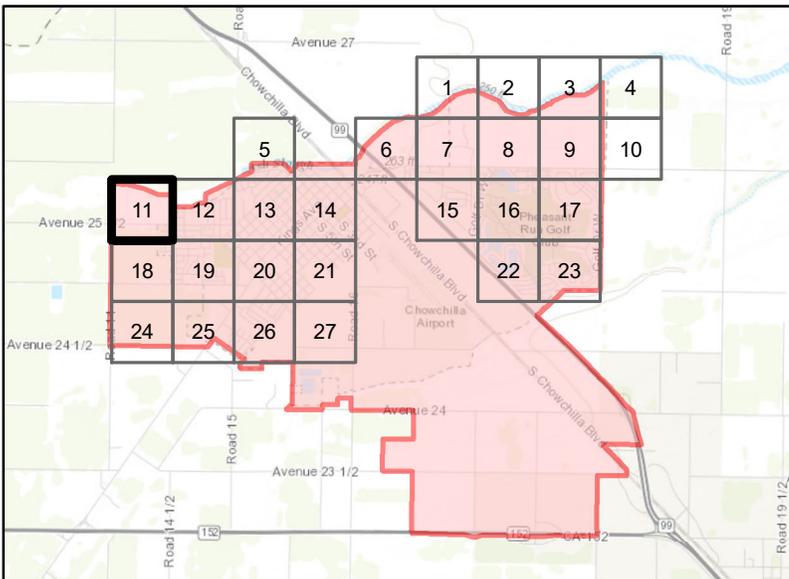
-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



18

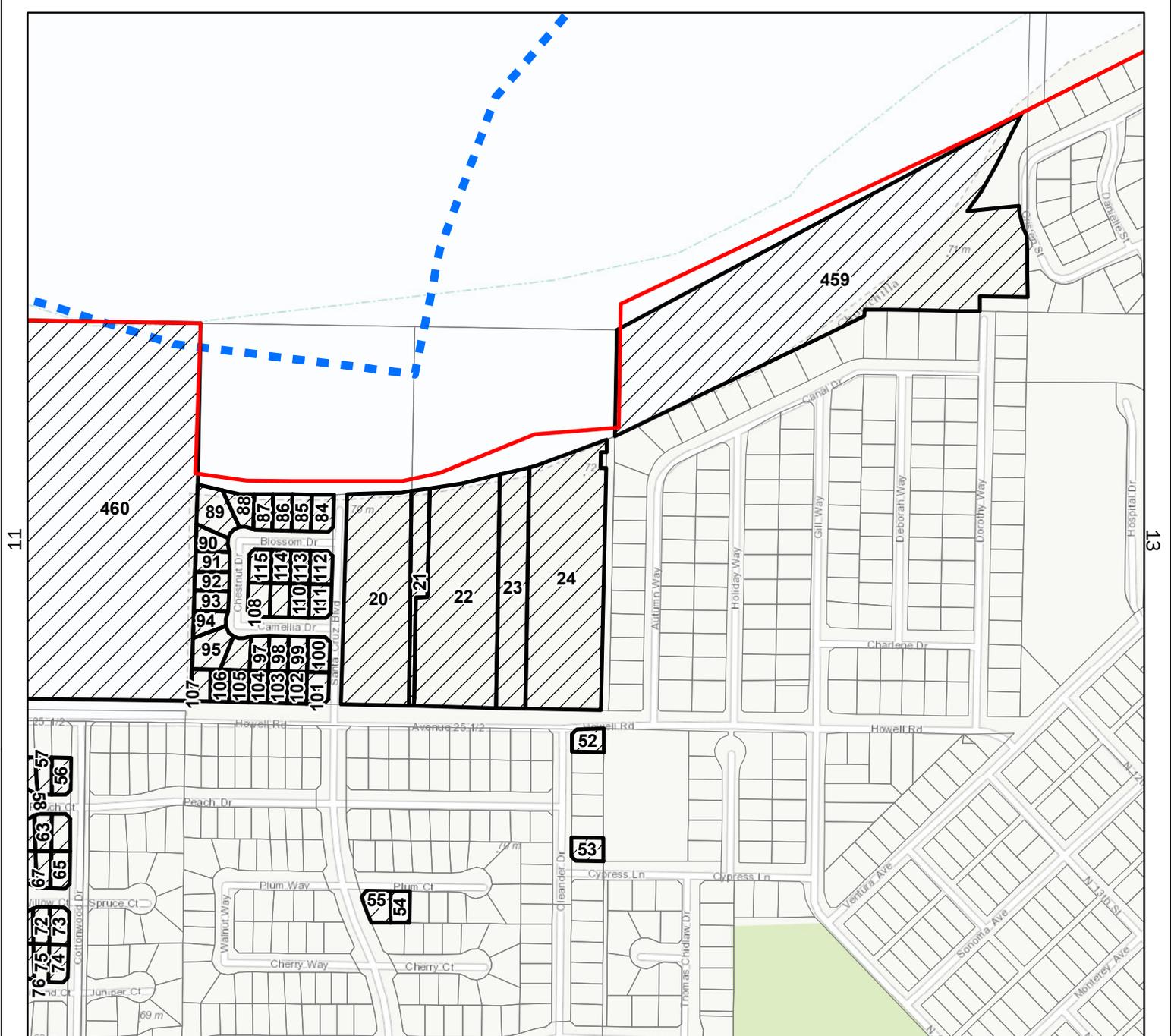


City of Chowchilla Housing Element (2015-2023) Land Inventory Map Book, Page 11

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels



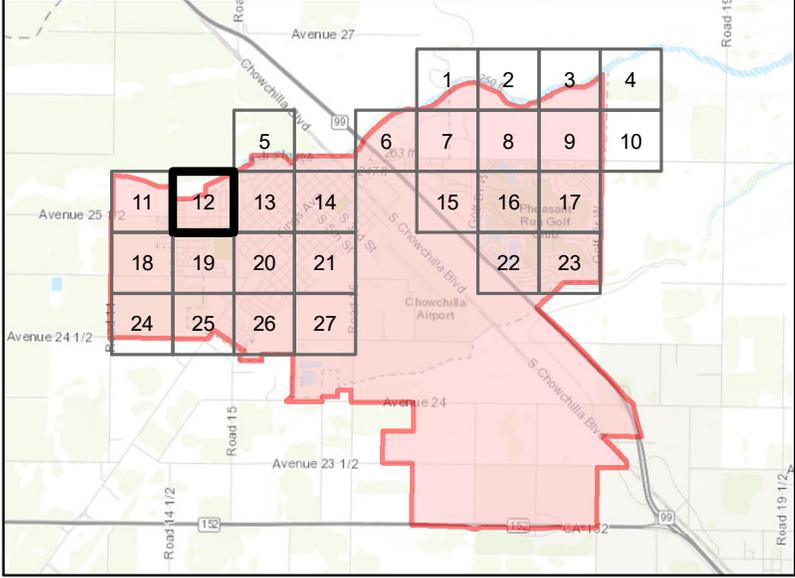
Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



11

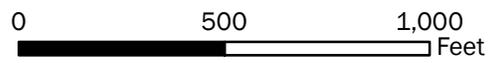
13

19

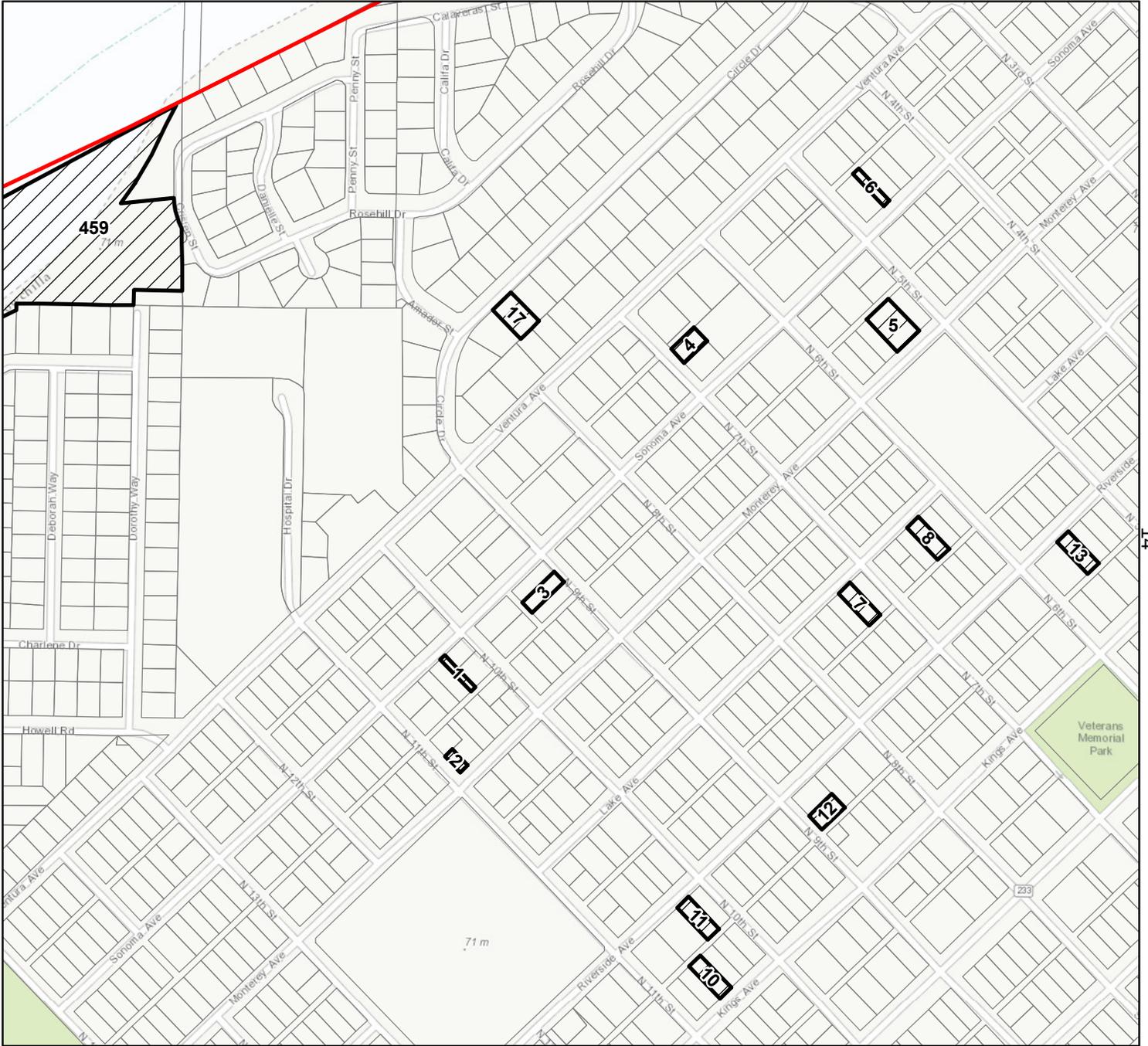


City of Chowchilla Housing Element (2015-2023) Land Inventory Map Book, Page 12

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

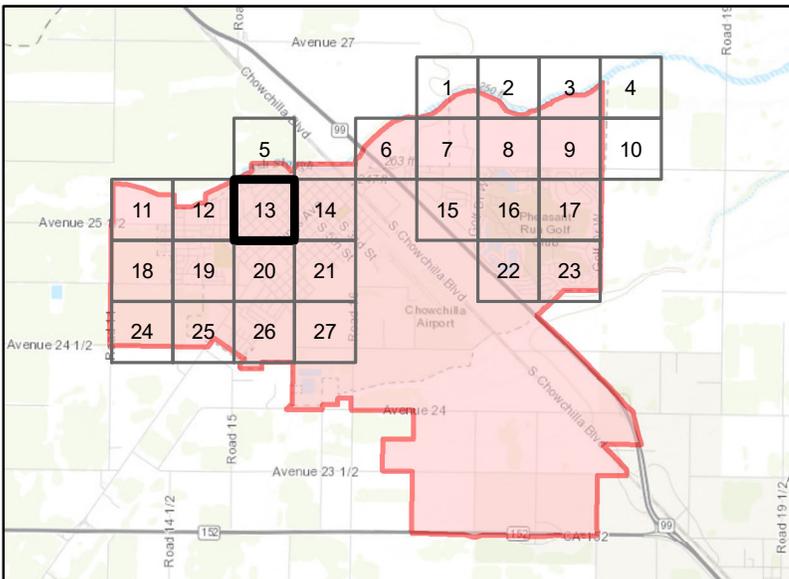


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapnyIndia, © OpenStreetMap contributors, and the GIS User Community



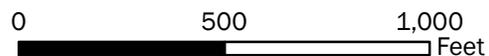
12

14

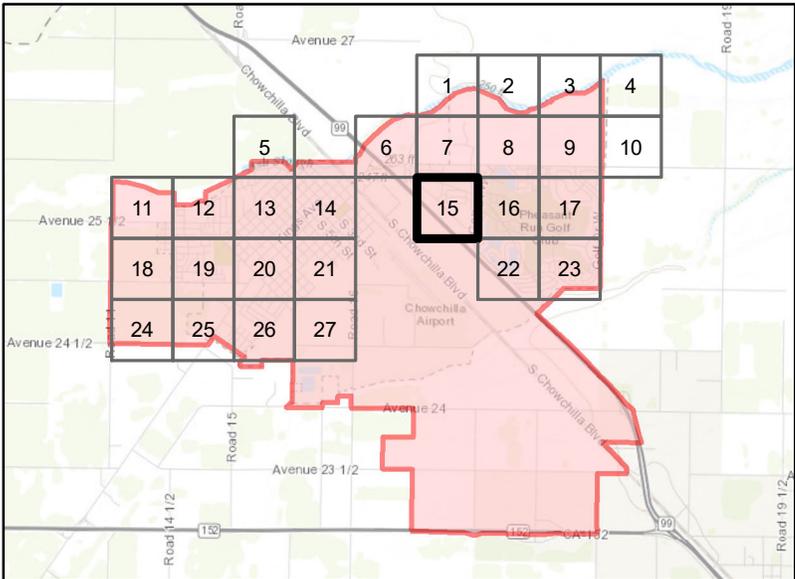
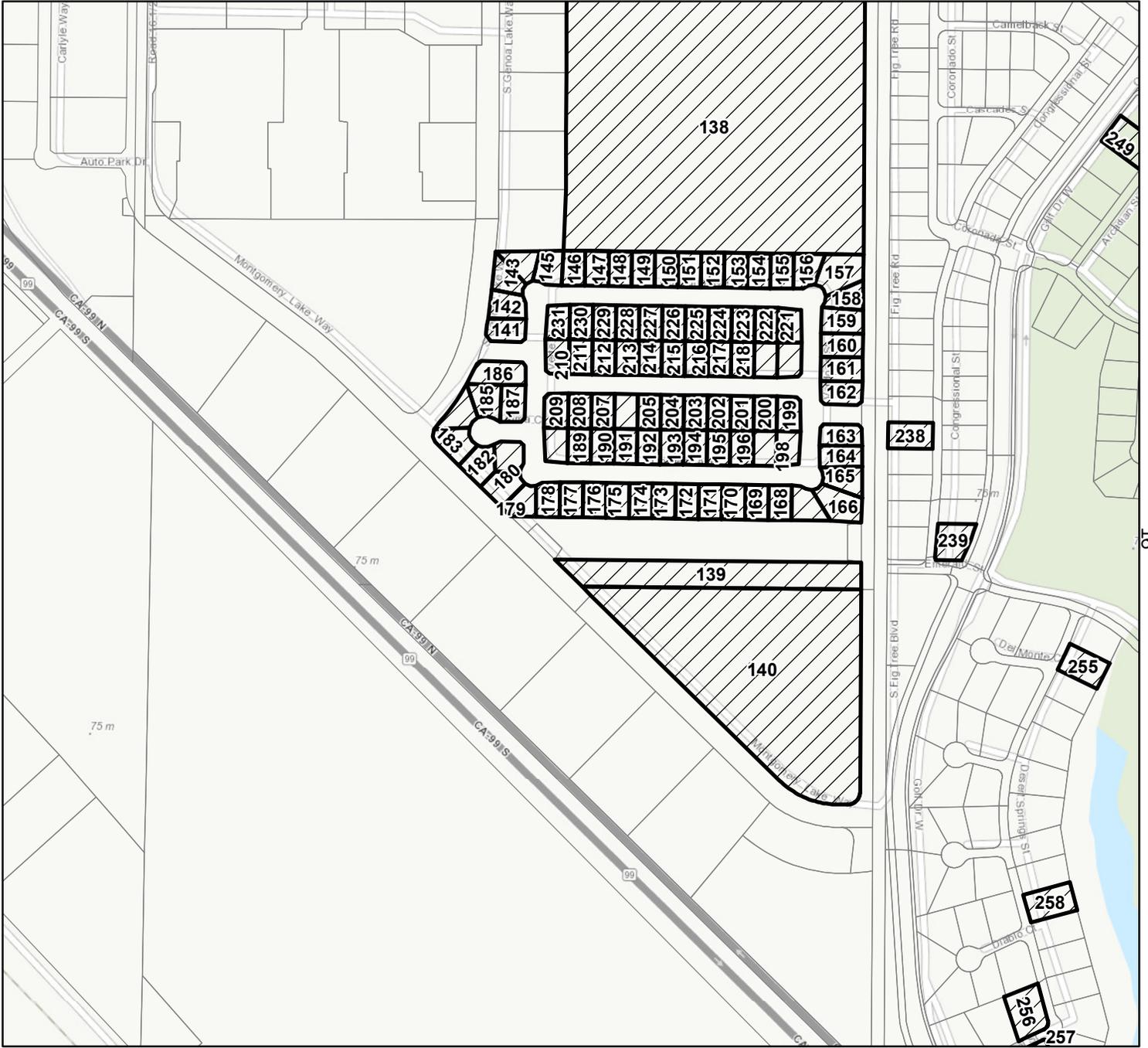


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 13

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

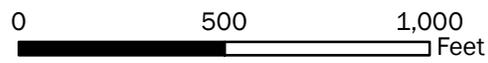


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

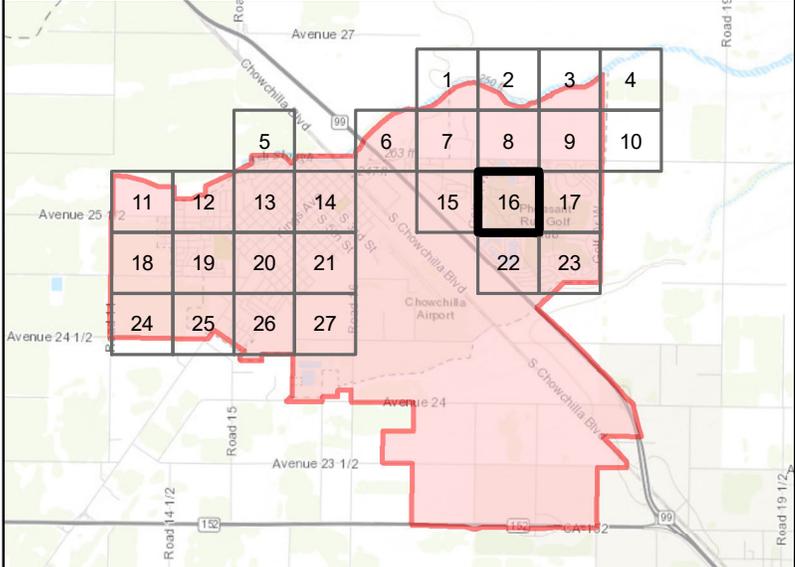
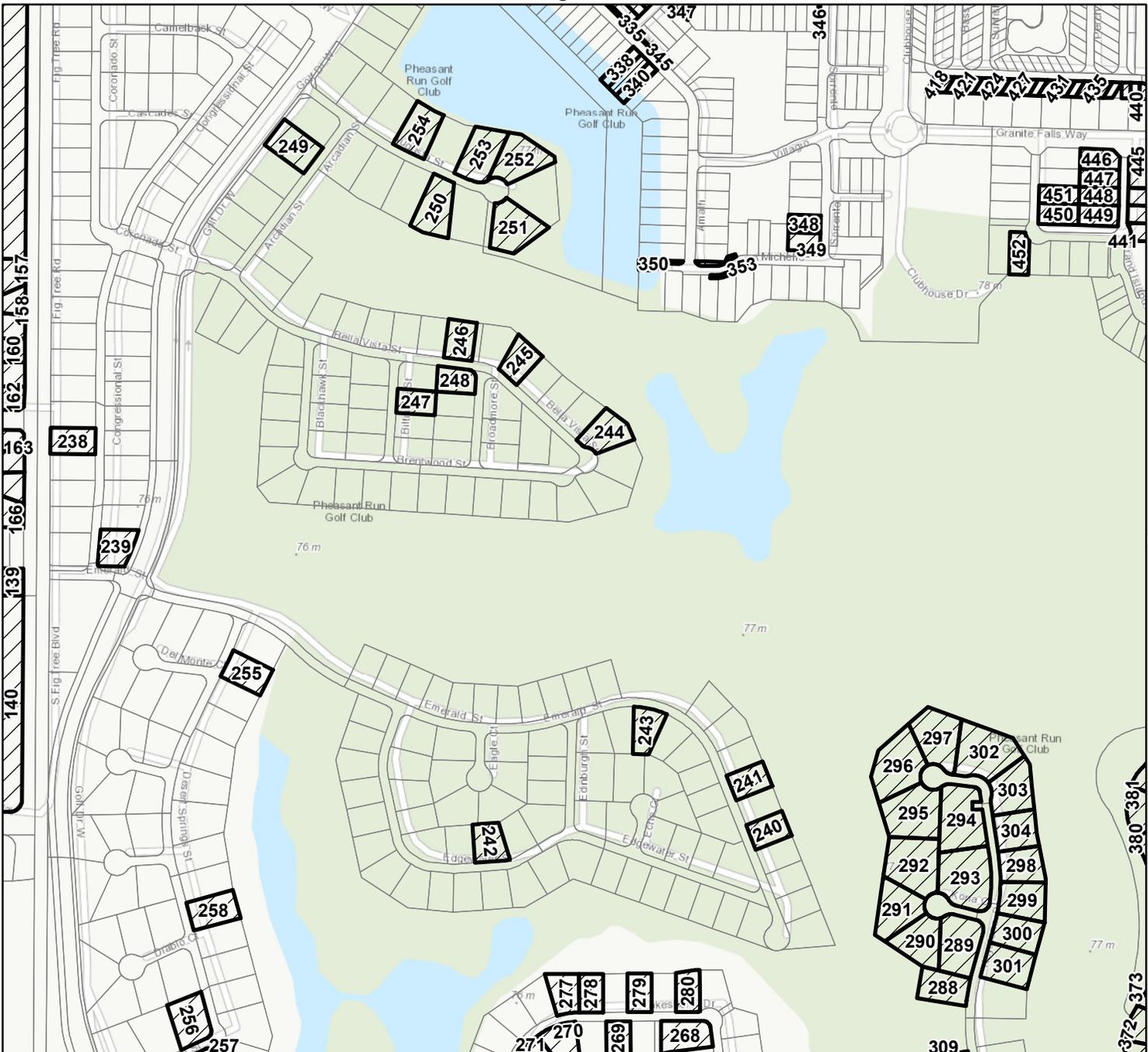


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 15

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

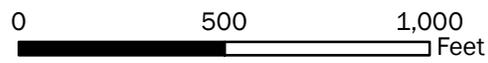


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapnyIndia, © OpenStreetMap contributors, and the GIS User Community



City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 16

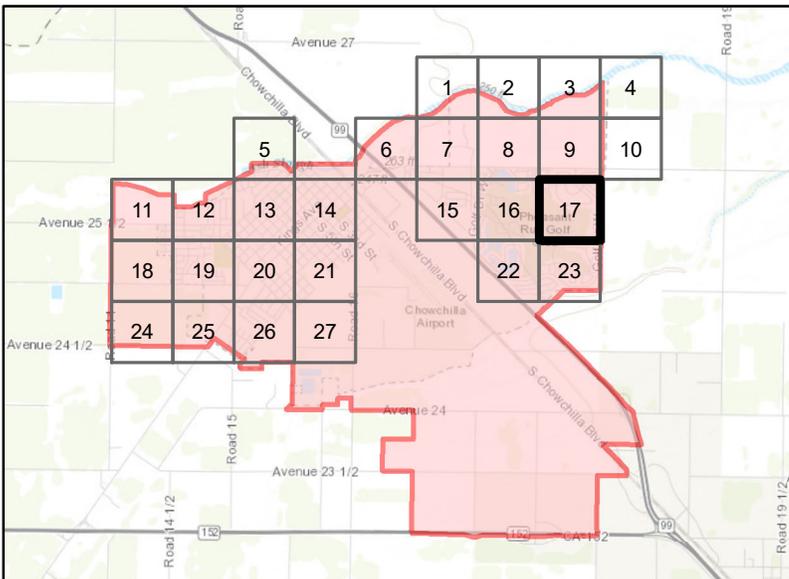
-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

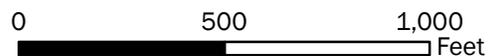


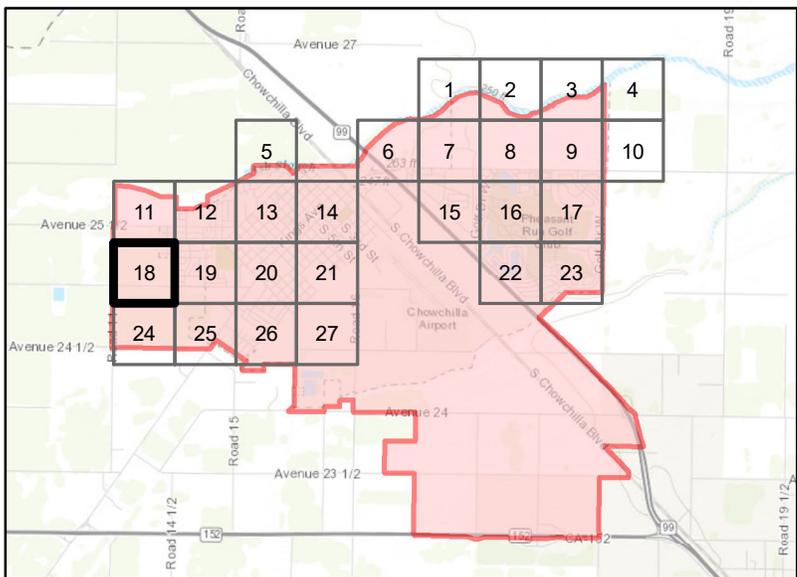
16



City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 17

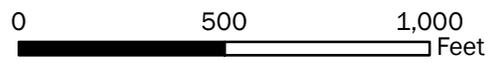
-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels



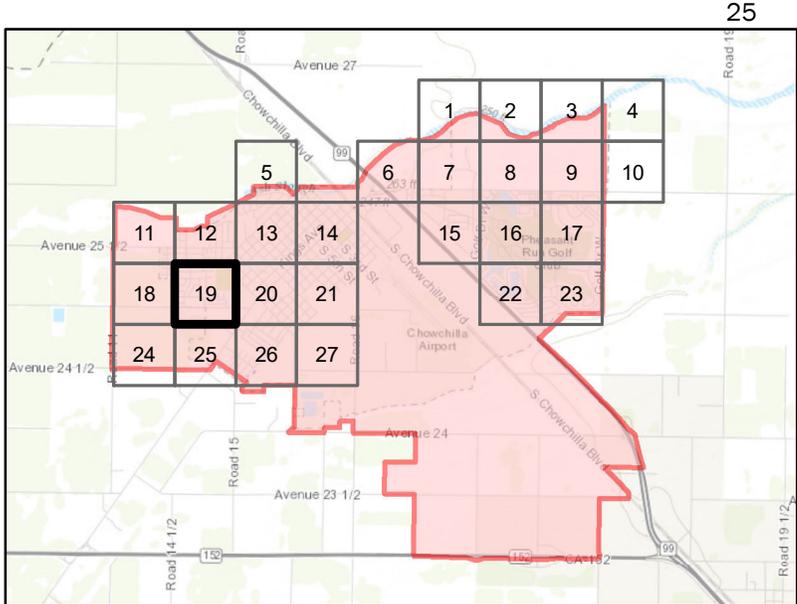
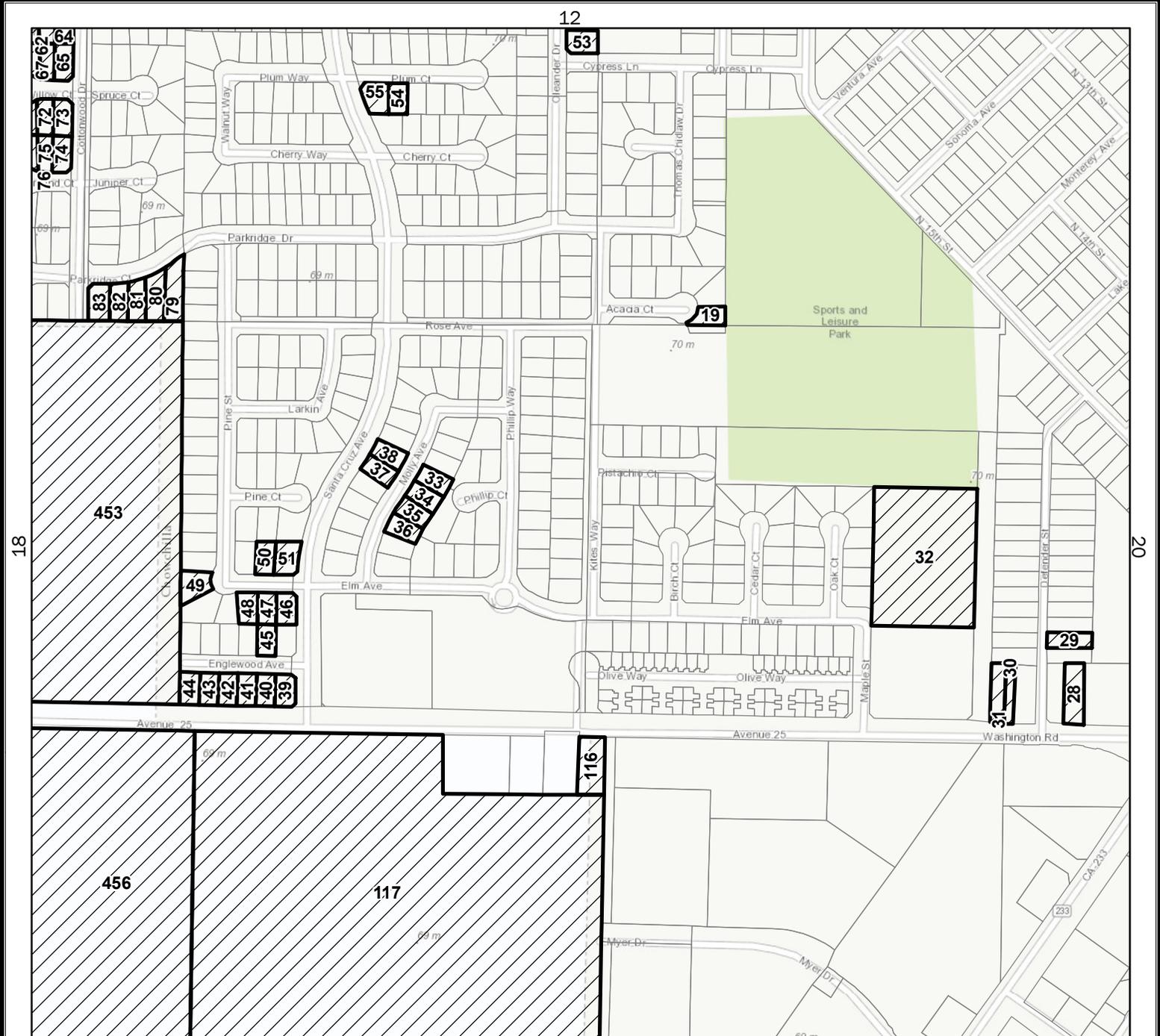


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 18

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

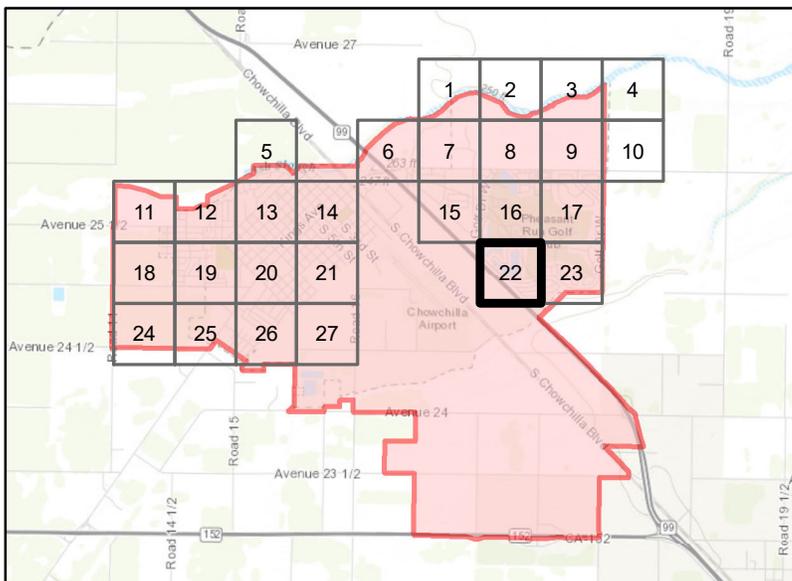
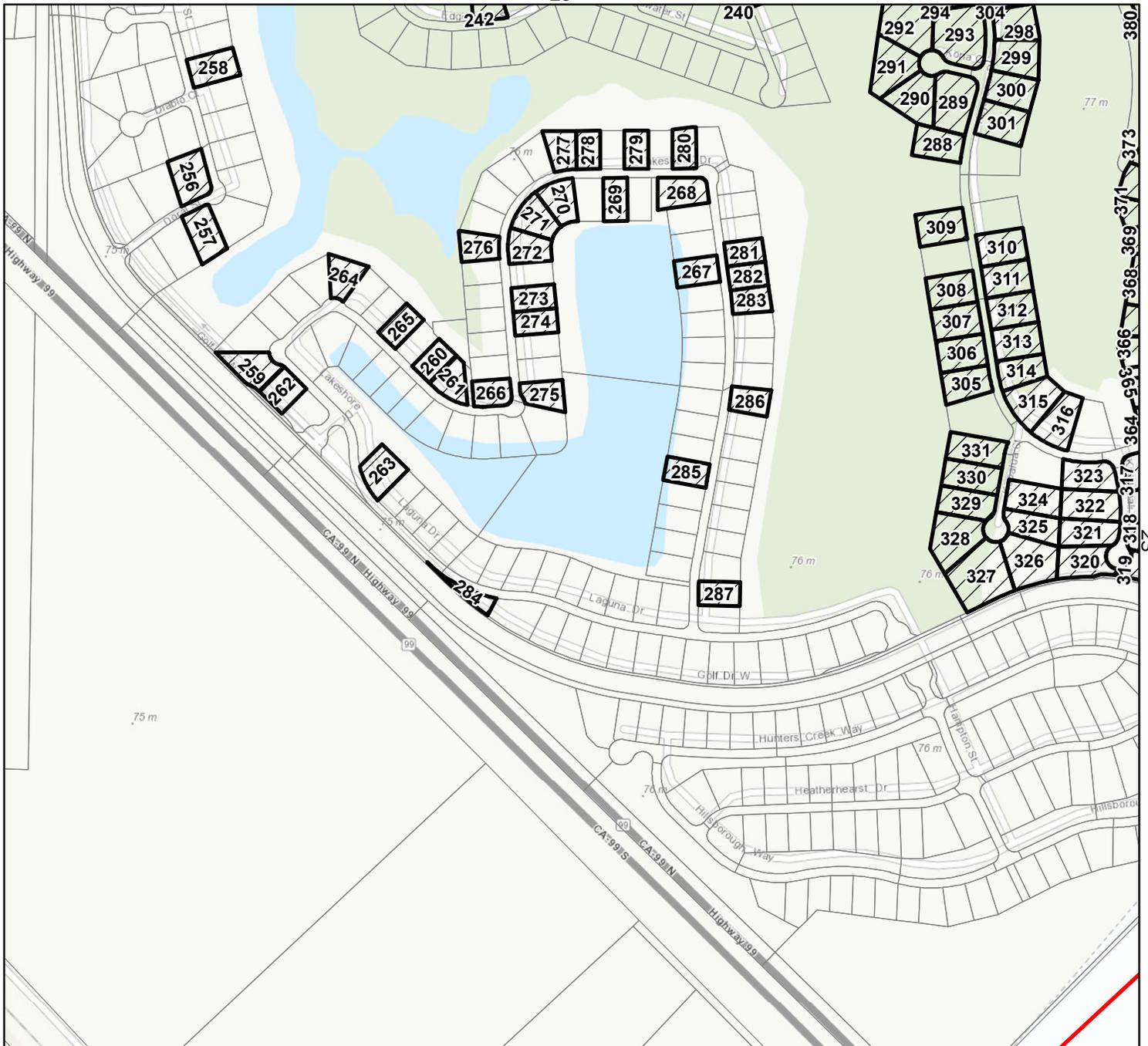


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 19

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

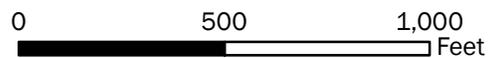


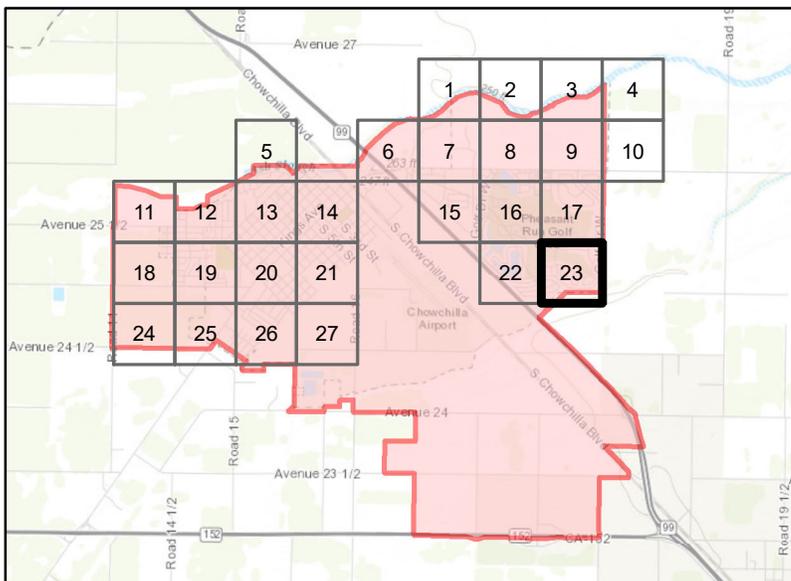
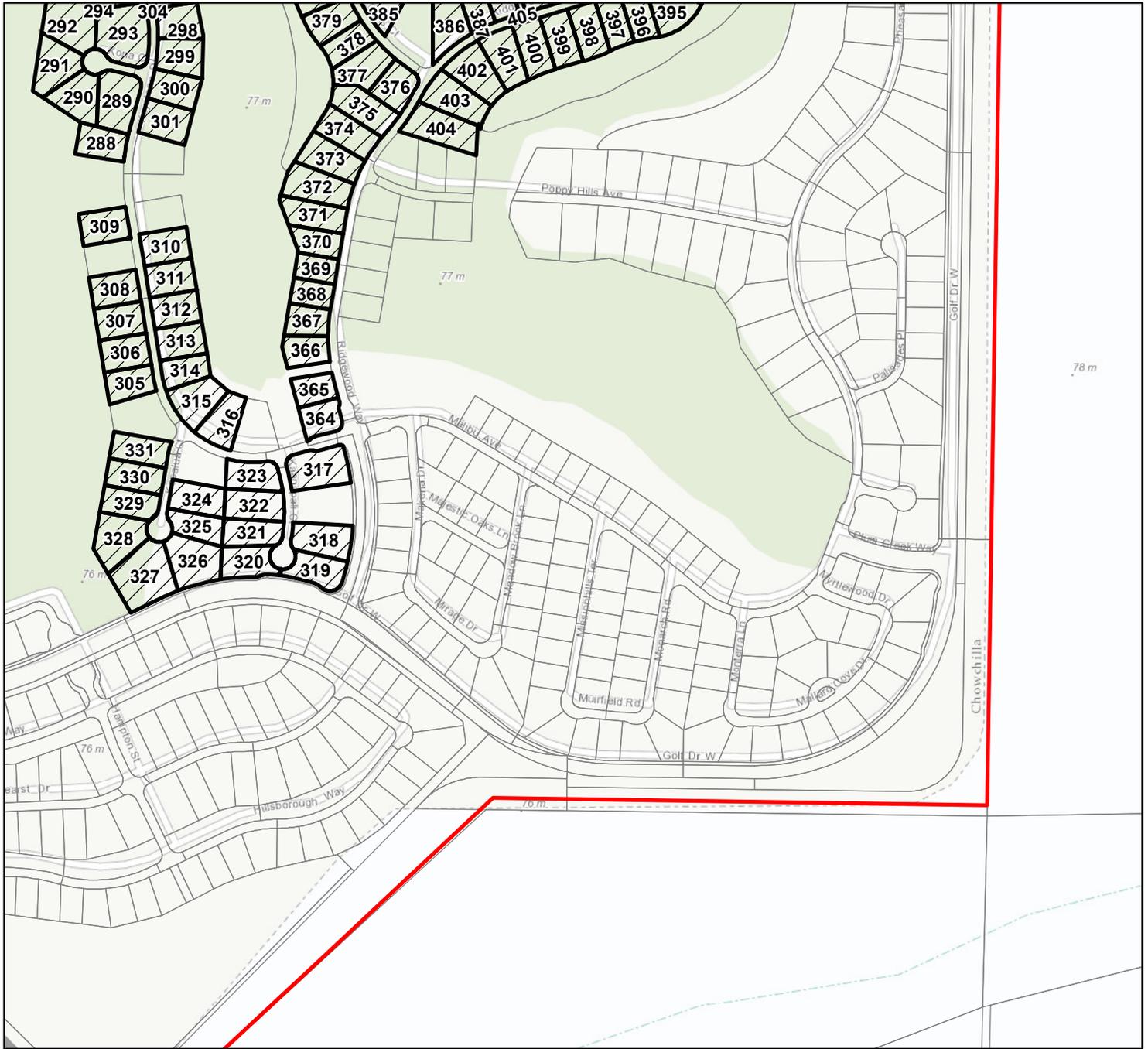
Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



City of Chowchilla
Housing Element (2015-2023)
Land Inventory Map Book, Page 22

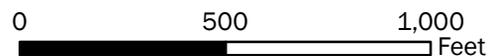
-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

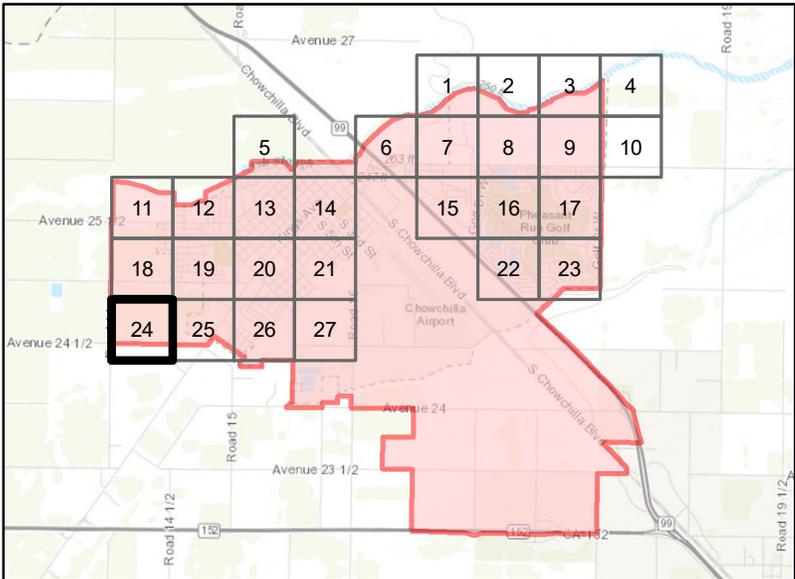
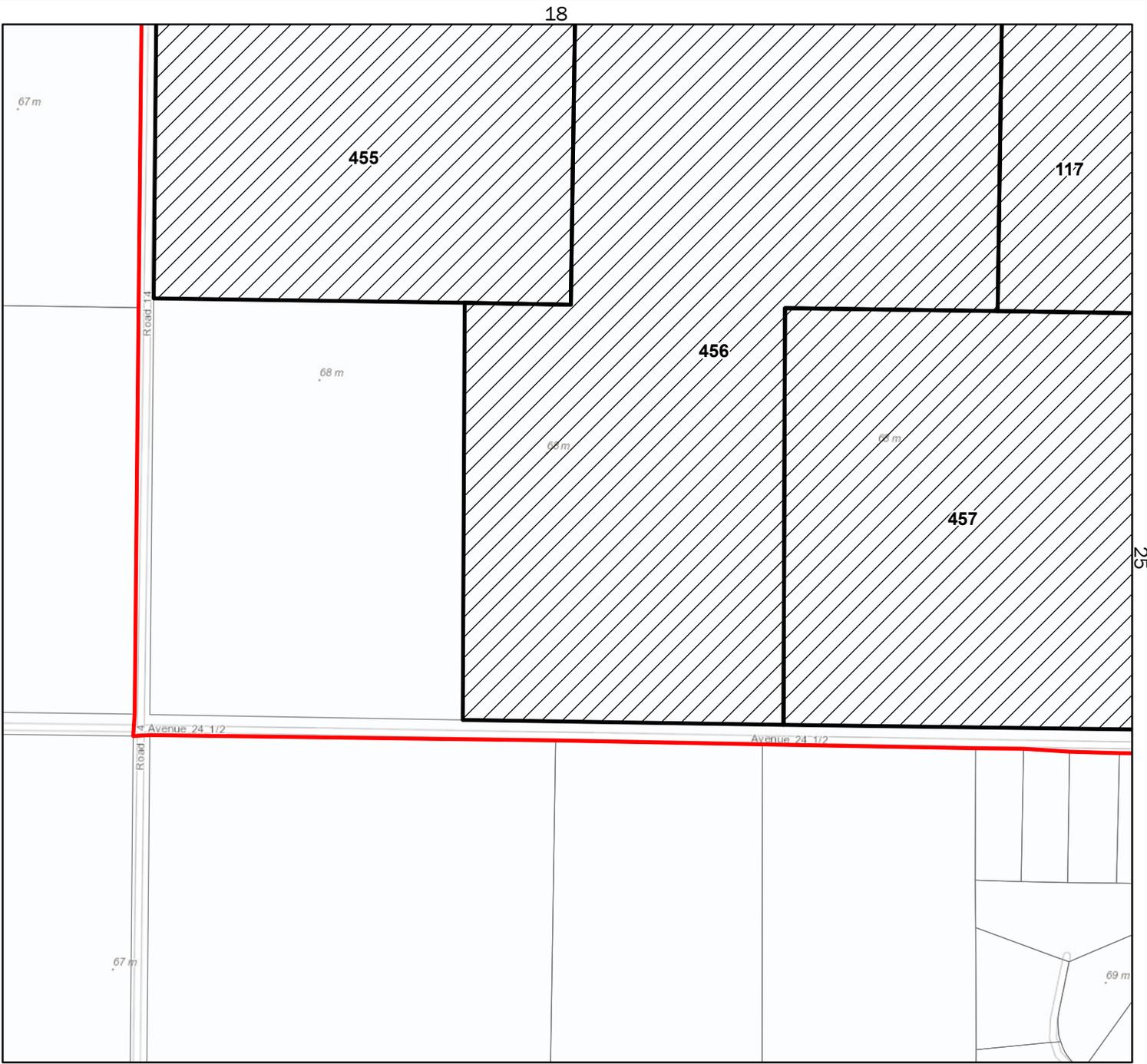




City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 23

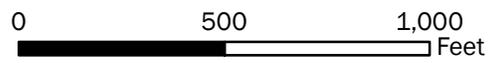
-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels



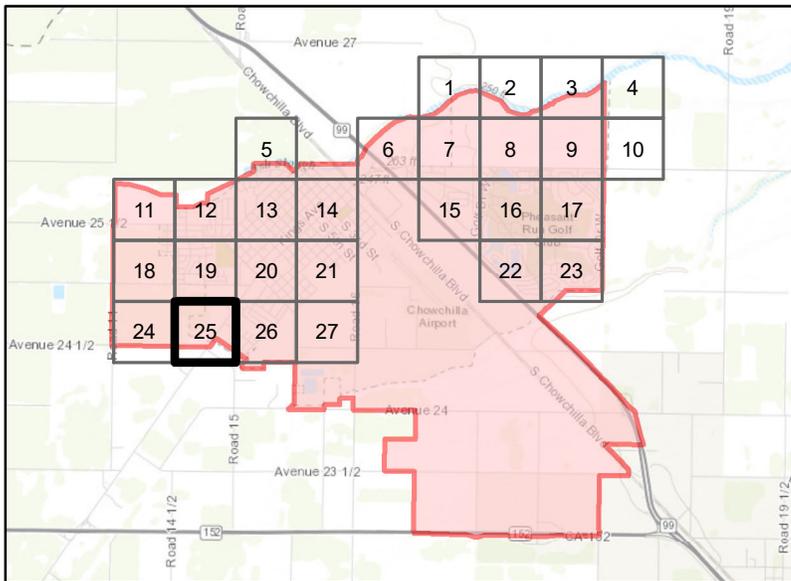
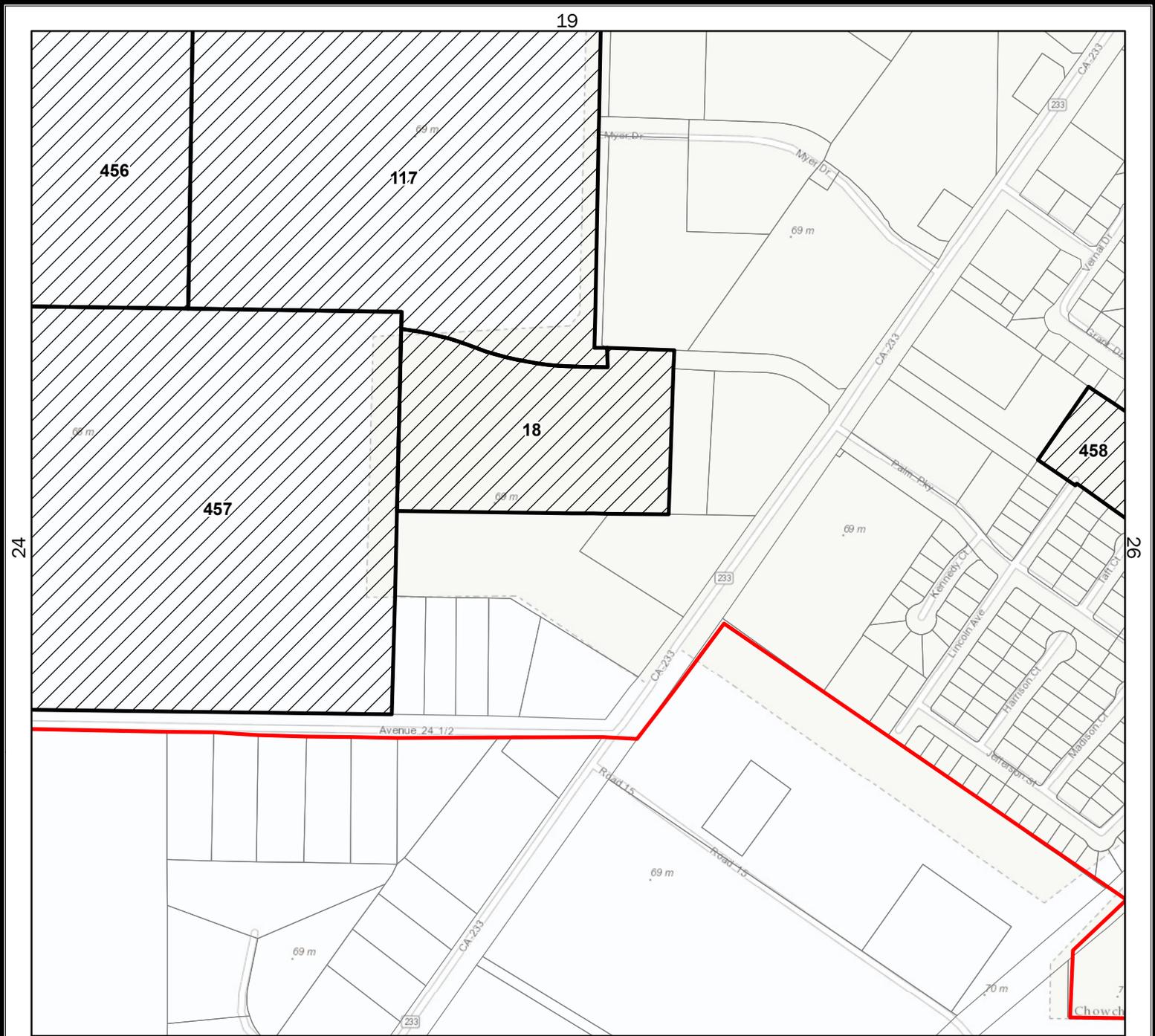


City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 24

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels

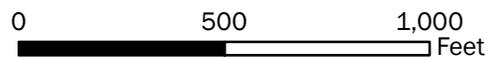


Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

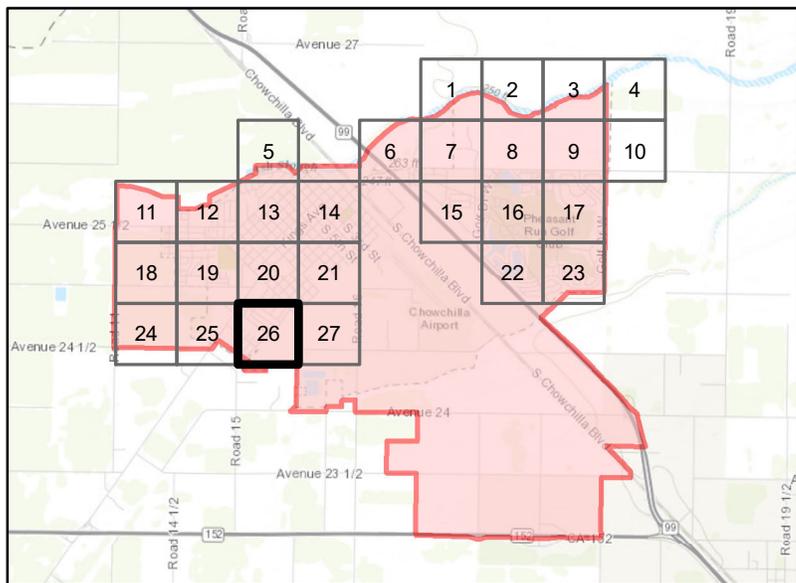
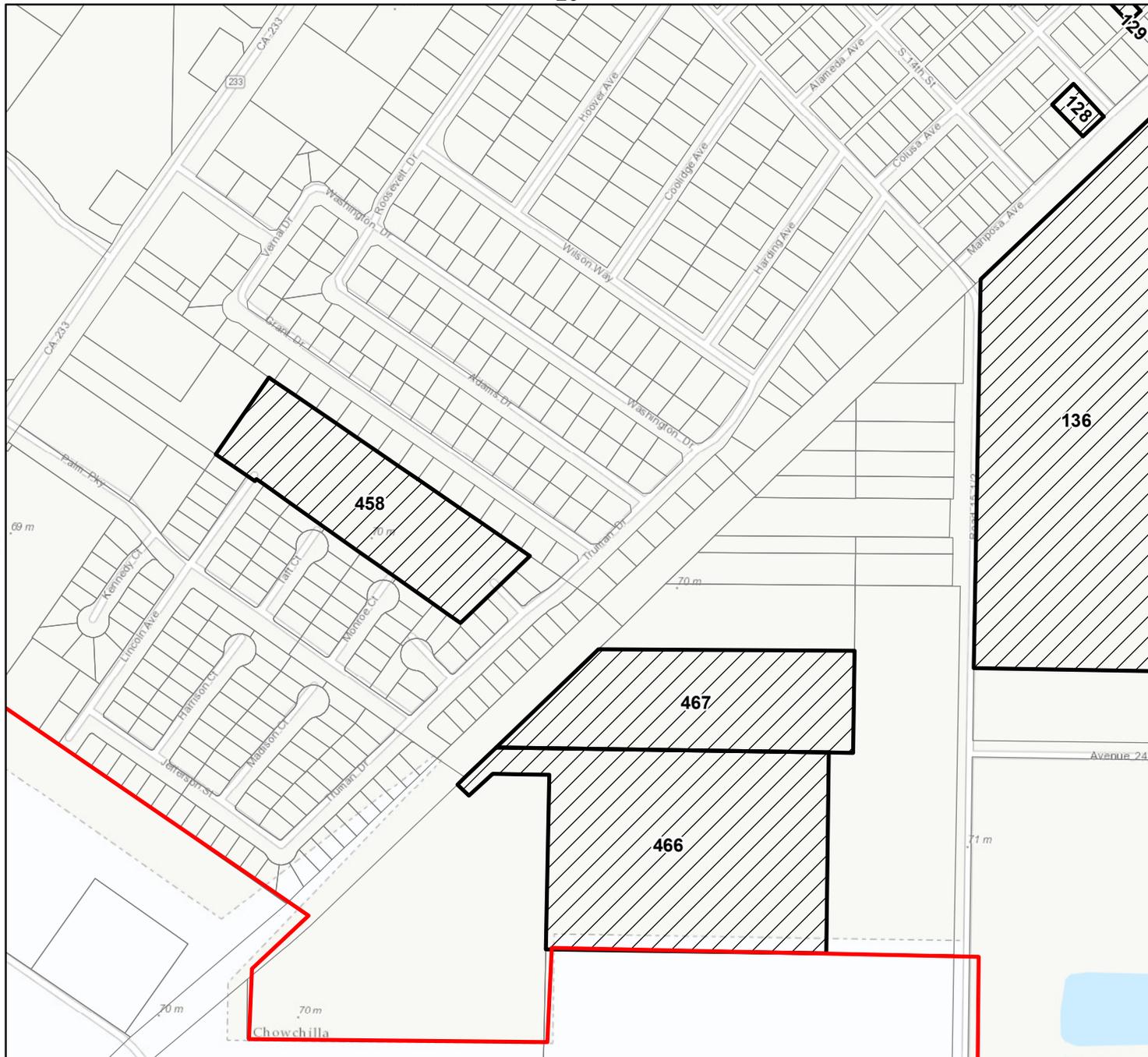


City of Chowchilla Housing Element (2015-2023) Land Inventory Map Book, Page 25

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

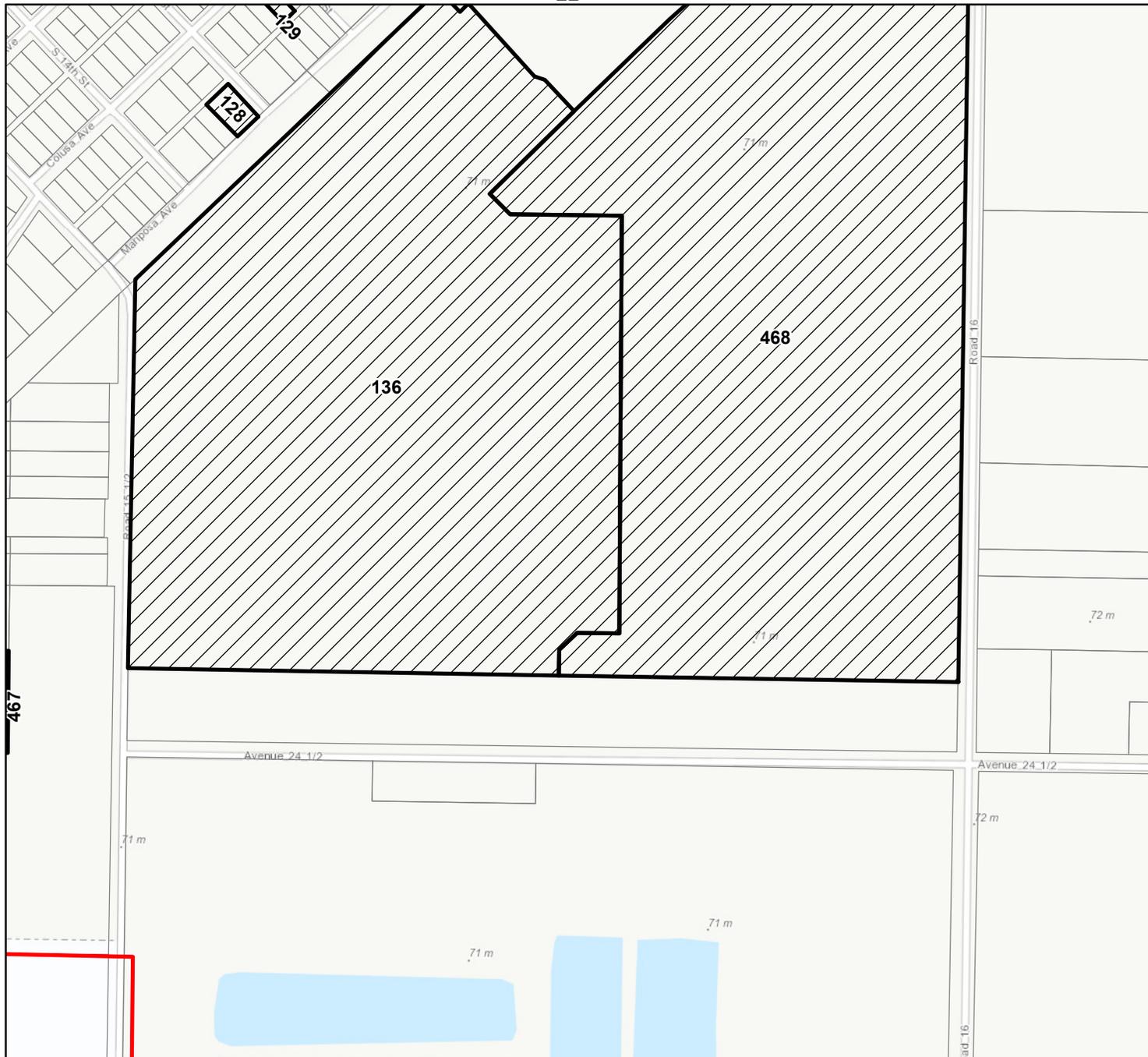


City of Chowchilla Housing Element (2015-2023) Land Inventory Map Book, Page 26

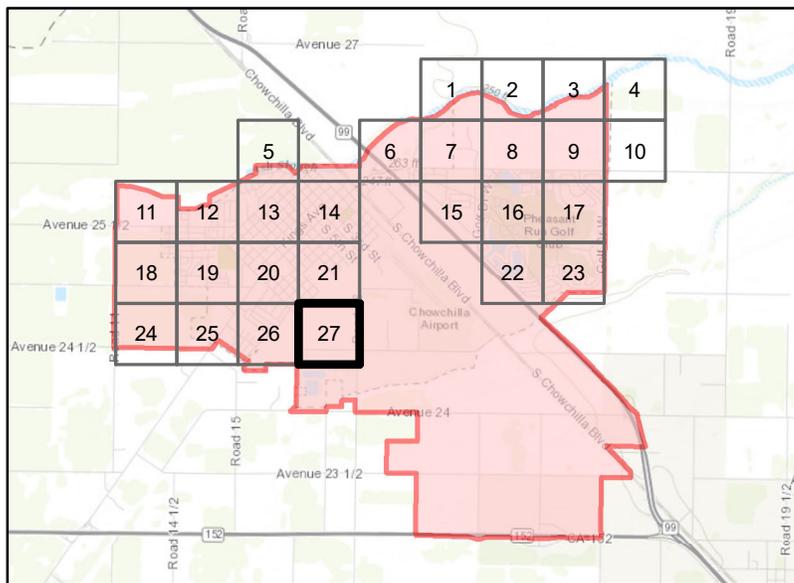
-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapnyIndia, © OpenStreetMap contributors, and the GIS User Community



26
467



City of Chowchilla
 Housing Element (2015-2023)
 Land Inventory Map Book, Page 27

-  City Limits
-  Vacant or Underutilized Sites
-  Sphere of Influence
-  Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapnyIndia, © OpenStreetMap contributors, and the GIS User Community

APPENDIX C



The City of Chowchilla is asking for your input on the most important housing issues the City faces. I am offering my comments as either an INDIVIDUAL or a GROUP REPRESENTATIVE.

- INDIVIDUAL - I belong to the group(s) below (check any that applies):
Senior (65 years old and older)
Single person or couple (not living with children, parents, or other dependents)
Agricultural worker
Large household (5 or more people)
Single parent (with children younger than 18 years in the home)
Have a disability (visual or hearing impairment, or physical, mental, or emotional condition of at least six months in duration that has prevented me from performing essential tasks)
GROUP REPRESENTATIVE of (check any that applies):
Business (Owner/Manager)
Faith-based Organization
Public Schools
Service/civic group
Neighborhood association
Building Industry
Affordable housing Org/agency
A special needs group:
Seniors
Those with disabilities
Agricultural workers
Those in need of temporary, emergency, or other suitable housing
Medical, health, or mental health organization/profession
Other

MY HOUSEHOLD EARNED INCOME PER YEAR is (check one):
Less than \$16,410
\$16,411 to \$27,350
\$27,351 to \$43,760
More than \$43,760

MY CURRENT HOUSING is (check one):
Own a house or condo
Rent/own in mobile home community
Rent a house
Live in substandard housing
Rent an apartment, duplex, etc.
Am homeless

I WOULD PREFER TO LIVE in (check one):
A single family home
A duplex, triplex, or similar
A retirement or other community that offers medical, meals, and/or other services on-site
A condo that I own
A mobile home in a community
An apartment that I rent
Gated community with private security

RANK IN ORDER OF IMPORTANCE THE FOLLOWING ISSUES THAT MATTER TO YOU PERSONALLY

- 1 = Least Important, 2 = Somewhat Important, 3 = Very Important
Maintain neighbor character
Safety (lighting, sidewalks, crime protection) and privacy
Affordable housing, particularly for (check any that applies):
Seniors, Large families, Single parent with minor children
Public transportation
Emergency and temporary housing to prevent homelessness
Access to services, shopping, schools close to home
Healthy home (electricity, appliances, working water/sewer, no lead paint)
Disabled, Veterans, Other
Single persons, Agricultural workers

PLEASE PROVIDE ADDITIONAL COMMENTS THAT CAN HELP THE CITY PLAN HOUSING FOR ITS RESIDENTS

Three horizontal lines for providing additional comments.

