



City of Chowchilla

2024 – 2032 HOUSING ELEMENT



Public Review Draft #3

June 10, 2024



Table of Contents

1	INTRODUCTION	1-8
1.1	Housing Element Law.....	1-8
1.2	Relationship to the General Plan	1-9
1.3	Housing Element Content and Organization.....	1-9
1.4	Community Outreach and Engagement.....	1-9
1.5	Community Input	1-12
2	REVIEW OF PAST ACCOMPLISHMENTS	2-21
2.1	Housing Production	2-21
2.2	No Net Loss and Adequate Sites	2-22
2.3	Assessment of 2020-2024 Goals, Objectives, and Programs	2-22
3	HOUSING NEEDS ASSESSMENT	3-54
3.1	Population, Employment, and Household Characteristics.....	3-54
3.2	Housing Stock Characteristics.....	3-72
3.3	Special Needs Housing.....	3-93
3.4	Future Housing Needs.....	3-118
4	AFFIRMATIVELY FURTHERING FAIR HOUSING	4-121
4.1	Fair Housing Methodology	4-121
4.2	Enforcement and Outreach Capacity.....	4-130
4.3	Segregation and Integration	4-134
4.4	Racially and Ethnically Concentrated Areas of Poverty and Affluence.....	4-160
4.5	Disparities in Access to Opportunities	4-167
4.6	Disproportionate Housing Needs.....	4-187
4.7	Local Data, Knowledge, and Other Relevant Factors	4-206
4.8	Assessment of Fair Housing Issues and AFFH Programs	4-211
5	HOUSING CONSTRAINTS.....	5-236
5.1	Governmental Constraints	5-236
5.2	Non-Governmental Constraints	5-287
6	SITES INVENTORY AND RESOURCE ASSESSMENT.....	6-300
6.1	State Requirements.....	6-300
6.2	Methodology	6-302
6.3	Availability of Sites	6-304
6.4	Financial Resources.....	6-336
6.5	Partnership Resources.....	6-340
7	HOUSING GOALS, POLICIES, AND PROGRAMS	7-343
7.1	State Housing Goals	7-343
7.2	Introduction to Housing Goals and Policies	7-344
7.3	Housing Goals and Policies	7-345
7.4	Quantified Objectives	7-348
7.5	Housing Programs	7-349

8	Appendices.....	8-385
8.1	Appendix A: Public Participation Report.....	8-385
8.2	Appendix B: Online Public Survey.....	8-419
8.3	Appendix C: Housing Sites Inventory Table	8-426

Table of Figures

Figure 3-1: Age Distribution, Chowchilla, Madera County, 2020.....	3-57
Figure 3-2: Age Composition Trends, Chowchilla, 2000-2020.....	3-57
Figure 3-3: Employment Trends, Chowchilla, 2010-2021.....	3-61
Figure 3-4: Housing Tenure, Chowchilla, Madera County, California, 2020	3-69
Figure 3-5: Household Income Trends, Chowchilla, 2010 vs. 2020	3-71
Figure 3-6: Percentage of Structures Over 30 Years Old, Chowchilla, 2021	3-77
Figure 3-7: Percentage of Structures Over 50 Years Old, Chowchilla, 2021.....	3-78
Figure 3-8: Median Home Value, Chowchilla, Madera County, 2010-2021	3-79
Figure 3-9: Home Prices, Chowchilla, 2021	3-80
Figure 3-10: Median Contract Rent, Chowchilla, Madera County, 2010-2021.....	3-82
Figure 3-11: Occupancy Status, Chowchilla, Madera County, California, 2020.....	3-89
Figure 3-12: Disability Type by Age, Chowchilla, 2020	3-107
Figure 3-13: Diagnosis of Central Valley Regional Center Consumers, 2023	3-108
Figure 3-14: Age of Central Valley Regional Center Consumers, 2023	3-109
Figure 3-15: Ethnicity of Central Valley Regional Center Consumers, 2023	3-109
Figure 3-16: Where Central Valley Regional Center Consumers Live, 2023	3-110
Figure 4-1: Census-Delineated Statistical Geographical Areas	4-124
Figure 4-2: Regional Map.....	4-129
Figure 4-3: Percent of Total Non-White Population, Madera County, 2022	4-137
Figure 4-4: Predominant Population, Madera County, 2022	4-138
Figure 4-5: Percent of Total Non-White Population, Chowchilla, 2022	4-139
Figure 4-6: Predominant Population by Block Group, Chowchilla, 2022	4-140
Figure 4-7: Neighborhood Segregation, Chowchilla, 2022.....	4-141
Figure 4-8: Race and Ethnicity in the US by Dot Density, 2020	4-142
Figure 4-9: Disability by Type, Chowchilla, Madera County, 2021	4-144
Figure 4-10: Percent of Population with a Disability, Madera County, 2019	4-146
Figure 4-11: Percent of Population with a Disability, Chowchilla, 2019.....	4-147
Figure 4-12: Children in Married-Couple Households, Madera County, 2019	4-150
Figure 4-13: Female Headed Households With Children, Madera County, 2019	4-151
Figure 4-14: Children in Married-Couple Households, Chowchilla, 2019.....	4-152
Figure 4-15: Female Headed Households With Children, No Spouse/Partner, Chowchilla, 2022.....	4-153
Figure 4-16: Median Household Income, Madera County, 2019.....	4-156
Figure 4-17: Low and Moderate Income Population, Madera County, 2019	4-157
Figure 4-18: Median Household Income, Chowchilla, 2019.....	4-158

Figure 4-19: Low to Moderate Income Population, Chowchilla, 2019.....	4-159
Figure 4-20: Racially/Ethnically Concentrated Areas of Poverty, Madera County, 2013.....	4-162
Figure 4-21: Neighborhood Segregation, Madera County, 2019.....	4-163
Figure 4-22: Poverty Status, Madera County, 2019	4-164
Figure 4-23: Poverty Status, Chowchilla, 2019	4-165
Figure 4-24: National Walkability Index, Chowchilla, 2022.....	4-170
Figure 4-25: TCAC Opportunity Areas – Education, Madera County, 2022	4-173
Figure 4-26: TCAC Opportunity Areas – Education, Chowchilla, 2022	4-174
Figure 4-27: TCAC Opportunity Areas – Economic, Madera County, 2022	4-177
Figure 4-28: Jobs Proximity Index, Chowchilla, 2022.....	4-178
Figure 4-29: TCAC Opportunity Areas – Economic, Chowchilla, 2022	4-179
Figure 4-30: CalEnviroScreen 4.0 Percentile Scores, Madera County, 2022	4-182
Figure 4-31: TCAC Opportunity Areas – Environmental, Madera County, 2022	4-183
Figure 4-32: CalEnviroScreen 4.0 Percentile Scores, Chowchilla, 2022	4-184
Figure 4-33: SB 535 Disadvantaged Communities, Chowchilla, 2022	4-185
Figure 4-34: TCAC Opportunity Areas – Environmental, Chowchilla, 2022.....	4-186
Figure 4-35: Housing Cost Burden by Renters, Madera County, 2019	4-189
Figure 4-36: Housing Cost Burden by Homeowners, Madera County, 2019	4-190
Figure 4-37: Housing Cost Burden by Renters, Chowchilla, 2019.....	4-191
Figure 4-38: Housing Cost Burden by Homeowners, Chowchilla, 2019	4-192
Figure 4-39: Overcrowded Households, Madera County, 2022.....	4-195
Figure 4-40: Overcrowded Households, Chowchilla, 2022	4-196
Figure 4-41: Housing Stock Age, Madera County, Chowchilla, 2020	4-197
Figure 4-42: Sensitive Communities, Madera County, 2022	4-203
Figure 4-43: Sensitive Communities, Chowchilla, 2022	4-204
Figure 4-44: Displacement Risk, Chowchilla, 2022.....	4-205
Figure 4-45: Housing Choice Vouchers.....	4-209
Figure 4-46: Public Housing Buildings.....	4-210
Figure 4-47: Inventory Sites Distribution by AFFH Resource Ratings	4-215
Figure 4-48: Housing Element Planning Areas	4-216
Figure 5-1: Vacant/Underutilized Lands that Permit Emergency Shelters By-Right	5-259
Figure 6-1: Location of Pipeline Projects	6-311
Figure 6-2: Land Inventory (Vacant and Underutilized Sites)	6-313
Figure 6-3: Lower Income Housing Opportunity Site A.....	6-318
Figure 6-4: Lower Income Housing Opportunity Site B.....	6-319
Figure 6-5: Lower Income Housing Opportunity Site C.....	6-320
Figure 6-6: Lower Income Housing Opportunity Site D.....	6-321
Figure 6-7: Farmland Type, Chowchilla, 2018.....	6-327
Figure 6-8: Fire Hazard Severity Zones and Critical Facilities, Chowchilla, 2017	6-328
Figure 6-9: Wetlands, Chowchilla, 2023.....	6-329
Figure 6-10: Chowchilla Water District Map	6-332
Figure 6-11: Chowchilla Municipal Airport Compatibility Policy Map	6-333

Figure 8-1 Community Survey Poster	8-418
--	-------

Table of Tables

Table 1-1: Summary of Community Outreach and Engagement Methods.....	1-10
Table 1-2: Summary of Input from Stakeholder Engagement and Community Workshops	1-13
Table 1-3: Summary of Community Survey Responses	1-18
Table 2-1: 5 th Cycle RHNA Housing Production, Chowchilla, 2016-2024.....	2-21
Table 3-1: Population Growth Trends, Chowchilla, 1960-2020	3-54
Table 3-2: Population Trends, Neighboring Counties, 2000-2020	3-55
Table 3-3: Population Trends, Neighboring Jurisdictions, 2000-2020.....	3-55
Table 3-4: Population Growth Forecast, Madera County Jurisdictions, 2035-2046	3-55
Table 3-5: Age Distribution, Chowchilla, Madera County, 2020	3-56
Table 3-6: Population by Race, Chowchilla, Madera County, California, 2020	3-58
Table 3-7: Racial Composition Trends, Chowchilla, 2000-2020.....	3-58
Table 3-8: Hispanic or Latino Population, 2020	3-59
Table 3-9: Employment Status, Chowchilla, Madera County, 2021	3-59
Table 3-10: Place of Work, Chowchilla, 2021	3-60
Table 3-11: Travel Time to Work, Chowchilla, 2021.....	3-60
Table 3-12: Employment Projections by Jurisdiction, 2035-2046.....	3-61
Table 3-13: Employment by Industry, Chowchilla, Madera County, 2021	3-62
Table 3-14: Major Employers in Madera County, 2023.....	3-63
Table 3-15: Household Growth Trends, Chowchilla, 1990-2020.....	3-65
Table 3-16: Household Size, Chowchilla, Madera County, California, 2021	3-65
Table 3-17: Household and Group Quarters Population, Chowchilla, 2023	3-66
Table 3-18: Household Type, Chowchilla, 2000-2020	3-66
Table 3-19: Household by Type, Chowchilla, Madera County, California, 2020	3-67
Table 3-20: Housing Tenure, Chowchilla, 1990-2020	3-68
Table 3-21: Tenure by Units in Structure, Chowchilla, 2000-2020.....	3-69
Table 3-22: Median Household Income, Chowchilla, Madera County, 2021	3-70
Table 3-23: Household Income by Tenure, Chowchilla, 2021.....	3-70
Table 3-24: Income Range by Affordability Category, Madera County, 2023.....	3-72
Table 3-25: Income Distribution Overview, Chowchilla (2016-2020)	3-72
Table 3-26: Housing Problems Overview, Chowchilla, 2020	3-73
Table 3-27: Years Structure Built, Chowchilla, 2021.....	3-74
Table 3-28: Median Home Value Comparisons, 2015 and 2022	3-81
Table 3-29: Median Contract Rent, Chowchilla, Madera County, 2010-2021.....	3-81
Table 3-30: Current Rental Listings, Chowchilla, March 2024	3-82
Table 3-31: Government Assisted Housing Developments, Chowchilla, 2023	3-84
Table 3-32: Units in Structure, Chowchilla, 2010-2020.....	3-88
Table 3-33: Occupancy Status, Chowchilla, 1990-2020	3-88
Table 3-34: Vacancy Rates, Chowchilla, Madera County, California, 2020	3-89

Table 3-35: Vacant Units, Chowchilla, Madera County, California, 2020	3-90
Table 3-36: Housing Overpayment by Tenure, Chowchilla, 2020	3-91
Table 3-37: Housing Overpayment by Household Income, Chowchilla, 2020	3-91
Table 3-38: Tenure by Occupants per Room, Chowchilla, 2020	3-93
Table 3-39: Tenure by Household Size, Chowchilla, 2021	3-97
Table 3-40: Number of Bedrooms by Tenure, Chowchilla (2021)	3-98
Table 3-41: Income Distribution of Large Households, Chowchilla (2016-2020)	3-98
Table 3-42: Cost Burden of Large Households (2016-2020)	3-99
Table 3-43: Tenure by Household Type, Chowchilla, 2021	3-100
Table 3-44: Male- and Female-Headed Households by Poverty Status, Chowchilla, 2021	3-101
Table 3-45: Point-in-Time Count, Fresno/Madera Counties, 2022-2023	3-103
Table 3-46: Fresno/Madera Point-in-Time Counts Over Time, 2009-2022	3-103
Table 3-47: Housing Inventory Count Report, Madera County (2022)	3-104
Table 3-48: Age of Householders, Chowchilla, Madera County (2021)	3-112
Table 3-49: Tenure by Age of Householder, Chowchilla (2021)	3-112
Table 3-50: Median Household Income by Age, Chowchilla, Madera County, 2021	3-113
Table 3-51: Income Distribution of Senior Households, Chowchilla, 2016-2020	3-113
Table 3-52: HUD Area Median Family Income by Tenure	3-116
Table 3-53: Overcrowding by Income Level, Chowchilla, Madera County, 2020	3-116
Table 3-54: Extremely Low-Income Households with Overpayment and Housing Problems, Chowchilla, Madera County, 2020	3-117
Table 3-55: Housing Need Distribution by Jurisdiction, Madera County, 2024-2032	3-119
Table 3-56: Housing Need Distribution, Chowchilla, 2016-2024 v. 2024-2032	3-119
Table 3-57: Housing Need Allocation, Chowchilla, 2024-2032	3-119
Table 4-1: Domains and List of Indicators for Opportunity Maps	4-125
Table 4-2: FHEO Filed Title VII Cases, Madera County, 2006 - Present	4-130
Table 4-3: Fair Housing Organizations Active in Madera County	4-133
Table 4-4: Population by Racial Group, Chowchilla, Madera County, 2010, 2020	4-135
Table 4-5: Employment Status by Disability Status, Madera County, 2015, 2020	4-143
Table 4-6: Household Type and Presence of Children, Madera County, 2020	4-148
Table 4-7: Household Type and Presence of Children, Chowchilla, 2020	4-149
Table 4-8: Assistance Needs of Lower-Income Households, Chowchilla 2014-2018	4-188
Table 4-9: Homelessness in Fresno County and Madera County (2022)	4-199
Table 4-10: Comparison of Fair Housing Issues with Respect to Census Tract	4-213
Table 4-11 Fair Housing Issues and AFFH Programs	4-217
Table 5-1: General Plan Land Use Designations: Proposed Density	5-243
Table 5-2: General Plan Zoning Districts vs. Zoning Ordinance Zoning Districts	5-243
Table 5-3: Parking Requirements by Residential Use Type	5-249
Table 5-4: Residential Development Standards	5-251
Table 5-5: Residential Development Standards Comparison	5-253
Table 5-6: Number of incentives based on affordability per AB 2334	5-254
Table 5-7: Rancho Calera Specific Plan Zoning Designations	5-265

Table 5-8: Zoning Use Matrix for Residential and Commercial Districts	5-269
Table 5-9: Fiscal Year 2022-2023 Master Planning Fee Schedule, Chowchilla	5-271
Table 5-10: Development Permit Fee and Cost Comparison	5-272
Table 5-11: Development Impact Fee Summary.....	5-275
Table 5-12: Planning Review and Processing Times.....	5-280
Table 5-13: Development Review Timeline Comparison	5-280
Table 5-14: Home Loan Purpose and Application Action.....	5-290
Table 5-15: Home Loan Type and Application Action	5-290
Table 5-16: Home Loan Type and Home Loan Purpose	5-290
Table 5-17: Home Purchase Loan and Action-- State, MSA, City Comparison	5-290
Table 6-1: Adjusted RHNA, Chowchilla, 2024-2032	6-304
Table 6-2: Number of ADUs Approved 2020-2022.....	6-305
Table 6-3: ADU Affordability Distribution, ABAG, SCAG, Chowchilla	6-306
Table 6-4: ADU by Income Category for RHNA	6-306
Table 6-5: Approved Units Expected to be Built/Occupied during the 6 th Cycle	6-307
Table 6-6: Affordability Analysis of Pipeline Projects	6-308
Table 6-7: Regional Housing Needs Allocation.....	6-312
Table 6-8: Residential Unit Capacity of Vacant Lands – Current Density	6-314
Table 6-9: Residential Unit Capacity of Vacant Land – Proposed Density.....	6-314
Table 6-10: Lower Income Unit Allocation.....	6-315
Table 6-11: Government Properties Suitable for Development	6-324
Table 6-12: Hazardous Sites, Chowchilla Land Inventory, 2024	6-326
Table 6-13: Funding Programs.....	6-336
Table 7-1: Quantified Objectives, 2024-2032.....	7-348
Table 7-2: Implementation Table.....	7-350

1 INTRODUCTION

All local governments (cities and counties) in the State of California are required to adequately plan to meet the housing needs of everyone in the community. Local governments meet this requirement through adoption of housing plans as part of their general plan. General plans serve as the local government's blueprint for meeting the community's long-term housing vision for the future. The housing plan is a required chapter, or "element," of the general plan that ultimately serves as the local government's principal guide for meeting the community's housing needs. The resulting "housing element" contains housing goals and strategies to achieve this need.

What is a Housing Element?

- A required chapter, or "element" of the General Plan
- A principal guide to meet housing needs
- An opportunity for conversation
- An access point for funding

The purpose of the housing element is to identify the community's housing needs, state the community's goals and objectives for housing production, rehabilitation, and conservation to meet those needs, and define the policies and programs that the community will implement to achieve its goals. The process of updating the housing element provides an opportunity to have a community conversation about how to address local housing challenges and find solutions, while offering an access point for future funding opportunities that will benefit housing.

1.1 Housing Element Law

California State law establishes detailed requirements for the preparation of housing elements which are contained in California Government Code Section 65580 through 65589, Chapter 1143, Article 10.6, known altogether as the "State housing element law."¹

According to California Government Code Section 65853, the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall also identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

Housing elements are required to be updated every eight (8) years, covering an eight (8)-year planning period. The eight (8)-year planning period is known as a "cycle." The City of Chowchilla is in its 6th Cycle update covering the planning period years 2024 to 2032.

¹ California Legislative Information. California Government Code, Title 7. Planning and Land Use. Division 1. Planning and Zoning, Chapter 3. Local Planning, Article 10.6. Housing Elements. Accessed October 27, 2023, https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65583

1.2 Relationship to the General Plan

The housing element is one of nine (9) required chapters, or “elements,” of the general plan. State housing element law requires that goals, policies, and programs contained in the housing element are directly related to and consistent with all other required elements of a general plan.

The City of Chowchilla 2040 General Plan serves as the City’s constitution and blueprint for community growth, development, and redevelopment over the next several decades. The 2040 General Plan was revised in 2012 and includes seven elements: Land Use, Circulation, Open Space and Conservation, Public Facilities and Services, Public Safety, Noise, and Housing. When any element of the General Plan is amended, the City will review its Housing Element and make amendments to ensure internal consistency is maintained.

The City of Chowchilla 6th Cycle Housing Element Update also initiates updates to the City’s General Plan including amendments to the Public Safety Element and the preparation and adoption of an Environmental Justice Element. State housing law requires that the Safety Element be updated during each update of the Housing Element if additional information relating to climate adaptation or resilience becomes available.

1.3 Housing Element Content and Organization

This Housing Element is organized as follows:

- **Chapter 1. Introduction** (current chapter) provides an overview and introduction to the purpose and contents of the document, the element’s relationship to the General Plan, and a summary of community engagement..
- **Chapter 2. Review of Past Accomplishments** provides an evaluation and assessment of the City’s past housing element performance.
- **Chapter 3. Housing Needs Assessment** provides an assessment of existing and future housing needs.
- **Chapter 4. Affirmatively Furthering Fair Housing** provides an analysis of fair housing issues and a plan to address disparities.
- **Chapter 5. Housing Constraints** provides an assessment of constraints to housing development.
- **Chapter 6. Sites Inventory and Resource Assessment** provides an inventory of suitable land for housing and an assessment of financial and partnership resources.
- **Chapter 7. Housing Goals, Policies, and Programs** provides an implementation plan to meet existing and future housing needs.

1.4 Community Outreach and Engagement

State housing law requires local governments to make a diligent effort to achieve public participation of all economic segments of the community through the housing element update process (California Government Code Section 65583(c)(9)). The City of Chowchilla developed a comprehensive community outreach and engagement strategy to receive community feedback throughout the housing element update process. Outreach and engagement began in July 2023 and consisted of the methods, metrics, and outcomes as identified and described in **Table 1-1**.

Table 1-1: Summary of Community Outreach and Engagement Methods

Method	Description, Metrics, and Outcomes
Webpage	The City's 2024-2032 Housing Element webpage introduces the Housing Element and ways to get involved in the update process including details and links to the community survey, community workshops, stakeholder focus groups, public meetings, and additional outreach events. The webpage launched in July 2023. Webpage content is regularly updated as information becomes available. Content is provided in English and Spanish. The webpage is located here: https://www.cityofchowchilla.org/397/Housing-Element-Update-2024-2032
Survey	A community survey was created to receive input on housing needs and constraints to help inform the Housing Element. The survey was open from July 21, 2023, through October 6, 2023, available online and in-person at City Hall. The survey consisted of 17 questions and was available in English and Spanish. The City promoted survey participation through the Housing Element webpage, social media postings (Instagram and Facebook), newspaper publication (Madera Tribune), the City's e-weekly news bulletin, utility bill inserts (4,100 households), community postings (City Hall, Robertson Boulevard businesses, Library, Senior Community Center), a public services announcement to parents/guardians of students in the Chowchilla Union High School District (text and email), and at the Chowchilla Classic Car & Custom Bike Show held on September 16, 2023. All postings/promotions were provided in English and Spanish. The City received 178 responses. Survey results are summarized in Section 1.5. Full results are provided in Appendix A. A copy of the survey is provided in Appendix B.
Public Meetings	Two introductory workshops were held with the Planning Commission and City Council in August 2023. The Planning Commission Workshop was held on August 16, 2023, and the City Council Workshop was held on August 22, 2023. The purpose of these workshops was to introduce and inform the Commission and Council on the Housing Element update process. Both workshops were publicly noticed in accordance with the City's noticing requirements. No members of the public attended the Planning Commission Workshop. Two members of the public attended the City Council Workshop. Presentations from both workshops were posted on the City's Housing Element webpage.
Stakeholder Engagement	The City created an extensive list of community stakeholder consisting of agencies, organizations, and individuals involved in housing and housing-related services to engage in the Housing Element update process through focus groups or one-on-one interviews. Invitations to participate were mailed to 70 stakeholders; email follow ups were sent to 58 out of 70 invited stakeholders (lower number due

	to email availability). The invitations included the meeting options in addition to ways for further engagement including one-on-one interviews, the community survey, and community workshops. Flyers (English/Spanish) were provided in each invitation to encourage the stakeholders to share the information within their networks. The City hosted three stakeholder focus group meetings which were held virtually on August 29, 2023, August 30, 2023, and August 31, 2023. Four stakeholders participated in the focus group meetings. Stakeholders represented Central Valley Resources for Independence, California Youth Connection, and Fairmead Community & Friends. Focus group takeaways are summarized in Section 1.5. Following the focus group meetings, the City held 9 one-on-one interviews between September 11, 2023, and October 6, 2023, with Habitat for Humanity Greater Fresno Area, California Rural Legal Assistance, Housing Authority of the City of Madera, Madera County Community Action Partnership, Fair Housing Council of Central California, Self-Help Enterprises, Chowchilla Unified High School District, and Fresno/Madera Building Industry Association. The City also corresponded via email with Leadership Counsel for Justice and Accountability. Interview takeaways are summarized in Section 1.5. The City hosted the annual “builders’ forum,” which was rebranded in 2023 to the “Central Valley Economic Summit.” The Summit was held on November 2, 2023, at Farnesi’s Steakhouse in Chowchilla. A presentation on the Housing Element Update was provided. The purpose of the Summit was to foster economic growth and development in the city, providing the opportunity for sector leaders to connect, share, and engage in discussions on current economic trends, innovations, and strategies. Approximately 40 people were in attendance. Key takeaways will be summarized in Section 1.5.
Community Workshops	Four community workshops were held and/or scheduled throughout the update process to engage and inform the community. Out of the four workshops, two were held and/or scheduled in-person at City Hall and two were held and/or scheduled by Zoom. The topics for in-person and virtual workshops were the same, with in-person workshops held first followed by the virtual version the week following to increase accessibility for participation. The first two workshops introduced the Housing Element and were held on September 6, 2023 (City Hall) and September 13, 2023 (Zoom). The following workshops are scheduled after the Public Draft Housing Element was released on October 10, 2023, and provided an overview of the drafted Housing Element. These workshops were held on October 10, 2023 (City Hall) and October 18, 2023 (Zoom). The presentations were provided in English and Spanish, with Spanish translation services available. Presentations were posted to the Housing Element update webpage following the conclusion of

the workshops. Three community members participated in the workshops. Key takeaways are summarized in **Section 1.5**.

The City promoted workshop attendance through the Housing Element webpage, social media postings (Instagram and Facebook), newspaper publication (Madera Tribune), the City's e-weekly news bulletin, utility bill inserts (4,100 households), community postings (City Hall, Robertson Boulevard businesses, Library, Senior Community Center), and at the Chowchilla Classic Car & Custom Bike Show held on September 16, 2023. All postings/promotions were provided in English and Spanish.

1.5 Community Input

1.5.1 Stakeholder and Community Engagement

Input received from stakeholder and community engagement, including the stakeholder focus group meetings, one-on-one interviews, email correspondence, and community workshops is summarized in **Table 1-2**. Input is organized into three (3) categories: 1) Housing Needs, Constraints, and Barriers, 2) Housing Opportunities, and 3) How the Needs and Opportunities are Incorporated into the Housing Element.

Key takeaways from survey results are summarized in **Table 1-3**. Full results are provided in **Appendix A**. A copy of the survey is provided in **Appendix B**.

1.5.2 Public Review Period

The City's 6th Cycle Housing Element Update was published and distributed for a 30-day public review period from October 10, 2023, to Thursday November 9, 2023, pursuant to Assembly Bill 215. Comments received are incorporated into the Housing Element.

[The Revised 6th Cycle Housing Element Update was published and distributed for a 7-day public review period from April 4, 2024, to April 10, 2024. No public comments were received.](#)

Table 1-2: Summary of Input from Stakeholder Engagement and Community Workshops

Housing Constraints and Barriers		
Need/Constraint/Barrier	Opportunities	Incorporation into the Housing Element
There is a lack of locally based jobs, services, amenities, and resources. Chowchilla lacks locally based jobs, services, amenities, and resources. What's available in town is limited and expensive. Chowchilla is far from urban centers (e.g., Madera, Merced, Modesto, Fresno), where more jobs, services, amenities, and resources are available (e.g., groceries, jobs, childcare). Housing is still “cheaper” (relative) in Chowchilla but pay is better elsewhere. In addition, Chowchilla experiences disparities in income. A lot of residents are employed in the nearby correctional facilities. These jobs have higher wages and thus, employees can afford higher living costs (e.g., housing, groceries, etc.). For other Chowchilla residents who aren't employed locally, getting to urban centers where decent paying jobs are requires car ownership or access. Commuting is becoming more expensive due to gas prices.	• Partner with RICV and get involved in the “California Advancing and Innovating Medi-Cal” (CalAIM) program, which is the State's federal waiver package aimed at streamlining Medi-Cal rules while also improving care coordination, access to services, and overall health of Medi-Cal enrollees. RICV is contracted with management care plans to provide a wider range of benefits to members (e.g., Anthem, CalViva, Healthnet). • Focus investments on/near Robertson Boulevard, which provides a hub for a lot of socioeconomic opportunities. • Increase allowed density to reduce vehicle miles traveled, create walkable neighborhoods with access to transit, services, amenities, and resources. • The City has received funding to carry out the Fairmead-Chowchilla wastewater treatment facility connection project, which would abandon the septic tanks and leach fields in Fairmead, and direct	• Program 3.f. will ensure the availability of adequate school facilities to house students generated by new residential projects. • Program 3.g. will ensure that school impact fees would not negatively impact affordable housing projects. • Program 7.b. will expedite the approval process for certain solar projects.

There is an assumption that telework/remote work has led to more affluent people moving to Chowchilla to save on housing costs; but what they're saving on money is being spent on utilities with rising energy costs. There are also rural pockets in nearby communities, like Fairmead. Fairmead residents also need access to services, amenities, and resources. For the Fairmead community, there are concerns about availability and access to sewer, water, and dry utilities to support their needs.	wastewater flows through a new sewer trunk line to the City of Chowchilla's wastewater treatment facility. Approximately 175 residential connections, Fairmead Elementary School, and a commercial property will be connected. • In the past, the City and school district were anti-growth. This mindset has changed and there's an openness to growth to provide more opportunities for children and young adults to stay in the community. One way this is happening is through a reduction in school fees to help facilitate more investment from private developers.	
Housing stock and diversity is limited, especially affordable housing. Existing and available housing is in poor condition. Chowchilla's experiencing a limited housing stock which in turn is driving up housing prices. There is a need for housing diversity (i.e., multi-family vs. single-family, variation in unit mix, etc.). Housing conditions of existing housing stock are poor. There is a lot of older (e.g., built before 1990s), substandard housing and the need for rehabilitation, repairs, and	• Work with the Housing Authority of the City of Madera to promote project-based vouchers. A recent example is Esperanza Village in Madera, a 48-unit affordable housing development that utilizes project-based vouchers. • Work with Habitat for Humanity on sweat equity opportunities. The first step is starting the conversation and getting to know the community more. Land acquisition will drive the success. • Find developers interested in different housing types: senior housing complexes with activities and services;	• Program 2.a. will recruit and assist developers for the development of affordable and special needs housing. • Program 2.c. will apply for state and federal funding for affordable housing and provide financial and technical assistance. • Program 2.d. works with the Housing Authority to promote the Section 8 Income Voucher Program.

upgrades. Older multi-family properties have been turned over repeatedly and property managers/owners are not keeping up with needed maintenance. There is a need for more affordable housing. Rent increases are decreasing affordability and the availability of affordable housing in general is very limited. This is especially true for senior households on fixed income and large households/multi-generational households. Making it easier to build ADUs may help with this. Lack of housing diversity and unit mix also affects more vulnerable populations like youth aging out of foster care, individuals and families experiencing homelessness, and seniors. For example, youth aging out of foster care want to stay in the community and are looking for small, affordable units but in a lot of instances must go to Madera, Fresno, or Stockton to find an affordable place to stay. For those experiencing homelessness, the closest shelters or permanent supportive housing are in Madera. Families experiencing homelessness want to keep their children in Chowchilla schools and are resorting to living in their cars or in local motels. An estimated 1% of the Chowchilla Union High	multi-family apartments with studios and one-bedroom units for individuals and couples; conversion or repurposing of commercial buildings; mixed-income integrated neighborhoods; transit-oriented affordable housing near services and amenities (e.g., near Save Mart, parks). • Make it easier to build ADUs. • Create a program or partner/provide funding for permanent supportive services such as mental health or independent living skills. • Promote Self-Help Enterprises first-time homebuyer and home rehabilitation program. • Partnerships with other organizations and vendors to get funds to facilitate programs. Apply for grants under different organizations. Show that the City is available and willing to help apply for funding for resources.	• Program 3.i. will advertise the availability of loans provided through non-profits and programs. • Program 3.k. will increase density for affordable projects that qualify under the state Density Bonus Law. • Program 3.l. will amend the Zoning Ordinance to comply with the latest ADU state laws and implement a pre-approved ADU Program. • Program 3.m. will reduce parking and open space requirements, which would allow higher density to be built. • Program 4.b. will support efforts to rehabilitate existing housing stock. • Program 5.c. will pursue grant funding for childcare services and recruit community-based organizations for such services. • Program 6.a. will provide information and referral services for equal opportunity housing as needed. • Program 7.c. provide financial assistance to low-income
--	--	--

School District students are considered homeless. Seniors on fixed income are struggling to afford their homes and provide for themselves as they age. There should be a way to convert commercial buildings, especially downtown commercial buildings (i.e., upper stories) into housing units. Further, income and wages are not keeping up with rising housing costs, which is compounding into significant cost burden felt throughout the community. Spending more than 30%-50% of income on housing leads to tradeoffs – gas, groceries, sending children to school, etc.		households related to energy with assistance from Self Help Enterprises.
There are constraints to developing housing. The housing market has changed dramatically over the past four (4) years; rising construction and labor costs, high impact fees, inflated land values/perception that land is worth more than it really is, plus high interest rates are constraining housing development. There is a need to eliminate/reduce subjective and arbitrary entitlement processes and instead create “by-right” pathways to developing affordable	• Increase density. Due to land and improvement costs increasing, developers are building at a higher density/intensity out of necessity. Developers are typically looking at 8-12 units per acre for 1,200-1,400 square foot homes at two stories. • Form partnerships with Affordable Housing Developers to apply to grants/funding opportunities. The City should commit to providing letters of support or serving as the co-applicant. • Find the “ideal” location for targeted investments in affordable housing and	• Program 1.b. will prepare an inventory of government owned land and recruit developers for the development of special needs housing. • Program 2.a. will recruit and assist developers for the development of affordable and special needs housing. • Program 2.b. will increase existing density limits and update current development standards as needed.

housing. If there isn't a by-right pathway, developers are prepared to utilize SB 35, AB 2162, and AB 2011. The TCAC/HCD High Opportunity Map for Chowchilla is alarming. There are no High Resource Area census tracts in the city. The city is primarily low or moderate resource, with two Census tracts with missing/insufficient data. Both Census tracts are within the central core of the city. The lack of High Resource Areas creates a constraint for affordable housing developers creating competitive funding applications. The City should have at least one High Resource Area.	advocate for the state to change the TCAC/HCD High Opportunity Map to provide at least one high resource area. Ask for a re-evaluation. • Surplus land receives bonus points for competitive funding. Identify City-owned surplus land for housing development, especially for farmworker or permanent supportive housing. Facilitate partnerships with Affordable Housing Developers and local service providers.	• Program 2.c. will apply for state and federal funding for affordable housing and provide financial and technical assistance. • Program 3.k. will increase density for affordable projects that qualify under the state Density Bonus Law. • Program 3.m. will reduce parking and open space requirements, which would allow higher density to be built. • Program 6.b. will work to revise the CTCAC/HCD High Opportunity Map to provide at least one high resource area.
---	---	--

Table 1-3: Summary of Community Survey Responses

Summary of Key Themes
Are you satisfied with your current housing situation? 65% of respondents indicated that they are satisfied with their current housing situation. 35% are not satisfied with their current housing situation. <u>Expressed Satisfaction</u> • Affordable housing costs. • Community and neighborhood characteristics. • Long-term resident/bought home prior to 2019. • Quality housing in good condition. <u>Expressed Dissatisfaction</u> • Cost of living. • Environmental Constraints (e.g., water). • Housing affordability (e.g., rent prices). • Lack of available housing. • Large households and inadequately sized housing. • Poor housing quality or conditions. • Safety. • Single-parent households.
How would you rate the physical condition of the home you live in? A majority (41%) of respondents indicated that the physical condition of their home is very good; there are signs of minor deferred maintenance (e.g., peeling paint, chipped stucco) but no rehabilitation improvements are needed. 23% of respondents indicated that the physical condition of their home is excellent; no maintenance or rehabilitation improvements are needed. 28% of respondents indicated that the physical condition of their home is fair; modest rehabilitation is needed (e.g., new roof, siding, stucco). 9% of respondents indicated that the physical condition of their home is poor and in need of major upgrades (e.g., new foundation, plumbing, electrical). <u>Expressed Satisfaction</u> • Well maintained, in good condition, no major repairs needed. • New/modern housing. • Remodeled, renovated, or upgraded. <u>Expressed Dissatisfaction</u> • Exterior conditions: roof, windows, siding, stucco, paint, dry rot, fencing, and landscaping. • Interior conditions: paint, flooring, plumbing, electrical, mechanical. • Weatherization/energy efficiency: insulation, weather stripping, HVAC, heating. • Pest control and infestation.
Does the range of housing options currently available in Chowchilla meet your needs?

56% of respondents indicated that the range of housing options currently available does not meet their needs. 44% said the range of housing options currently available does meet their needs.

- Long-time resident and/or homeowner; not looking for housing at this time.
- Affordably priced and adequately sized options are available.
- Low inventory, high prices.
- Lack of affordable housing options: low-income, single-parent, senior, permanent supportive housing.
- Lack of variety: rental units, larger homes, RV parks, new/modern housing, gated communities.

What type of housing do you think is most needed?

Respondents indicated the following types of housing to be needed most: affordable housing (66%), single-family (41%), senior housing (32%), duplexes (23%), assisted living facilities (20%), triplexes and apartments (20%), and emergency shelters, transitional housing, and supportive housing (20%).

If you wish to own a home but do not currently own one, what obstacles are preventing you from owning a home currently?

30% of respondents indicated they cannot find a home within their target price range; 21% do not currently have the financial resources for an appropriate down payment; 11% do not currently have the financial resources for an adequate monthly mortgage payment; and 5% do not currently wish to own a home. 34% of respondents selected “other” and elaborated that: 1) they are currently a homeowner or 2) they do not live in Chowchilla.

Please identify and rank the following concerns to you and your family from 1 to 11, with 1 being the most important and 11 being the least important.

Out of the listed concerns, the most important concerns indicated by the respondents included: 1) ensuring that children who grow up in Chowchilla can afford to live in Chowchilla, 2) maintaining the character of existing residential neighborhoods, 3) ample job opportunities that pay a living wage and are near housing, services, and amenities, and 4) ensuring that housing market provides a diverse range of housing types including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of residents. The least important concerns included: 1) establishing programs to help at-risk homeowners keep their homes and 2) providing shelters and transitional housing for the homeless, along with services to help people move into permanent housing.

Are there any other comments?

Key themes expressed in open ended responses include the following:

- Need for code enforcement.
- Need for more schools.

- Need for more jobs with appropriate wages to be able to afford housing.
- Need for shelters and transitional housing for homeless, as well as rehab and recovery for those experiencing addiction.
- Need for more parking, safe crosswalks, sidewalks, and streetlights.
- Need for more homebuyer resources and financial help.
- Need for better opportunities for local businesses including more investments on Robertson Boulevard.

2 REVIEW OF PAST ACCOMPLISHMENTS

State housing element law (California Government Code Section 65588[a]) requires each jurisdiction to evaluate their achievements in order to inform the development of new housing programs. More specifically, state law requires jurisdictions to “review its housing element as frequently as appropriate” to evaluate the following:

- 1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- 2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- 3) The progress of the city, county, or city and county in implementation of the housing element.
- 4) The effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.”

Per the California Department of Housing and Community Development (HCD), the three areas of requisite analysis are:

- Review the results of the previous housing element's goals, objectives, and programs. The results should be quantified where possible but may be qualitative where necessary.
- Compare what was projected or planned in the previous housing element to what was achieved. Determine where the previous housing element met, exceeded, or fell short of what was anticipated.
- Based on the above analysis, describe how the goals, objectives, policies, and programs in the updated housing element are being changed or adjusted to incorporate what has been learned from the results of the previous housing element.

2.1 Housing Production

The City of Chowchilla's 5th Cycle Regional Housing Needs Allocation (RHNA) is shown in **Table 2-1**. The 5th Cycle RHNA was 1,114 plus 127 extremely low-income units as determined pursuant to Government Code Section 65583(a)(1). As of December 2022, 82 units (7%) have been constructed during the 5th Cycle, leaving a remaining balance of 1,159 units.

Table 2-1: 5th Cycle RHNA Housing Production, Chowchilla, 2016-2024

	5 th Cycle RHNA 2016-2024	Units Constructed During 5 th Cycle	Percentage of 5 th Cycle Need Met	Balance of 5 th Cycle RHNA Need
Extremely Low (< 30% AMI)	127 ²	0	0%	127
Very Low (31-50% AMI)	253	0	0%	253
Low (51-80% AMI)	190	0	0%	190
Moderate (81-120% AMI)	204	24	12%	180
Above-Moderate (>120% AMI)	467	58	12%	409

² Extremely low-income housing need determined pursuant to Government Code Section 65583(a)(1). Value is default value, assumed to be half of the very low-income RHNA.

Total	1,241	82	7%	1,159
--------------	--------------	-----------	-----------	--------------

Source: City of Chowchilla, 2022 Annual Progress Report

2.2 No Net Loss and Adequate Sites

Senate Bill (SB) 166 requires the City to maintain adequate sites to accommodate the RHNA balance. Eighty-two (82) units were constructed in the 5th Cycle. The 5th Cycle Housing Element provided a capacity of 6,733 units, which was a surplus of 5,492 units beyond RHNA. The City did not have a net loss capacity during the 5th Cycle and has maintained a surplus of available and adequate sites for all income levels throughout the planning period.

2.3 Assessment of 2020-2024 Goals, Objectives, and Programs

As mentioned above, the purpose of this section is to evaluate achievements so that goals may be adjusted to achieve the construction of needed housing. The following is an analysis of the City's progress toward meeting the goals of the 2020-2024 Housing Element's Goals, Objectives, and Programs. Each of the goals and objectives are described, followed by an analysis of implementation to-date.

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 options 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: Prior to its expiration in 2021, the City will review the Zoning Ordinance 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 goods and services from within the City. In order to qualify, the developer must apply within the designated period as set forth by resolution. If warranted, this ordinance will be extended.

- **Timeline:** 2021
- **Funding Source:** General Fund
- **Quantifier:** Established infill incentive program
- **Responsible Department:** City Administrator's Office

Assessment of Progress for Action/Implementation Measure 1.a: This Action/Implementation Measure is on-going and will be carried over into the revised Housing Element. The City of Chowchilla has seen some success from this program, as indicated by its extension in June 2021. In its extension, the threshold was reduced from 30% to 20% for goods and services to attract more interest in the program. The City will continue to encourage/ advertise its infill incentive program, a program which reduces impact fees by 50% for all new infill, mixed use and high-density residential development on vacant and undeveloped lots that have existing infrastructure, when the builder/developer secures at least 20% of its goods and services from within the City. The City will re-evaluate the program prior to its expiration in June 2025. The City will also advertise the program on the City's website, in regular communications with builders/developers, and at the City's annual Economic Summit.

Action/Implementation Measure 1.b: The City reviewed the properties it owned in October 2019 for the Housing Element revisions and is holding a developers' forum to discuss this issue. The City will prepare an updated 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 housing for assisted living and housing for seniors, veterans, the homeless, farmworkers, and affordable housing for families. Assisted living refers to housing for individuals who require assistance with everyday activities such as meals, medication management or assistance, bathing, dressing and with transportation.

- **Timeline:** Ongoing: Prepare inventory and analysis by August 30, 2020, and review every two years
- **Funding Source:** On-going 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

Assessment of Progress for Action/Implementation Measure 1.b: This Action/Implementation Measure is on-going and will be carried over into the revised Housing Element. In its previous Housing Element, the City identified 95 sites in total. The inventory was reviewed again in 2023 for inclusion in the 2024-2032 Housing Element (**Chapter 6 Sites Inventory and Resource Assessment**). Every two (2) years, the City will review, evaluate, and update its inventory of City-owned land for housing development. If appropriate sites can be identified, the City will actively recruit developers and apply to funding agencies to facilitate development of the sites with affordable and/or special needs housing, i.e., for assisted living and housing for seniors, veterans, the homeless, farmworkers, and affordable housing for families. In doing so, the City will also comply with the surplus land determination process and applicable requirements pursuant to the Surplus Lands Act. The City will advertise the inventory on the City's website, in regular communications with builders/developers, and at the City's annual Economic Summit.

Action/Implementation Measure 1.c: The City will continue to 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:** 2020 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

Assessment of Progress for Action/Implementation Measure 1.c: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City applied for multiple CDBG, HOME, and CalHOME grants between 2018 and 2020. The applications were successful as the City was awarded over \$2,000,000. These grants were specifically awarded to the City for Homeowner Rehabilitation, First Time Home-Buyer, and a Sweat Equity Program. The City contracted with Self Help Enterprises to assist the City with writing the grants and implementing the programs within the community. Because HUD has placed a moratorium on this funding, no homes have been built or rehabilitated through this program.. The City will apply for funds including Infill Infrastructure, HOME, and CDBG funds to acquire and/or extend necessary services (water and sewer hookups) to infill sites for housing development, with the goal of acquiring at least \$120,000 for extension of services in support of three (3) units annually.

Action/Implementation Measure 1.d: The City will provide expedited processing and approval for developments consisting of affordable to lower-income households so that funding opportunity deadlines can be met.

- **Timeline:** On-going
- **Funding Source:** Pursuing SB 2 funds
- **Quantifier:** Not applicable
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 1.d: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City actively pursued funds to purchase permit tracking software to help with expedited permit approvals and recently purchased Tyler Technologies software. Implementation of this software is currently underway. The City will create a new electronic workflow and record type for multi-family housing developments consisting of affordable units in the City's new land management system (Tyler Technologies) to provide expedited permit processing and approval for multi-family housing developments so that funding opportunity deadlines for housing developers can be met.

Action/Implementation Measure 1.e: The City will conduct an internal consistency review of the General Plan as part of the annual General Plan implementation report required by Section 65400.

- **Timeline:** Completed in 2019. Ongoing annually
- **Funding Source:** Non-applicable
- **Quantifier:** Not applicable
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 1.e: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. Consistency is reviewed as part of the annual General Plan implementation progress report as required under Government Code Section 65400. As amendments are made to the General Plan, the City also reviews and revises the Housing Element for ongoing consistency.

For example, the City applied for and was awarded a \$65,000 Local Early Action Planning (LEAP) Grant to complete this strategic General Plan Update to finally bring the City's General Plan up to date with State Law. As part of the awarded LEAP Grant, staff proposed several strategic updates to the City's General Plan with the goal of accelerating housing production in a way that aligns with state planning priorities, housing, transportation equity and climate goals, including hazard mitigation or climate adaptation. The following items were the four (4) main goals the City hoped to achieve as part of this strategic update:

1. Integrating Environmental Justice goals, policies, and objectives (per SB 1000).
2. Safety & Conservation which will include an analysis and policies regarding fire and flood hazards.
3. Land use which will identify and analyze disadvantaged/unincorporated/fringe communities.
4. Update the Circulation Element to adopt the State's new policies in regard to Vehicle Miles Traveled (VMT). The City is not proposing to develop its own VMT model, but rather utilize MCTC's regional model and tier off of the regional model to develop City specific thresholds.

These strategic updates were intended to bring the General Plan Elements into conformance with one another, better enabling City staff to conclude project consistency with the General Plan when reviewing new projects. These updates also brought the City into compliance with SB 1000 which requires Cities to address Environmental Justice in their General Plan. These updates will also allow the City to strategically plan for affordable housing, which will help with meeting housing production demands. Some of the Housing Related policies that were added to the General Plan include the following:

Policy LU 23.1 - Investigate incorporating a “healthy homes inspection” into existing code enforcement inspection procedures to identify and require remedy of pollutants.

Policy LU 23.2 - Identify funding for education and remediation of lead and other housing hazards to benefit low-income families and minimize risks associated with lead-based paint.

Policy LU 23.3 - In addition to the requirements of the Building Code, encourage the use of green, healthy building materials that are toxin free in residential construction.

Policy LU 23.4 - Support collaborations between public health professionals, environmental health inspectors, and building departments to connect clients with professionals who can assess and address multiple aspects of housing that affect health and safety.

Policy LU 23.5 - Utilize federal, state, local, and private funding programs offering low interest loans or grants, and private equity for the rehabilitation of rental properties for lower income households.

Policy LU 26.1 - Encourage the construction of accessory dwelling units in all single-family residential zones subject to regulations and existing ordinance, and in accordance with State Law.

Policy LU 26.2 - Develop a city policy that encourages and promotes construction of accessory dwelling units that face the City’s alleys in residential districts provided that such units meet setback, height, occupancy, and other applicable regulations set forth in the Municipal Code.

The City will conduct an internal consistency review of the General Plan Elements as part of the annual General Plan implementation report required by Government Code Section 65400. As amendments are made to the General Plan, the City will also review and revise the Housing Element for ongoing consistency.

Action/Implementation Measure 1.f: Per SB 35, the City will work with participating developers to ensure an expedited process for those projects that meet the requirements under this bill.

- **Timeline:** 2021, within 24 months of adoption of the housing element
- **Funding Source:** Not applicable
- **Quantifier:** Internal process establishment
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 1.f: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. This measure will be expanded to include other legislation that allows streamlined ministerial approval including AB 2162 and AB 1783. Currently, the City does

not have written procedures for any qualifying projects subject to Streamlined Ministerial Process including projects meeting SB 35, AB 2162, or AB 1783. As of November 2023, the City has not received an SB 35 application, or any application pursuant to AB 2162 or AB 1783. The City will establish and implement a streamlined ministerial process per SB 35, AB 2162, and AB 1783, including establishing objective design standards to allow for certain, qualifying, residential projects to be approved through a ministerial process. This will also allow qualified projects to undergo expedited review and approval.

Action/Implementation Measure 1.g: When land is rezoned or annexed for agricultural use, agricultural housing will be a permitted use. The City revised the Zoning Ordinance to conform to the Employee Housing Act. The Health and Safety Code Sections 17021.5 and 17021.6 apply to employee housing that qualifies, or intends to qualify, for a permit to operate under the Employee Housing Act. 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. The City will revise the Zoning Ordinance to allow employee housing by-right in the R-MH and R-H zones.

- **Timeline:** 2020, 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

Assessment of Progress for Action/Implementation Measure 1.g: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. Upon further review of Government Code Section 17021.5 and 17021.6, it appears that the City is in compliance with the Employee Housing Act as further discussed in **Chapter 5. Housing Constraints, Employee / Farmworker Housing**. However, as described in the aforementioned chapter, the City will carry over this program to add “large” employee housing as a permitted use by right in the use table for Industrial and Office Zones (I-H, PF, and OS) to further clarify the provision.

Action/Implementation Measure 1.h(1): Per SB 540, the City will consider adopting a workforce housing opportunity zone that minimizes project level environmental review and guarantees 50 percent of total housing units within that plan to be affordable to persons or families at or below moderate income.

- **Timeline:** Within 12 months of Housing Element certification
- **Funding Source:** State grants
- **Quantifier:** Plan development
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 1.h(1): This Action/Implementation Measure will not be carried over into the 2024-2032 Housing

Element. The City considered this implementation measure and determined it be infeasible because of the cost of preparing a full EIR for a single program that would only benefit a small number of properties in the City. Instead, the City will focus on implementing other strategies to allow affordable and multi-family housing to be permitted ministerially.

Action/Implementation Measure 1.h(2): Per AB 166, the City will commit to identifying additional low-income housing sites in their housing element when market-rate housing is developed on a site currently identified for low-income housing.

- **Timeline:** On-going
- **Funding Source:** Not applicable
- **Quantifier:** Report to City Council
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 1.h(2): This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. Since adopting the 2020-2024 Housing Element, the City has approved one (1) market rate housing development on a site that is currently identified for low-income housing. The housing project did require an affordable component. In order to ensure that this measure will continue to be implemented, the City will develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. **Action/Implementation Measure 1.i:** Per AB 879, the City will continue to provide annual reports on local implementation including number of project applications/approvals, processing times, and approval processes.

- **Timeline:** On-going
- **Funding Source:** Not applicable
- **Quantifier:** Report to HCD
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 1.i: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element. The City has submitted the required annual report to the State (HCD) every year since the adoption of the last Housing Element. Per Government Code Section 65400, the City will provide annual progress reports (APR) with detailed information about the prior year's housing progress and pipeline, as well as updates on program commitments. **Action/Implementation Measure 1.j:** The City has no units at risk through the planning period. Per AB 1521, the City will review requirements of AB 1521 and ensure that owners of properties with affordable housing units are aware of these requirements.

- **Timeline:** On-going
- **Funding Source:** Not applicable
- **Quantifier:** Report to City Council

- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 1.j: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. As described further in **Chapter 3 Housing Needs Assessment**, there are 442 government-assisted units in the city. All have low risk for conversion. The City will review requirements of AB 1521 (Affordable Housing Preservation Notice Law) and prepare a notification letter for property owners of multi-unit rental properties that are affordable to lower-income households. These properties include Madera 2, Chowchilla Garden Apartments, Chowchilla Terrace, Colusa Avenue Apartments, Golden Acres, Shasta Court Apartments, Village at Chowchilla, and Washington Square Apartments. The letter will describe the various actions that owners of these properties must take before prepaying subsidized mortgages, terminating rental subsidies, or otherwise allowing covenants that protect the rental units' affordability from expiring. These actions include: 1) notifying tenants and the City of the impending loss of affordability within three years of a scheduled expiration of rental restrictions; and 2) notifying qualified preservation entities of the opportunity to submit a non-binding offer to purchase covered properties.

Action/Implementation Measure 1.k: The City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower income households at any time during the previous five years. This requirement applies to both Non-vacant sites and Vacant sites with previous residential uses that have been vacated or demolished.

- **Timeline:** The replacement requirement will be implemented immediately and applied as applications on identified sites that are received and processed.
- **Funding Source:** General Fund
- **Quantifier:** In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 1.k: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. No new development has occurred in the past four (4) years (when this proposed action was established) that is located on property where housing was proposed to be demolished. This Action/Implementation Measure will be combined with Program 3.k, which will amend the Zoning Ordinance to comply with State Density Bonus Law.

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 continue to actively recruit involvement of for-profit and non-profit housing corporations (such as Self Help Enterprises) by holding workshops and/or town hall meetings and coordinate with them to develop at least 10 new, affordable, both low-income and special needs housing projects annually, assisting development as possible with awarded grant funds, expected at approximately \$120,000 annually.

- **Timeline:** Ongoing. 2020 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

Assessment of Progress for Action/Implementation Measure 2.a: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element. The City is actively pursuing this measure by holding outreach events on a regular basis. The City held its annual Builders Forum in December 2022; the City rebranded the event to the Central Valley Economic Summit which was held in November 2023, where both for-profit and non-profit entities participated. Additionally, the City partnered with Self-Help Enterprises to apply for a HOME grant which was recently awarded. The City also met with Self-Help Enterprises three (3) times throughout 2023 to discuss strategy for developing future affordable housing projects.

The City will actively recruit involvement from and seek partnerships with for-profit and non-profit housing corporations and developers (such as Self-Help Enterprises) to encourage development on RHNA sites for affordable or special needs housing. The City will conduct outreach and provide assistance through the City's website, in regular communications with builders/developers, and at the City's annual Economic Summit.

Action/Implementation Measure 2.b: 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. This may be between 5-10 years, when funding becomes available. Additionally, the City will add a provision for mixed use in the downtown area, to provide opportunities for both residential and commercial uses.

- **Timeline:** Revisions to ZO and GP density ranges: Partially completed but needs revisions to be consistent. Within 12 months of adoption of this Housing Element. Three additional months for adoption by City Council
 - Purchase of additional fire truck: 5-10 years and when funding becomes available (begin seeking funding in 2017)
- **Funding Source:** Various State, private and federal sources available for the purchase of new fire trucks.
- **Quantifier:** Resolution to Planning Commission for consideration, then to City Council for adoption.
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 2.b: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. In 2018, the City revised its Zoning Ordinance through Ordinance No. 491-18 which made a number of changes including adding a provision for mixed use in the downtown area which provides opportunities for both residential and commercial uses. Additionally, Ordinance No. 491-18 facilitated changes to building heights to allow up to 50 feet in mixed use zone districts that also permit housing developments (MX-D and MX). The other identified revisions to the Zoning Ordinance and General Plan have not been completed.

The City will revise its Zoning Ordinance and General Plan to encourage higher density development by: increasing density ranges from 2.0 to 8.0 dwelling units/acre to 2.0 to 12.0 dwelling units/acre for the MDR land use designation/R-M zone district, from 6.0 to 16.0 dwelling units/acre to 12.0 to 20.0 dwelling units/ acre for MHDR land use designation/R-MH zone district, and from 10.0 to 24.0 dwelling units/acre to 20.0 to 30.0 dwelling units/acre for HDR land use designation/R-H zone district. Per State requirements for the “default” density standards, changes to the Zoning Ordinance related to permitted residential uses will be “by-right” as appropriate. The related General Plan land use designations will also be revised to be consistent with the changes to the Zoning Ordinance. The City will also assess the current height

limitations to determine potential impediments to reaching the proposed maximum densities and will amend the Zoning Ordinance accordingly.

Action/Implementation Measure 2.c: The City will continue to 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 2020, 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, with a total of 127 new units constructed and 15 preserved.
- **Responsible Department:** City of Chowchilla Finance Department

Assessment of Progress for Action/Implementation Measure 2.c: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. This measure has not yet been completed. 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. Other efforts will include 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. The City will also provide a letter of support for grant applications (e.g., AHSC, LHFT, PLHA, HOME), as requested by developers. The City will conduct outreach and provide assistance through the City's website, in regular communications with builders/developers, and at the City's annual Economic Summit.

Action/Implementation Measure 2.d: The City will work with the Housing Authority to 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. The City and Housing Authority will work to provide project-based vouchers when new rental developments are deemed feasible with the inclusion of project-based vouchers. Additionally, landlords cannot discriminate against renters who

use Section 8 or other federal, state, or local public assistance or housing subsidies for paying any portion of their rent.

- **Timeline:** In process: 2020 and at least annually thereafter
- **Funding Source:** General Fund
- **Quantifier:** Additional 2 units annually
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 2.d: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City recently met with the Housing Authority to discuss how to implement this measure. The City will work with the Housing Authority to promote and encourage qualifying households to participate in the Housing Choice Voucher program. The City will also promote and encourage project-based participation to developers and property managers when new residential development is proposed. Promotion will occur through the City's website, brochures, newsletters, and referrals.

Action/Implementation Measure 2.e: The City will work with affordable housing developers, the MPO and Transportation Commission to determine site and transportation improvements. This includes review of available lots for infill and status of infrastructure to those sites, appropriate zoning, completion of CEQA and NEPA requirements, and other factors. The goal will be to complete the application by 2020.

- **Timeline:** Ongoing. 2020 and annually thereafter
- **Funding Source:** General Fund
- **Quantifier:** Additional 40 units
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 2.e: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. Diligent efforts continue to be made by City staff to comply with this Action/Implementation Measure. The City continues to work closely with the Madera County Transportation Commission (MCTC) to identify needed infrastructure improvements in order to accommodate future housing developments. The City and MCTC are currently pursuing a project to update Robertson Blvd (the City's "Mainstreet") as well as finishing the environmental analysis for the future roundabout projects.

In order to encourage infill development, the City will work with developers and Madera County Transportation Commission to determine the presence of and need for off-site improvements adjacent to or in proximity to residentially zoned infill sites. The City will pursue grant funding to evaluate and identify infill sites suitable for development. This could include preparation of a sites inventory of infill sites, the review and evaluation of infrastructure available to serve those sites, and the overall suitability of those sites for

development (i.e., entitlement review, level of environmental review, property owner interest, etc.). Results will be documented in a summary report that can be marketed/promoted to potential developers through the City website, brochures, newsletters, and referrals.

Action/Implementation Measure 2.f: The City will revise its zoning ordinance to allow licensed and unlicensed facilities serving six or fewer people to be allowed in the same zones as single- family units, specifically, in the C-N zone district, with the same considerations as other single dwelling units.

- **Timeline:** Within 12 months of Housing Element adoption
- **Funding Source:** General Fund
- **Quantifier:** Adoption of Zone Text Amendment Resolution
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 2.f: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City completed some portions of this Action/Implementation Measure during the City's comprehensive Zoning Ordinance update process which was adopted in 2017. As discussed in **Chapter 5. Housing Constraints**, residential care facilities are currently permitted within various zones depending on the number of people in the home. Residential care facilities for six (6) or fewer people are permitted as a use by right in all zones where residential uses are permitted, with the exception of the C-N and C-S zone districts. The City will revise its Zoning Ordinance to allow residential care facilities serving six (6) or fewer people to be allowed by-right in all zones where residential use is permitted subject to only the requirement of other residential uses of the same type in the same zone.

Action/Implementation Measure 2.g: The City will revise its zoning ordinance to incorporate development standards for the development of large residential care facilities to be consistent with State and federal law.

- **Timeline:** Within 12 months of Housing Element adoption
- **Funding Source:** General Fund
- **Quantifier:** Adoption of Zone Text Amendment Resolution
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 2.g: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. This measure has not been completed. As discussed in **Chapter 5. Housing Constraints**, residential care facilities are currently permitted within various zones depending on the number of people in the home. Residential care facilities for

seven (7) or more people are permitted with a conditional use permit in the R-MH, RH, and O zone districts. The City will revise its Zoning Ordinance to allow residential care facilities serving seven (7) or more people to be allowed by-right in all zones where residential use is permitted subject to only the requirement of other residential uses of the same type in the same zone.

Action/Implementation Measure 2.h: The City will revise its zoning ordinance to allow Transitional and Supportive housing in the Neighborhood Commercial Zone. Additionally, Low-Barrier Navigation Centers and supportive housing will be allowed by-right in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses, when certain criteria are met, as described in AB 101 and AB 2162. Criteria under AB 2162 include, but are not limited to, prohibiting the City from imposing minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.

- **Timeline:** Within 12 months of Housing Element adoption
- **Funding Source:** General Fund
- **Quantifier:** Adoption of Zone Text Amendment Resolution
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 2.h: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. This measure has not been completed. As discussed in **Chapter 5. Housing Constraints**, the City allows supportive and transitional housing as a use by right in the R-L, R-M-5, R-M-6, R-MH, RH, MX, and MX-D zone districts, which correspond with zones where multi-family and mixed uses are permitted with the exception of the C-N, C-S, and PF zone districts.

The City will amend the Zoning Ordinance to allow transitional and supportive housing as a use by right in all zones allowing residential uses subject to only the requirements of other residential uses of the same type and in the same zone including parking standards. In addition, the City will revise its Zoning Ordinance to allow permanent supportive housing in all zones allowing residential uses (including emergency shelters) without discretionary action pursuant to Government Code Section 65651 (AB 2988), uses subject to only the requirements of other residential uses of the same type and in the same zone including parking standards.

Action/Implementation Measure 2.i: The City will revise its zoning ordinance to add Manufactured Homes on Permanent Foundations to be allowed in all zones that allow single family residences (MX, MX-D, R-MH, and C-N).

- **Timeline:** Within 12 months of Housing Element adoption
- **Funding Source:** General Fund
- **Quantifier:** Adoption of Zone Text Amendment Resolution

- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 2.i: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. This measure has not been completed. In accordance with Government Code Section 65852.3, the City will revise its Zoning Ordinance to allow Manufactured Homes (on Permanent Foundation) by-right in all zones that allow single-family uses.

Action/Implementation Measure 2.j: The City will revise its zoning ordinance to allow Emergency housing in all zones where residential uses are allowed in non-residential zones, such as mixed-use zones.

- **Timeline:** Within 12 months of Housing Element adoption
- **Funding Source:** General Fund
- **Quantifier:** Adoption of Zone Text Amendment Resolution
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 2.j: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. This measure has not been completed. As discussed in **Chapter 5. Housing Constraints**, the City of Chowchilla is not meeting its obligation under AB 139 or AB 2339. Therefore, the City will revise the Zoning Ordinance to allow Emergency Housing by-right in areas zoned for mixed uses and nonresidential zones that permit multi-family uses.

Action/Implementation Measure 2.k: The City will revise the zoning ordinance to define the term “guest house” or “guesthouse” as an accessory building not intended for permanent occupancy which does not have separate cooking facilities from the primary residence.

- **Timeline:** Within 12 months of Housing Element adoption
- **Funding Source:** General Fund
- **Quantifier:** Adoption of Zone Text Amendment Resolution
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 2.k: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. This measure has not been completed. The City will revise the Zoning Ordinance to define the term “guest house” or “guesthouse” as an accessory building not intended for permanent occupancy which does not have separate cooking facilities from the primary residence.

Action/Implementation Measure 2.I: For vacant sites identified during the previous two (2) or more planning periods AND non-vacant sites (underutilized) identified in the prior planning period as shown in the Land Inventory, the City will revise the zoning ordinance to ensure these sites meet the density requirements for housing of lower-income households; and allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households

- **Timeline:** Within 12 months of Housing Element adoption
- **Funding Source:** General Fund
- **Quantifier:** Adoption of Zone Text Amendment Resolution
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 2.I: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. This measure has not been completed. As discussed in **Chapter 6. Sites Inventory and Resource Assessment**, there are two (2) parcels (APNs 001-330-002 and 014-020-052) that have been included in the past two (2) planning periods, which would require a program to allow residential use by right for housing developments that include 20% or more of its units affordable to lower-income households. The City will revise the Zoning Ordinance to allow residential developments where at least 20% of the units are affordable to lower-income households by right in residential zone districts.

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 Ordinance 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 continue to 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:** October 2019. Annually thereafter
- **Funding Source:** General Fund
- **Quantifier:** Report to Council
- **Responsible Department:** City of Chowchilla Community and Economic Development and Public Works Departments

Assessment of Progress for Action/Implementation Measure 3.a: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The Builders' Forum was held in December 2022 and November 2023. The City will conduct an annual meeting (i.e., "Builders' Forum," rebranded as the Central Valley Economic Summit), inviting professionals in real estate, community development, and economic development to discuss opportunities for development (including residential development) in Chowchilla. The City will provide a summary of Housing Element progress, including updates on the sites' inventory and programs.

Action/Implementation Measure 3.b: 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:** As-needed
- **Funding Source:** Not applicable
- **Quantifier:** Report to the Council
- **Responsible Department:** City of Chowchilla Community and Economic Development Department and LAFCo

Assessment of Progress for Action/Implementation Measure 3.b: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City is committed to completing this step when a future developer seeks interest in annexing land into the City limits. When land is proposed to be annexed from the County of Madera to the City of Chowchilla for future residential development, the Chowchilla Elementary School District and the Chowchilla Unified High School District will both be notified through the entitlement review process as

required for the annexation process through LAFCo. Projects requesting annexation will be routed to each school district during pre-application.

Action/Implementation Measure 3.c: 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 manner. 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.

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

Assessment of Progress for Action/Implementation Measure 3.c: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The Planning, Public Works, and Building Departments in the City of Chowchilla continue to work in conjunction, on a daily basis, when it comes to current and future development projects. Public Works, Roads, Planning, and Building staff will discuss proposed projects during the pre-application and formal application processes to optimize opportunities for infrastructure improvements to be made in the most fiscally responsible and time efficient manner. 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.

Action/Implementation Measure 3.d: 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:** Pursuing SB2 funds
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 3.d: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City recently purchased a new land management system ("Tyler Technologies") to help with record keeping and better tracking of housing permits. The implementation of this system is still in process and thus this action will be carried over

into this current Housing Element. The City will utilize its new land management system to modify and improve its permitting and recordkeeping processes in order to better track and monitor permits. In particular, the City will create workflows based on permit types and development types (e.g., ADUs, apartments, single-family). As applicable, the City will track and keep a record of affordability by income group.

Action/Implementation Measure 3.e: The City will consider a fee deferral for a period not to exceed 30 years with the deferral recorded as a form of deferred note and secured by the property. The note would be due and payable if the property were sold, refinanced, the rent was no longer affordable (with multi-family properties), or is no longer occupied by the owner (single-family home).

- **Timeline:** As needed
- **Funding Source:** Not applicable
- **Quantifier:** Resolution adopted by City Council
- **Responsible Department:** City of Chowchilla Community and Economic Development Department. To be approved by City Council.

Assessment of Progress for Action/Implementation Measure 3.e: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City is open to this measure if ever needed in the future. The City will consider a fee deferral program to allow developers/homebuilders to pay a small portion of development impact fees at building permit, and defer or delay paying the remainder of the fees until a later date (deferral period to be determined but not to exceed 30 years) with the deferral recorded as a form of deferred note and secured by the property. The note would be due and payable if the property were sold, refinanced, the rent was no longer affordable (for multi-family properties), or the property is no longer occupied by the owner (for single-family homes).

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:** As appropriate
- **Funding Source:** Not applicable
- **Quantifier:** Report to the Council
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 3.f: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City is committed to continuing compliance with this measure

on an on-going basis. This measure will be carried forward as an on-going measure in this updated Housing Element. When residential projects subject to the Subdivision Map Act and Subdivision Ordinance are submitted, the Chowchilla Elementary School District and Chowchilla Union High School District will both be notified through the entitlement review process 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. Comments received will be incorporated into the project design as either a condition of approval or mitigation measure, as appropriate, and documented in the staff report prepared for the project.

The City will also complete the State of California Dwelling Unit Worksheet for the timely processing the Enrollment Certification/Projection (Form SAB 50-01) consisting of tract map numbers, development names, dates of approval, expiration dates, status of final maps, and number of dwelling units approved, completed, and remaining (to be constructed). This worksheet will be completed by the City on an annual basis for each enrollment year before or by the due date specified by the school district.

Action/Implementation Measure 3.g: 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:** As needed: 2020 and annually thereafter
- **Funding Source:** Not applicable
- **Quantifier:** Report to the Council
- **Responsible Department:** Not applicable

Assessment of Progress for Action/Implementation Measure 3.g: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City is committed to continuing compliance with this measure on an on-going basis. This measure will be carried forward as an on-going measure in this updated Housing Element. In addition to this, the City is having ongoing conversations with the school district given that it has been identified as a hinderance to residential development.

The City will work with the Chowchilla Elementary School District and Chowchilla Union High School District to ensure that school impact fees for new residential developments are 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. The City will actively track and monitor any changes to the fees. Tracking of the fees will coincide with the City's annual review and adoption of its master fee schedule. If it is determined that school impact fee increases will negatively impact residential projects, the City will communicate these impacts to the school boards in written correspondence.

Action/Implementation Measure 3.h: 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 multi-family 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 nonprofits.

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.

- **Timeline:** Initial Review and amendment in 2020 and biennially thereafter
- **Funding Source:** Not applicable
- **Quantifier:** Report to the Council
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 3.h: Due to limited staffing, the City has not yet carried out this measure. This measure will be carried forward as an on-going measure with a timeline of being reviewed starting in early 2024 and biennially thereafter.

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 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:** July 2020 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 Department

Assessment of Progress for Action/Implementation Measure 4.a: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. Due to limited staffing, the City has not yet carried out this measure. The City will apply for funds to conduct a Housing Conditions Study. The study will include all housing types, including primary dwellings and accessory dwellings, such as garages, sheds, and permitted and unpermitted second units when they appear to be used for human habitation. The study will include a review of entitlement applications (i.e., tentative subdivision map, General Plan Amendment) to determine their effect on the cost of providing housing. It is expected that the study would inform the next Housing Element update for the City's housing stock characteristics, age and condition of existing housing structures, and foreseen issues. The results of the study will be presented to the City Council. Funding for this study is anticipated to be at least \$50,000. The City will maintain current information on the condition of housing stock by conducting surveys once every housing element cycle (i.e., every eight (8) years) and updating its housing conditions database based on the survey results.

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. This Action will be of highest priority.

- **Timeline:** Ongoing annually, with high priority
- **Funding Source:** CDBG, HOME, Proposition 46 programs and others as are applicable and available
- **Quantifier:** At least 5 rehabs and two demolitions annually
- **Responsible Department:** City of Chowchilla Finance Development Department

Assessment of Progress for Action/Implementation Measure 4.b: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element. The City was awarded HCD funds to establish a Homeowner Rehabilitation Program to preserve existing homes within the city. The Program is operated in partnership with Self-Help Enterprises. The program provides financing to repair homes for lower-income owner-occupied households that are related to essential health or safety.

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:** Completed, to be reviewed annually
- **Funding Source:** CDBG Program Income funds
- **Quantifier:** Published brochure distributed
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 4.c: This Action/Implementation measure was completed but will be carried forward and updated periodically as an on-going implementation measure. The City will promote awareness of the need for housing and neighborhood conservation by updating the existing brochure outlining available assistance programs for distribution by Code Enforcement and for display at City Hall. This information will also be provided on the City's website. The assistance program brochure should be evaluated and updated annually if there are changes in information.

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 entities 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. The City will also ensure that notices are provided to

affected tenants and that tenants will be notified of their rights. A link on the HCD website provides the information of rights and responsibilities to tenants and others at <https://hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>. At present there are no facilities eligible to convert to market rate through 2024.

- **Timeline:** 2020 and at least annually thereafter
- **Funding Source:** General Fund
- **Quantifier:** To be determined
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 4.d: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. As described further in **Chapter 3 Housing Needs Assessment**, there are 442 government-assisted units in the city. All have low risk for conversion. Upon notification of potential change of ownership or loss of low-income units, the City will immediately contact the qualified entities and others that may have since registered with HCD. The City will provide staff assistance and fast-track permitting for needed improvements. The City will also ensure that notices are provided to affected tenants and that tenants will be notified of their rights.

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. This ordinance will include the provisions of AB 1482, the Tenant Protection Act of 2018.

- **Timeline:** Has been initiated: 2020 and annually thereafter
- **Funding Source:** General Fund
- **Quantifier:** Published brochure distributed
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 4.e: City staff consulted with HCD on this to seek further direction. It was the consensus from HCD that they were unsure why the City had this as an action item, and recommended it be deleted during the Housing Element update process. This implementation measure will be deleted in this current Housing Element update.

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: In conjunction with Action/Implementation Measures 1.a, b, and c and Action/Implementation Measures 2.a, b, and c, the City has identified sites for varying special needs populations (homeless, farmworkers, disabled including developmentally 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. The City will also include the site's inventory for special needs on the City's website.

- **Timeline:** (seek funding for group homes for those with special needs): 2020, 2021 and 2022
- **Funding Source:** CDBG, LHTC, Proposition 46 programs
- **Quantifier:** At least four applications during the planning Period: minimum of one new group home accommodating at least 6 persons, or one conversion to a group home accommodating at least 10 persons
- **Timeline:** (add sites inventory for special needs to City's Website) July 2020
- **Responsible Department:** City of Chowchilla Community and Economic Development and Finance Departments

Assessment of Progress for Action/Implementation Measure 5.a: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. Staff have not been able to apply for funding for this action item due to limited staffing. [In order rectify the issue of limited staffing to pursue funding, the City has added Program 5f which commits the City to evaluating the creation of a new position dedicated to grant writing and facilitating housing projects.](#)

The City will utilize the sites inventory prepared in the current Housing Element to promote and encourage development of sites suitable for special needs populations, including homeless, farmworkers, disabled, seniors, etc. in conjunction with Program 1.a, 1.b, 1.c., 2.a, 2.b., and 2.c. The City will provide assistance as funds are available, estimated at \$500,000 over the next planning period, to developers seeking to develop or convert residential buildings for use by special needs groups. Potential assistance will also include partnering on grant applications and/or waiving of certain fees or development standards. The City will promote the sites and assistance opportunities on the City's website, in regular communications with builders/developers, and at the City's annual Economic Summit.

Action/Implementation Measure 5.b: 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 at the amounts required under State law, 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:** 2020 and ongoing
- **Funding Source:** General Funds
- **Quantifier:** Annual report to Council of assisted units. Total of 12 new three- or four-bedroom units
- **Responsible Department:** City of Chowchilla Finance Development Department

Assessment of Progress for Action/Implementation Measure 5.b: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. Due to limited staffing, the City has not yet carried out this measure. In order rectify the issue of limited staffing to pursue funding, the City has added Program 5f which commits the City to evaluating the creation of a new position dedicated to grant writing and facilitating housing projects.

The City will provide assistance to rental housing developments that contain at least 10% percent of three (3)- and four (4)-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 at the amounts required under State law, fee cost reduction, and/or fast-track processing. Information on this program will be included on the City's website, in regular communications with builders/developers, and at the City's annual Economic Summit.

Action/Implementation Measure 5.c: The City shall review existing guidelines and then either adopt existing guidelines or develop their own guidelines for integrating affordable residential projects that provide housing for lower-income, single working parent households and childcare services. The City shall pursue three federal and State grant fund sources for childcare 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:** Initiated, not completed. The City has acquired and reviewed similar guidelines, with the goal of July 2022 for adopting guideline; 2024 developer recruitment
- **Funding Source:** CDBG, HOME, Proposition 46 programs
- **Quantifier:** Adopted guidelines, developer agreement, and \$100,000 annually for childcare services
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 5.c: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City is currently researching ways other small Central Valley cities encourage the provision of childcare services in conjunction with housing for lower income residents. The City has not yet succeeded in securing funding for childcare and is looking into upcoming opportunities. In order rectify the issue of limited staffing to pursue funding, the City has added **Program 5f** which commits the City to evaluating the creation of a new position dedicated to grant writing and facilitating housing projects.

Staff recommends the City consider adopting strategies from “A Guide for Developing Childcare Facilities with Affordable Housing – Childcare Handbook” by Bridge Housing for integrating affordable residential projects that provide housing for lower-income, single working parent households and childcare services. The City shall pursue three federal and State grant fund sources for childcare 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. The City will also work with the Community Action Partnership (CAP) of Madera County to provide information to the public on subsidized childcare programs, including CAP’s Alternative Payment Program (APP) and Madera County’s Childcare Resource and Referral (CCR&R). Information on this program will be included on the City’s website, in regular communications with builders/developers, and at the City’s annual Economic Summit.

Action/Implementation Measure 5.d: The City of Chowchilla will actively work with the 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:** 2020 and on-going
- **Funding Source:** Affordable Housing Development Corporation
- **Quantifier:** Developer agreement, \$500,000 in funding secured for a minimum of 3 rental units for seniors or those with disabilities
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 5.d: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. Due to limited staffing, the City has not yet carried out this measure. In order rectify the issue of limited staffing to pursue funding, the City has added **Program 5f** which commits the City to evaluating the creation of a new position dedicated to grant writing and facilitating housing projects.

The City will work with the Affordable Housing Development Corporation (AHDC) to utilize federal and State affordable housing programs to raise \$500,000 in funds for the development of low-income family housing. The City will utilize AHDC funds to incentivize the construction of rental housing for seniors and those with disabilities. Through Program 1.d, the City will establish a workflow for expedited processing and approval of rental housing projects for seniors and those with disabilities. Once funding is secured, the City shall actively recruit and promote active funds to rental housing developers.

Action/Implementation Measure 5.e: 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:** 2020, 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. A minimum of two applications submitted: one to Joe Serna and one under Proposition 46
- **Responsible Department:** City of Chowchilla Finance Department and Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 5.e: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. Due to limited staffing, the City has not yet carried out this measure. In order rectify the issue of limited staffing to pursue funding, the City has added Program 5f which commits the City to evaluating the creation of a new position dedicated to grant writing and facilitating housing projects.

The City 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.

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 July 2020 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 July 2020 and distribute fair housing information every two years.

- **Timeline:** July 2020, 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 Department

Assessment of Progress for Action/Implementation Measure 6.a: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. Due to limited staffing, the City has not yet carried out this measure. The City will partner with the Fair Housing Council of Central California to provide information and referral services, on an as needed basis, about housing resources, programs, and assistance with particular focus on fair housing. The City will also work with the Fair Housing Council of Central California to conduct fair housing audits and testing of rental properties to assess how well rental properties conform to fair housing laws. The City will attend training as available in order to provide technical support to housing providers in the community. The City will distribute information about fair housing at City Hall and other City-owned facilities (e.g., Library, Senior Center), through the local newspaper, utility bills, and direct contact with housing providers, and on the City website. The information will be available in English and Spanish.

GOAL 7: PROMOTE ENERGY CONSERVATION/EFFICIENCY

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

Policy 7.1. Continue to implement State energy conservation standards, and the reduction of greenhouse gases through implementation of SB 32 and other regulations.

Policy 7.2. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

Policy 7.3. 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 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:** 2020, and ongoing
- **Funding Source:** General Funds and PG&E
- **Quantifier:** Not applicable
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 7.a: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City is committed to continue compliance with this measure.

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:** 2020, and annually thereafter
- **Funding Source:** General Fund
- **Quantifier:** Reviewed Zoning Ordinance and Downtown Design Standards
- **Responsible Department:** City of Chowchilla Community and Economic Development Department

Assessment of Progress for Action/Implementation Measure 7.b: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City of Chowchilla has implemented a new application and review process for residential solar projects. The City allows applications to be submitted via email to be processed. These applications are then processed within two (2) days. No zoning ordinance changes are required to implement this program. The City has recently begun implementation of a new land management system that will allow projects to be submitted electronically, including solar projects. The City will implement an electronic and expedited approval process for residential solar projects through its new land management system.

Action/Implementation Measure 7.c: The City shall help lower-income homeowners with assistance from Self Help Enterprises by distributing CDBG and HOME funds awarded in 2018 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 rebate, including weatherization programs, will be listed on the City's website.

- **Timeline:** Distributing funds: 2020. Assisting with providing other potential sources of funds to be completed annually
- **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

Assessment of Progress for Action/Implementation Measure 7.c: This Action/Implementation Measure is on-going and will be carried over into the 2024-2032 Housing Element, and modified to account for changes in staff capacity, legislation, and other factors. The City applied for CDBG and HOME funds in 2017 and was awarded them in early 2018. The City has recently contracted with Self Help Enterprises to assist the City with funding implementation. The City will promote opportunities for financial assistance to low-income households related to energy conservation including programs and incentives by PG&E, GRID Alternatives, Self-Help Enterprises, and Community Action Partnership of Madera County. Information will be included on the City's website, in regular communications with builders/developers, property managers, property owners, tenants, and at the City's annual Economic Summit.

Summary of Assessment

The City has made progress towards meeting its Goals from the 2020-2024 Housing Element. Many of the Zoning Ordinance updates listed above are currently underway. In addition, many of the constraints to housing development in the City of Chowchilla have been addressed. The above actions and implementations measures that have not been accomplished will be accomplished in this next cycle and amended where needed to make them easier to achieve. The city is currently averaging the construction of 50 units per year. Although ample suitable land is currently available for construction of various types of housing, there are many other constraints that prevent more housing from being developed in the City of Chowchilla. These constraints are further identified in this document and as mentioned above, new or modified implementation measures have been created to remove these barriers.

3 HOUSING NEEDS ASSESSMENT

Government Code Section 6553(a) requires local governments to analyze the population and employment trends to adequately estimate existing and projected housing needs to develop policies and programs for housing at various income levels, including their share of the regional housing needs allocation. The following housing needs assessment provides a quantitative and descriptive analysis of a variety of factors that contribute to existing and future housing needs in Chowchilla. This Section includes these topics:

- Population, Employment, and Household Characteristics
- Housing Stock Characteristics
- Special Needs Housing
- Future Housing Needs

3.1 Population, Employment, and Household Characteristics

This section provides a description and analysis of current population and employment trends. This section also identifies significant regional employers, employment industries, and median wages. In addition, this section also includes household tenure characteristics such as rental and home ownership, growth rates, and other trends.

3.1.1 Population Trends and Characteristics

Population Trends

The City of Chowchilla was incorporated as a General Law City in 1923. Since incorporation, the city has grown to a population of 19,039 in 2020, according to the U.S. decennial census. A total population of 18,844 is estimated by the Department of Finance in 2023. **Table 3-1** shows the historic population

Population growth accelerated in the 1990s and 2000s, which can be attributed to the opening of correctional facilities.

growth trends for Chowchilla. The city grew slowly between 1960 and 1990 but accelerated from 1990 to 2010, increasing by nearly 13,000 people. Much of this growth was attributed to a robust housing market and growth in households, in addition to the Central California Women's Facility (CCWF) that was opened in October 1990. Population growth then slowed in the recent decade, increasing only by 1.7% during 2010 to 2020. This can be attributed in part to the housing market collapse and slow recovery.

Table 3-1: Population Growth Trends, Chowchilla, 1960-2020

Year	Population	Numerical Change	% Change
1960	4,525		
1970	4,349	-176	-3.9%
1980	5,122	773	17.8%
1990	5,930	808	15.8%
2000	11,127	5,197	87.6%
2010	18,720	7,593	68.2%
2020	19,039	319	1.7%

Source: U.S. Census Bureau, Decennial Census 1960-2020

Chowchilla is situated in the north-western area of Madera County, adjacent to Merced County to the south. **Table 3-2** shows population trends of Madera County and neighboring counties, including Merced County and Fresno County. All counties have seen a much slower growth rate from 2010 to 2020 compared to the previous decade, with Madera County dropping to the lowest growth rate of the three, 3.6%.

Table 3-2: Population Trends, Neighboring Counties, 2000-2020

County	2000	2010	2020	% Change	
				2000-2010	2010-2020
Merced County	210,554	255,793	281,202	21.5%	9.9%
Madera County	123,109	150,865	156,255	22.5%	3.6%
Fresno County	799,407	930,450	1,008,654	16.4%	8.4%

Source: U.S. Census Bureau, Decennial Census 2000-2020

There are two (2) cities within Madera County, City of Chowchilla and City of Madera. **Table 3-3** compares the percent change in population between 2000 to 2010 for Chowchilla and neighboring cities, including, Merced, Madera, and Fresno. Based on the U.S. Census, Chowchilla grew more rapidly than its neighbors during 2000 to 2010 but more slowly from 2010 to 2020. Growth was only 1.7% from 2010 to 2020 in Chowchilla while Merced, Madera, and Fresno grew almost 10%.

Table 3-3: Population Trends, Neighboring Jurisdictions, 2000-2020

Jurisdiction	2000	2010	2020	% Change	
				2000-2010	2010-2020
Merced	63,893	78,958	86,333	23.6%	9.3%
Chowchilla	11,127	18,720	19,039	68.2%	1.7%
Madera	43,207	61,416	66,224	42.1%	7.8%
Fresno	427,652	494,665	542,107	15.7%	9.6%

Source: U.S. Census Bureau, Decennial Census 2000-2020

Population growth forecasts for jurisdictions within Madera County are shown in **Table 3-4**. The forecasts are provided by the Madera County Transportation Commission based on its regional socioeconomic profile using U.S. Census and California Department of Finance data. Overall, Madera County and incorporated jurisdictions are projected to grow 10.2% from 2035 to 2046. This represents an increase of 30% for Chowchilla and 28% for Madera between 2020 and 2046.

Table 3-4: Population Growth Forecast, Madera County Jurisdictions, 2035-2046

Jurisdiction	2035	2046	% Change
Chowchilla	22,541	24,845	10.2%
Madera	77,015	84,886	10.2%
Madera County (uninc.)	88,286	97,308	10.2%
Total	187,842	207,038	10.2%

Source: Madera County Transportation Commission 2022 Regional Transportation Plan/Sustainable Communities Strategy, Draft Program EIR

Age Composition

Age composition and the distribution of age can determine the type of housing needed to serve a community. Different age groups have different needs due to differences in lifestyles, disposable incomes, and social needs. Chowchilla's age composition has implications for housing needs. For example, a higher proportion of working-age individuals may indicate a need for jobs in proximity to housing, access to transit and transportation to and from job centers, and workforce housing such as middle- to moderate-income housing, while a younger population may indicate a need for rental units, first-time homebuyer opportunities (entry level, younger couples), or smaller lots/units (young singles and families just starting out). A large and growing elderly population may indicate the need for housing rehabilitation or adaptation services for aging in place or downsized living spaces and/or assisted living.

The current age distribution for Chowchilla and Madera County is shown in **Table 3-5** and **Figure 3-1**. Residents aged 25-44 are the largest age group in both Chowchilla (33%) and Madera County (26%) followed by residents aged 5-19. Generally, the composition of Chowchilla's population is 30% "young" (0-24 years), 60% "working age" (25-64), and 10% "elderly/senior" (65+).

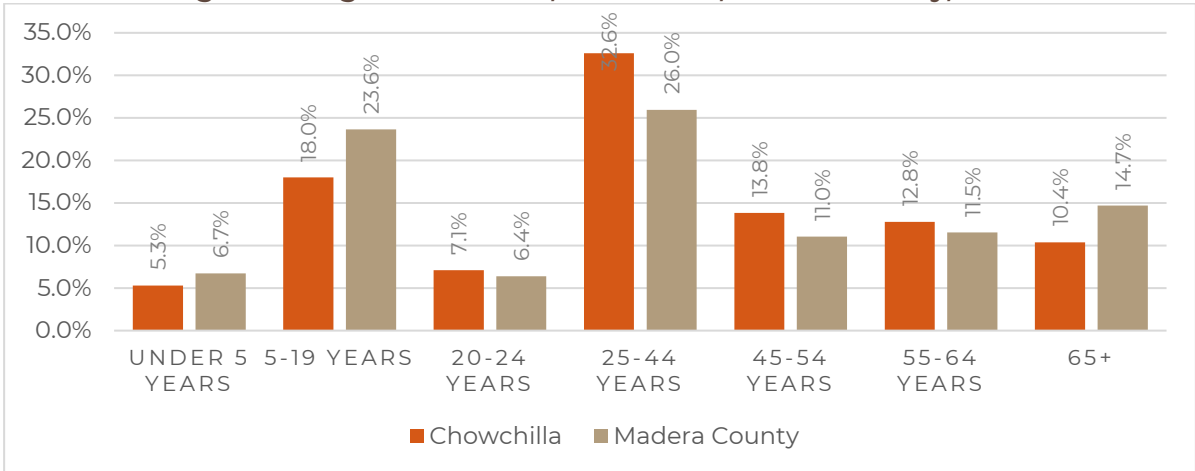
Composition of the population is 30% "young" (>24 years), 60% "working age" (25-64 years), and 10% "senior" (65+ years)

Table 3-5: Age Distribution, Chowchilla, Madera County, 2020

Age Group	Chowchilla		Madera County	
	#	%	#	%
Under 5 Years	1,008	5%	10,488	7%
5-19 Years	3,429	18%	36,948	24%
20-24 Years	1,352	7%	10,001	6%
25-44 Years	6,210	33%	40,569	26%
45-54 Years	2,635	14%	17,249	11%
55-64 Years	2,430	13%	18,041	12%
65+	1,975	10%	22,959	15%
Total	19,039	100%	156,255	100%

Source: Decennial Census Profile of General Demographic Characteristics DP1, 2020

Figure 3-1: Age Distribution, Chowchilla, Madera County, 2020



Source: Decennial Census Profile of General Demographic Characteristics DP1, 2020

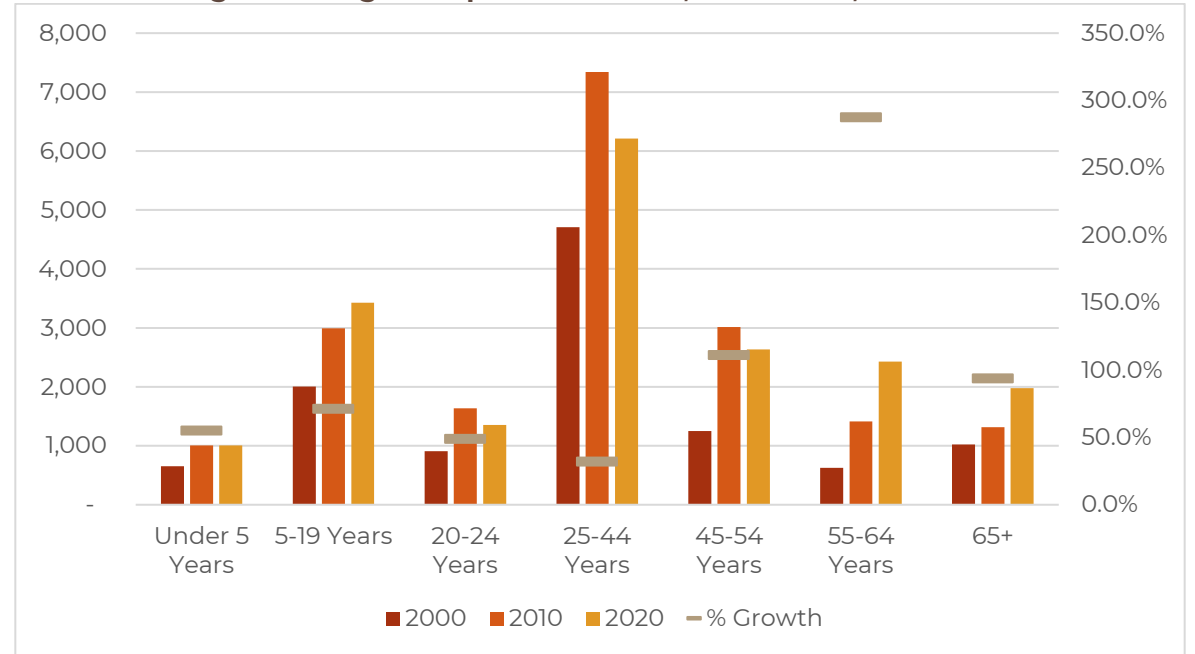
Chowchilla's age composition over time is shown in **Figure 3-2** for the years 2000, 2010, and 2020. The 55-64 years age group experienced a 288% growth during the 20-year period, from 627 residents in 2000 to 2,430 residents in 2020. The

The population is aging. The 55-64 years age group grew 288% over a 20-year period.

second fastest growing age group is the 45-54 years (111% growth) followed by the 65+ years (94% growth).

This trend indicates that Chowchilla's population is aging, which has implications for housing, namely the availability of safe, accessible, and affordable age-appropriate housing connecting to transportation, health, and community services (e.g., senior centers, meal programs, recreational and wellness activities).

Figure 3-2: Age Composition Trends, Chowchilla, 2000-2020



Source: Decennial Census Profile of General Demographic Characteristics DP1, 2020; DEC Summary File 1, Total Population, P1, 2010; DP1 Profile of General Demographic Characteristics: 2000, Summary File 2: Demographic Profile, 2000

Race and Ethnicity

Understanding the population by race and ethnic group is a crucial factor in implementing beneficial and effective housing programs. Patterns in which groups of people settle are shaped by cultural, governmental, and non-governmental actions. The availability of employment, displacement, and exclusionary zoning have historically played a role in population settlement by race and ethnicity, and these patterns continue in current times.

Table 3-6 shows that Chowchilla is consistent with Madera County and the State of California in being predominantly white. According to the Census Bureau, 43.8% of the population in Chowchilla is white. The next largest racial group is 'Some Other Race,' accounting for 29.8% of the city's population, which is also generally consistent with the county and state.

Table 3-6: Population by Race, Chowchilla, Madera County, California, 2020

Race	City of Chowchilla		Madera County		California	
	Population	Percent	Population	Percent	Population	Percent
White	8,336	43.8%	65,248	41.8%	16,296,122	41.2%
Black or African American	1,860	9.8%	4,596	2.9%	22,370,444	5.7%
American Indian and Alaska Native	302	1.6%	7,674	4.9%	631,016	1.6%
Asian	524	2.8%	3,907	2.5%	60,859,477	15.4%
Native Hawaiian and Other Pacific Islander	40	0.2%	173	0.1%	1,572,633	0.4%
Some Other Race	5,668	29.8%	49,303	31.6%	83,705,996	21.2%
Two or More Races	2,309	12.1%	25,354	16.2%	57,602,335	14.6%
Total	19,039	100.0%	156,255	100.0%	39,538,223	100.0%

Source: U.S. Census Bureau, Decennial Census PI: Total Population, 2020

Table 3-7 compares the race and ethnicity composition of Chowchilla between 2000, 2010, and 2020. In 2000 and 2010, the white population is the majority in Chowchilla, with 63.5% and 61.6% of the population identifying as white. However, the white population decreased during 2010 and 2020, falling to 43.8% in 2020. While the white population is still the largest population in Chowchilla, it is no longer the majority. During 2010 to 2020, a notable decrease in most racial categories and increase in "some other race" and "two or more races" can be observed. Part of this change can be attributed to the increase of Hispanic and Latino population, which rose from 7,073 people (37.8%) in 2010 to 9,054 people (47.6%) in 2020, almost reaching half of the population.

Racial/ethnic diversity is increasing.

Table 3-7: Racial Composition Trends, Chowchilla, 2000-2020

Race	2000		2010		2020	
	Population	Percent	Population	Percent	Population	Percent

White	7,061	63.5%	11,533	61.6%	8,336	43.8%
Black or African American	1,142	10.3%	2,358	12.6%	1,860	9.8%
American Indian and Alaska Native	289	2.6%	376	2.0%	302	1.6%
Asian	147	1.3%	395	2.1%	524	2.8%
Native Hawaiian and Other Pacific Islander	29	0.3%	37	0.2%	40	0.2%
Some Other Race	1,798	16.2%	3,313	17.7%	5,668	29.8%
Two or More Races	661	5.9%	708	3.8%	2,309	12.1%
Total	11,127	100.0%	18,720	100.0%	19,039	100.0%

Source: U.S. Census Bureau, Decennial Census P1: Total Population, 2000, 2010, 2020

Table 3-8 focuses on the comparison of Hispanic or Latino population between the City of Chowchilla, Madera County, and California in 2020. Additionally, nearly half of Chowchilla's population, 47.6%, identifies as Hispanic or Latino, which is below Madera County's percentage of 59.6% but above California's percentage of 39.4%, as shown in **Table 3-8**.

Table 3-8: Hispanic or Latino Population, 2020

Hispanic or Latino	City of Chowchilla		Madera County		California	
	Population	Percent	Population	Percent	Population	Percent
Hispanic or Latino (of any race)	9,054	47.6%	93,178	59.6	15,579,652	39.4%
Not Hispanic or Latino	9,985	52.4%	63,077	40.4%	23,958,571	60.6%
Total Population	19,039	100.0%	156,255	100.00%	39,538,223	100.0%

Source: U.S. Census Bureau, Decennial Census P9: Hispanic or Latino, and not Hispanic or Latino by race, 2020

3.1.2 Employment Trends

Employment trends and characteristics play a significant role in housing needs and demand. The quality and availability of employment can determine the supply of available housing, market rates for housing, and the ability to afford adequate housing. Understanding the balance between housing and employment provides insights into future population trends and helps assess housing needs.

Employment Trends

The current employment status for the labor force of Chowchilla and Madera County are shown in **Table**

The labor force rate is 32% with a 7.7% unemployment rate.

3-9. As shown, Chowchilla's labor force rate (the percentage of the population that is working or actively looking for work) is approximately 32% of the city's population with an approximately 7.7% unemployment rate. Chowchilla's employment rate is lower than Madera County (10.4%) but slightly higher than California (6.5%).

Table 3-9: Employment Status, Chowchilla, Madera County, 2021

Employment Status	Chowchilla		Madera County		California	
	Count	Percent	Count	Percent	Count	Percent

Population 16 years and over	15,422	100.0%	118,139	100.0%	31,499,704	100.0%
Labor Force	4,907	31.8%	65,719	55.6%	20,129,162	63.9%
Employed	4,529	92.3%	58,744	89.4%	18,676,721	92.8%
Unemployed	378	7.7%	6,859	10.4%	1,303,741	6.5%

Source: 2021: ACS 5-Year Estimates Data Profile, DP03

67% of employed residents work outside city limits, with a mean travel time to work of 29 minutes.

The current place of work for employed residents of Chowchilla is shown in **Table 3-10**. As shown, approximately 60% of employed Chowchilla residents work within Madera County and 67% of employed Chowchilla residents work outside of city

limits. The current travel time to work for employed residents of Chowchilla is shown in **Table 3-11**. The mean travel time to work is 29 minutes, with a majority (65%) of employed Chowchilla residents commuting more than 15 minutes to work. This proportion of employed residents aligns closely to the proportion of employed residents working outside of city limits (67%), which indicates an imbalance between jobs and housing. Potential opportunities for promoting and improving jobs-housing balance include:

- Increase the amount, affordability, and diversity of housing to match changing needs.
- Identify and support sectors of strength and importance to the city.
- Create “complete” communities with a mix of uses and supportive infrastructure (e.g., walking, bicycling, transit) that allow residents to meet daily needs close to home.

Table 3-10: Place of Work, Chowchilla, 2021

Place of Work	Count	Percent
Worked in county of residence	2,632	60%
Worked outside county of residence	1,784	40%
Worked in place of residence	1,479	34%
Worked outside place of residence	2,937	67%
Total workers 16 years and over (based on labor force)	4,416	90%

Source: 2021 American Community Survey 5-Year Estimates, Table S0801: Commuting Characteristics by Sex

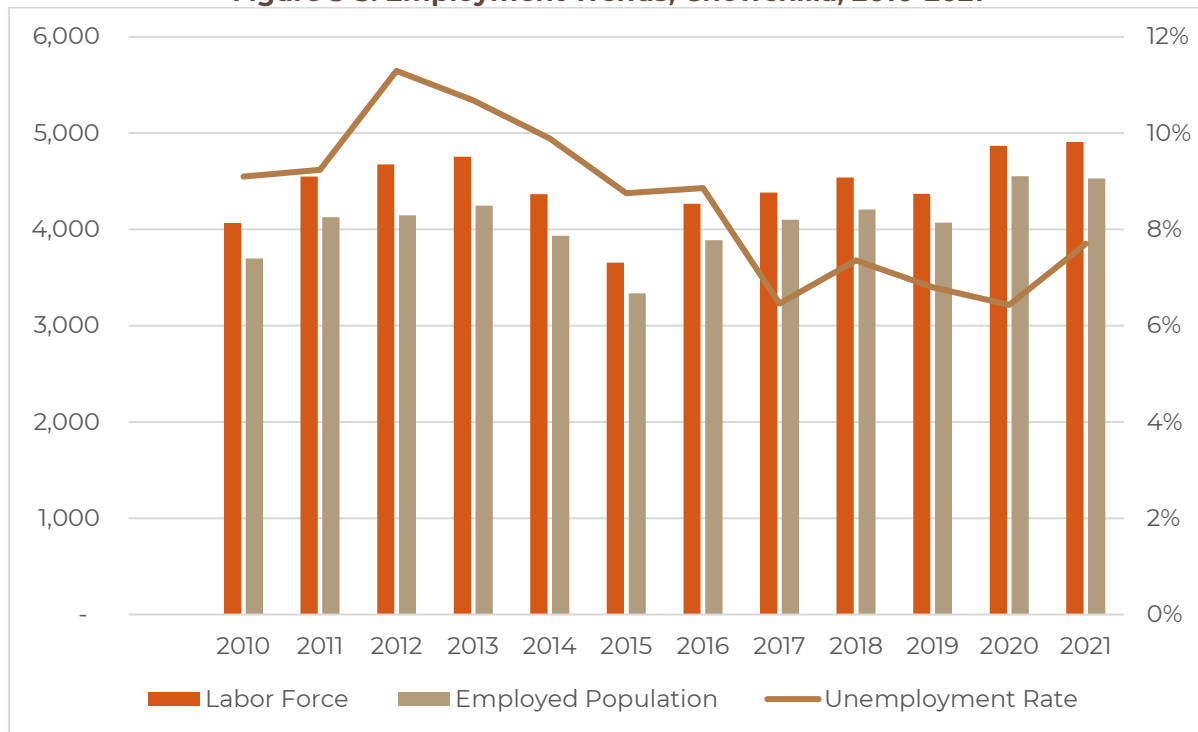
Table 3-11: Travel Time to Work, Chowchilla, 2021

Travel Time to Work	Count	Percent
Less than 10 minutes	936	21%
10 to 14 minutes	609	14%
15 to 29 minutes	1,095	25%
30 to 59 minutes	1,236	28%
60 or more minutes	548	12%
Mean travel time to work (minutes)	29	-
Total workers 16 years and over	4,416	-

Source: 2021 American Community Survey 5-Year Estimates, Table S0801: Commuting Characteristics by Sex

Employment trends overtime for Chowchilla are shown in **Figure 3-3**. Chowchilla's labor force and employment rates decreased slightly from 2013 to 2015, which reflects a slower recovery after the Great Recession. These rates steadily increased after 2015. In the 10-year timeframe, Chowchilla experienced a steady climb in unemployment following the Great Recession and Subprime Mortgage Crisis through 2012. From 2012 to 2020, unemployment steadily decreased. Then, like much of the nation, Chowchilla saw a rise in unemployment in 2020 and 2021 likely due to the COVID-19 pandemic.

Figure 3-3: Employment Trends, Chowchilla, 2010-2021



Source: 2010-2021: ACS 5-Year Estimates Data Profile, DP03

Employment growth forecasts for jurisdictions within Madera County are shown in **Table 3-12**. The forecasts are provided by the Madera County Transportation Commission based on its regional socioeconomic profile using U.S. Census and California Department of Finance data. Employment for Chowchilla is expected to grow approximately 15.8% from 2035 to 2046, and at a greater rate than the City of Madera and Madera County. This represents an increase of approximately 11% for Chowchilla between 2021 and 2046.

Table 3-12: Employment Projections by Jurisdiction, 2035-2046

Jurisdiction	2035	2046	Percent Change
Chowchilla	4,367	5,055	15.8%
Madera	20,104	22,786	13.3%
Madera County (uninc.)	34,933	37,595	7.6%
Total	59,404	65,436	10.2%

Source: Madera County Transportation Commission 2022 Regional Transportation Plan/Sustainable Communities Strategy, Draft Program EIR

Employment by Industry

As shown in **Table 3-13**, the industry with the largest percentage of employed Chowchilla residents is Educational Services and Health care and Social Assistance (21%). According to the U.S. Bureau of Labor Statistics (BLS), educational services sector comprises schools, colleges, and educational support services; the health care sector includes ambulatory health care, hospitals, nursing, and residential care facilities; and, the social assistance sector consists of individual and family services, community food and housing, vocational rehabilitation services, and child day care services. As of July 2023, the U.S. Bureau of Labor Statistics estimates the average earnings of employees in this sector to be \$33.12/hour, which is significantly greater than California's current \$15.50/hour minimum wage.

Educational Services and Health care and Social Assistance (21%) and Arts, Entertainment, Recreation, Accommodation, and Food Services (11%) industries have the largest percentage of employed residents.

The industry with the second largest percentage of employed Chowchilla residents is Arts, Entertainment, Recreation, Accommodation, and Food Services (11%). According to the BLS, the arts, entertainment, and recreation sector includes performing arts and sports, museums and historical sites, and amusement, gambling, and recreation facilities. As of July 2023, the BLS estimates the average earnings of employees in this sector to be \$25.59/hour, which is higher than California's current \$15.50/hour minimum wage. The accommodation and food services sector includes traveler accommodations (e.g., hotels, casino hotels, recreational and vacation camps, etc.) and restaurants, eating, and drinking places. As of July 2023, the average earnings of employees in this sector are estimated to be \$20.21/hour, which is slightly higher than California's current \$15.50/hour minimum wage.

Educational Services, Health care, and Social Assistance also had the largest proportion of employed residents in the County; however, the industry with the second largest percentage of employed residents in the County is Agriculture, Forestry, Fishing, Hunting, and Mining (14%). According to the BLS, these sectors comprise crop and animal production, forestry and logging, and other support activities for agriculture and forestry.

Table 3-13: Employment by Industry, Chowchilla, Madera County, 2021

Employment Industry	Chowchilla		Madera County	
	Count	Percent	Count	Percent
Agriculture, forestry, fishing and hunting, and mining	365	8%	8,504	14%
Construction	492	11%	4,950	8%
Manufacturing	215	5%	5,581	10%
Wholesale trade	32	1%	1,063	2%
Retail trade	457	10%	5,290	9%
Transportation and warehousing, and utilities	397	9%	2,820	5%
Information	64	1%	579	1%
Finance and insurance, and real estate and rental and leasing	320	7%	2,653	5%

Professional, scientific, and management, and administrative and waste management services	336	7%	4,051	7%
Educational services, and health care and social assistance	964	21%	13,204	22%
Arts, entertainment, and recreation, and accommodation and food services	500	11%	4,890	8%
Other services, except public administration	82	2%	2,137	4%
Public administration	305	7%	3,022	5%
Total Full-time, year-round civilian employed (population 16 years and over)	4,529	100%	58,744	100%

Source: 2021: ACS 5-Year Estimates Data Profile. DP03

Major Regional Employers

Major employers in Madera County are shown in **Table 3-14**. Of the major employers in the region, two are located within Chowchilla City Limits: Certain Teed Corp and Valley State Prison for Women. The major employers reflect the industries with the largest percentages of employed residents in Chowchilla and Madera County (**Table 3-13**), with several employers in the educational services, health care, and social assistance sectors (e.g., Madera High School, Valley Children's Healthcare, Madera Rehab Center), the arts, entertainment, recreation, accommodation, and food services sectors (e.g., Chukchansi Gold Resort and Casino), and the agriculture, forestry, fishing, hunting, and mining sectors (e.g., Lion Raisins).

Major employer locations outside of Chowchilla City Limits are approximately 18 miles south (Madera), 41 miles east (Coarsegold), and 49 miles northeast (Oakhurst). As shown in **Table 3-11**, the mean travel time to work for employed Chowchilla residents is 29 minutes with a majority (65%) commuting more than 15 minutes to work. Approximately 25% of employed Chowchilla residents commute 15 to 29 minutes, 28% commute 30 to 59 minutes, and 12% commute more than 60 minutes. Therefore, it is likely that a substantial proportion of employed residents of Chowchilla commute to these major employers in the region that are outside city limits.

It should be noted that Madera Community Hospital, a 106-bed facility with three clinics, closed in January 2023 after serving the Central Valley for 51 years. The hospital reported 772 permanent layoffs associated with the closure of its operations. A total of 687 layoffs were reported for the main hospital campus, 70 for the Family Health Services clinic in Madera, eight for a Mendota clinic, and seven for a Chowchilla clinic. While these layoffs are not yet reflected in economic data, future implications on housing needs are due to the loss of significant employment opportunities within proximity to the city.

Table 3-14: Major Employers in Madera County, 2023

Employer Name	Location	Product of Service	Number of Employees
Ardagh Group	Madera	Glass Containers (mfrs)	250-499
Baltimore Aircoil Co	Madera	Refrigerating Equip Supls & Parts-Mfrs	250-499
Certain Teed Corp	Chowchilla	Manufacturers	250-499

Cherokee Freight Lines	Madera	Trucking-Motor Freight	250-499
Chukchansi Gold Resrt & Casino	Coarsegold	Resorts	100-249
City of Madera	Madera	Transportation Authorities	100-249
EVAPCO Inc	Madera	Evaporative Coolers Mfg & Wholesale	100-249
Georgia-Pacific Corp-Madera	Madera	Sawmills (mfrs)	100-249
Home Depot	Madera	Home Centers	100-249
JBT Food Tech	Madera	Food Processing Equipment & Supls-Mfrs	100-249
Lamanuzzi & Pantaleo Cold Stge	Madera	Fruits & Vegetables-Harvesting	250-249
Lion Raisins Inc	Madera	Vineyards	250-499
Lowe's Home Imprvmt Wrhse-Mdr	Madera	Home Centers	100-249
Madera City Hall	Madera	City Hall	100-249
Madera Community Hospital	Madera	Hospitals	500-999
Madera County	Madera	Transportation Authorities	100-249
Madera High School	Madera	Schools	100-249
Madera Rehab Ctr	Madera	Senior Citizens Service	100-249
Millview School	Madera	Schools-Pre-School/Kindergarten-Academic	100-249
San Joaquin Wine Co	Madera	Wineries (mfrs)	250-499
Sierra Tel	Oakhurst	Telephone Companies	100-249
Span Construction Inc	Madera	Contractors-Equip/Supls-Dlrs/Svc (whls)	100-249
Valley Childrens Healthcare	Madera	Health Care Management	100-249
Valley State Prison For Women	Chowchilla	Government Offices-State	1,000-4,999
Walmart	Madera	Department Stores	250-499

Source: California Employment Development Department, Major Employers in Madera County, 2023

3.1.3 Household Characteristics

This section summarizes Chowchilla's household trends and characteristics, excluding the population within group quarters. In this context, a household refers to an individual living alone, a single or multi-generational family living together, or a combination of related and unrelated individuals sharing a housing unit.

A household consists of the people occupying a unit, which can include a family, a single person, or unrelated individuals living together. Households do not include people living in group homes. Families often prefer single-family homes to accommodate children, while single individuals often occupy smaller apartments or condominiums. Single-person households may include seniors living alone or young adults.

Household Growth

The 2020 U.S. Decennial Census reported that there were 4,252 households in the City of Chowchilla. This is an increase of 579 households over the 2010 Decennial Census, which is a 15.8% increase over a decade. This is a much slower growth rate of household growth than

that between 2000 and 2010, when the city gained 1,086 households. This equates to a 42.0% increase over a decade. This large growth of households corresponds with the 68.2% increase in population from 2000 to 2010.

Table 3-15: Household Growth Trends, Chowchilla, 1990-2020

Year	Households	Numerical Change	Annual Percent Change
1990	2,180	-	-
2000	2,587	407	18.7%
2010	3,673	1,086	42.0%
2020	4,252	579	15.8%

Source: U.S. Census Bureau. 2020: DEC Demographic and Housing Characteristics, P16: Household Type; 2010: DEC Summary File 1, P18: Household Type; 2000: DEC Summary File 4 Demographic Profile, DP1: Profile of General Demographic Characteristics: 2000; 1990 Census of Population, General Population Characteristics

Household Size

Household size is a significant factor in housing demand. A larger household size may indicate a need for larger housing units with more bedrooms. It may also indicate a need for more affordable housing units for individuals that choose to live with others due to high housing costs. Generally, smaller numbers indicate more single-person households, while larger numbers indicate larger families living in a household.

According to the U.S. Census Bureau, the average household size in Chowchilla was 2.94 persons per household in 2000. Household size has been increasing slightly since then with 3.08 persons per household in 2010 and 3.53 persons per household

The average household size has increased over 20-years from 2.94 in 2000 to 3.53 in 2021.

in 2021. **Table 3-16** shows the number of persons per household for Chowchilla, Madera County, and California. Chowchilla is above the state and countywide average, having 3.53 persons per household compared to Madera County's average of 3.40 persons per household and California's average of 2.92 persons per household.

Table 3-16: Household Size, Chowchilla, Madera County, California, 2021

Jurisdiction	Persons per Household
City of Chowchilla	3.53
Madera County	3.40
State of California	2.92

Source: U.S. Census Bureau. American Community Survey 2017-2021.

Household and Group Quarters Population

The housed population consists of people living in households and group quarters. A household can include an individual living alone, a single or multi-generational family living together, or a combination of related and unrelated individuals sharing a housing unit. Group quarters are living situations outside of a household, such as residential care facilities, nursing or senior care facilities, college dormitories, correctional facilities, military facilities, and workers' living facilities.

As shown in **Table 3-17**, most of the population lives in households. However, Chowchilla has a much larger group quarters population compared to Madera County and California.

The group quarters population in Chowchilla is 31.3%, while Madera and Madera County both are less than 2%. Chowchilla's population in group quarters is also significantly higher than California, which only has 2.4% of the population in group quarters.

Table 3-17: Household and Group Quarters Population, Chowchilla, 2023

Jurisdiction	Household	Group Quarters	Total	Percent in Group Quarters
Chowchilla (city)	13,263	6,031	19,294	31.3%
Madera (city)	64,583	1,083	65,666	1.6%
Unincorporated	71,071	224	71,295	0.3%
Madera County	148,917	7,338	156,255	4.7%
California (state)	38,582,383	955,842	39,538,225	2.4%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2023.

The disproportionate number of Chowchilla's group quarters population can be attributed to the correctional facilities located in the city: Valley State Prison with a capacity of 1,980 and Central Valley Women's Facility with a capacity of 2,004. This is important because previously incarcerated individuals are more likely to be homeless and being homeless makes formerly incarcerated individuals more likely to be arrested again, in turn forming a vicious cycle. The U.S. Interagency Council on Homelessness indicates that roughly 48,000 people entering shelters every year are coming directly from prisons or jails.³ The Council suggests specific actions related to housing to break the cycle of homelessness and criminal justice involvement, including *"Expanding evidence-based housing and services solutions, like permanent supportive housing, for people caught on a cycle of homelessness and incarceration"* and *"Reducing barriers to housing, employment, and services for people with criminal histories."* Homelessness is further discussed in **Section 3.3.4. People Experiencing Homelessness.**

Household Type

Table 3-18 shows the change in household number and types in Chowchilla from 2000 to 2020. The percentage of family and non-family households has not changed much, with family households increasing slightly. The most drastic change in household type is that the proportion of married-couple families has decreased, dropping 10.3% from 2000 to 2020.

The proportion of married-couple families has decreased 10.3% from 2000 to 2020.

Table 3-18: Household Type, Chowchilla, 2000-2020

Households	2000		2010		2020	
	Count	Percent	Count	Percent	Count	Percent
Family Households	1,932	74.7%	2,778	75.6%	3,241	76.2%
Married-Couple Families	1,525	58.9%	1,932	52.6%	2,068	48.6%
Other Family, Male Householder	114	4.4%	260	7.1%	358	8.4%
Other Family, Female Householder	293	11.3%	586	16.0%	815	19.2%
Non-Family Households	655	25.3%	895	24.4%	1,011	23.8%

³ United States Interagency Council on Homelessness. (2017)/ Fiscal Year 2017 Congressional Budget Justification. https://www.usich.gov/resources/uploads/asset_library/FIN_USICH_FY_2017_CJ_Final.pdf

Householder Living Alone	556	21.5%	721	19.6%	770	18.1%
Householder Not Living Alone	99	3.8%	174	4.7%	241	5.7%
Total Households	2,587	100.0%	3,673	100.0%	4,252	100.0%

Source: U.S. Census Bureau. 2020: DEC Demographic and Housing Characteristics, P16: Household Type; 2010: DEC Summary File 1, P18: Household Type; 2000: DEC Summary File 4 Demographic Profile, DP1: Profile of General Demographic Characteristics: 2000

Table 3-19 compares the household composition by type between the city, county, and state. In Chowchilla, 48.6% of households are made up of a married couple, and 22.9% of households consist of a married couple with children under the age of 18. These percentages are generally consistent with Madera County and California.

The household types that show the most significant differences compared to the county and state are 'Cohabiting with Own Children Under 18' and 'Female Household with Own Children Under 18.' In Chowchilla, 4.5% of households are composed of a cohabiting couple with their own children under 18, compared to 2.5% for California as a whole, while Madera County is at 4.4%, which is similar to Chowchilla. 'Cohabiting' refers to a pair of individuals living together as a couple although not married.

Another significant variance is found in the category 'Female Household with Own Children Under 18. In Chowchilla, 8.9% of households are composed of a female household with children under 18. A female household is defined as a household with no spouse or partner present. In comparison, the same household composition type makes up 6.3% of total households in Madera County and 4.8% in California.

Focusing on households with younger and older populations, 46.2% of Chowchilla households have individuals under the age of 18 and 31.3% households have individuals that are 65 years and older. Most of this population usually do not work⁴, which necessitates financial support. Compared with the county and state, Chowchilla has a substantially higher percentage of households with minor(s).

Table 3-19: Household by Type, Chowchilla, Madera County, California, 2020

Household by type	City of Chowchilla		Madera County		California	
	Count	Percent	Count	Percent	Count	Percent
Married Couple Household	2,068	48.6%	24,377	53.5%	6,464,317	48.0%
▪ Married with own children under 18	973	22.9%	10,455	22.9%	2,704,730	20.1%
Cohabiting couple household	338	7.9%	3,586	7.9%	964,488	7.2%
▪ Cohabiting with own children under 18	190	4.5%	1,990	4.4%	330,433	2.5%
Male household; no spouse or partner present	668	15.7%	6,937	15.2%	2,445,413	18.1%
▪ Living alone	345	8.1%	3,614	7.9%	1,404,025	10.4%
○ 65 years and over	117	2.8%	1,599	3.5%	436,193	3.2%
▪ With own children under 18	102	2.4%	983	2.2%	235,591	1.7%

⁴ Non-working-age population is defined as ages 0 to 14 and 65 years or older. Thus, the population that is described here are not all "non-working population".

Female household; no spouse or partner present	1,178	27.7%	10,707	23.5%	3,601,405	26.7%
▪ Living alone	425	10.0%	4,236	9.3%	1,693,285	12.6%
○ Female household; living alone 65 years and over	242	5.7%	2,640	5.8%	841,944	6.2%
▪ With own children under 18	378	8.9%	2,851	6.3%	650,323	4.8%
Total Households	4,252	100.0%	45,607	100.00%	13,475,623	100.0%
Households with individuals under 18 years	1,963	46.2%	19,446	42.6%	4,572,156	33.9%
Households with individuals 65 years or older	1,329	31.3%	16,342	35.8%	4,267,068	31.7%

Source: U.S. Census Bureau, 2020 Decennial Census, DP1: Profile of General Population and Housing Characteristics

Housing Tenure

Tenure preferences are primarily related to household income and the age of the householder. Homeownership and leasing or renting rates may identify the level of housing insecurity in a region. Renters have a higher likelihood of displacement with rising housing costs and rent payments. Rising costs may also impact the ability for some homeowners to remain in their homes.

Table 3-20 shows the percentage of housing tenure in Chowchilla throughout the last four (4) decades. Chowchilla's historic housing tenure is nearly split and has been for the last 20 years. As of 2020, a little above half of the city's households are owners. However, there has been a steady decline in the percentage of owner-occupied households in the previous decades. Approximately 57.3% of the households were owner-occupied in 1990, which has declined 4% by 2020.

The proportion of homeowners has steadily declined since 1990.

Table 3-20: Housing Tenure, Chowchilla, 1990-2020

Tenure	1990		2000		2010		2020	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Owner	1,249	57.3%	1,431	55.7%	1,966	53.5%	2,266	53.3%
Renter	931	42.7%	1,139	44.3%	1,707	46.5%	1,986	46.7%
Total	2,180	100.0%	2,570	100.0%	3,673	100.0%	4,252	100.0%

Source: U.S. Census Bureau. 2020: DEC Demographic Profile; DP1: Profile of General Population and Housing Characteristics; 2010: DEC Summary File 1; H16: Tenure by Household Size; 2000: DEC Summary File 4 Demographic Profile; DP1: Profile of General Demographic Characteristics; 2000; 1990 Census of Housing: General Housing Characteristics.

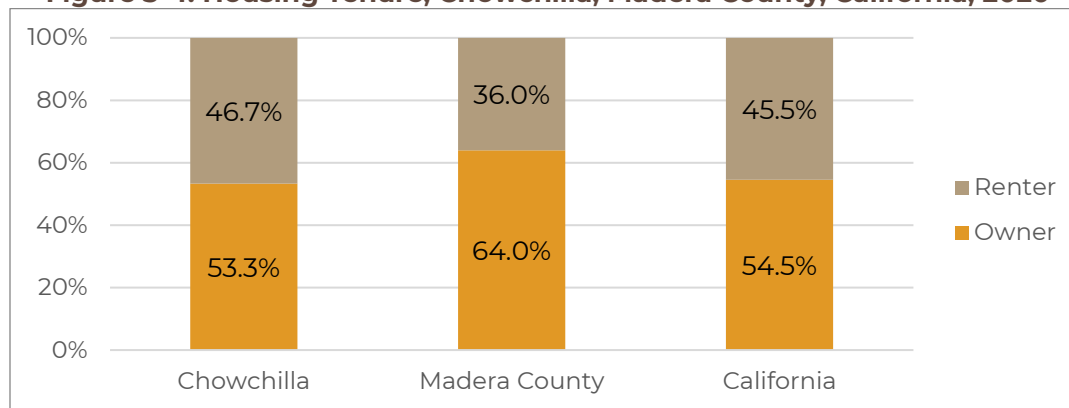
A majority (78%) of owner-occupied housing units still have an unpaid mortgage or loan as of 2020.

Of the 2,266 owner-occupied housing units, 1,759 units are owned with a mortgage or a loan and 507 are owned free and clear. This indicates that the

majority, or 77.6%, of the units have not been paid off yet as of 2020.⁵

The percentage of owner-occupied households is lower in Chowchilla compared to Madera County or California. As shown in **Figure 3-4**, the city, county, and California are all majority owner-occupied. For most people, homeownership is one of the most straightforward ways to build wealth. Through homeownership, people can hedge against inflation and build equity.

Figure 3-4: Housing Tenure, Chowchilla, Madera County, California, 2020



Source: U.S. Census Bureau. 2020: DEC Demographic and Housing Characteristics, P16: Household Type.

Regarding tenure by race and ethnicity of the householder, 55.3% of the householders are white alone and 58.3% of householders are not Hispanic or Latino. This indicates that the “white alone” race have a larger rate of owning a house, since the city’s population is 43.8% “white alone.” Similarly, the “not Hispanic or Latino” population also have a higher rate of owning a house, since the city has a 52.4% non-Hispanic or Latino population.

Table 3-21 shows the change of homeowner and renters in single-family and multi-family units from 2000 to 2020. Most single-family residences are occupied by homeowners rather than renters. There is a 52.5% increase in single-family renter households and a slight increase of 15.1% of multi-family renter households. This change may indicate that renters have increasing preference of renting single-family units over the years; however, given the lack of multi-family units provided within the city, this may well indicate that supply for multi-family units are not adequately provided as a choice for renters.

The proportion of single-family renter households has increased 52% since 2000.

Table 3-21: Tenure by Units in Structure, Chowchilla, 2000-2020

	2000		2010		2020		2000-2020 Change
	Count	Percent	Count	Percent	Count	Percent	
Owner-occupied Households							
Single-family	1,380	53.7%	1,537	48.0%	1,827	52.8%	32.4%

⁵ U.S. Census Bureau. (2020). DEC Demographic and Housing Characteristics, H4: Tenure. <https://data.census.gov/table?q=H4&g=160XX00US0613294&d=DEC+Demographic+and+Housing+Characteristic>

Multi-family	51	2.0%	16	0.5%	72	2.1%	41.2%
<i>Renter-occupied Households</i>							
Single-family	674	26.2%	1,079	33.7%	1,028	29.7%	52.5%
Multi-family	465	18.1%	568	17.8%	535	15.5%	15.1%
Total	2,570	100.0%	3,200	100.0%	3,462	100.0%	34.7%

Source: U.S. Census Bureau. ACS 5-year Estimates Detailed Table, B25032 Tenure by Units in Structure, 2010, 2020; 2000: DEC Summary File 3, H032 Tenure by Units in Structure

Household Income

Median household income for Chowchilla and Madera County is shown in **Table 3-22**. The median income for Chowchilla is \$60,875 which is slightly lower than Madera County (\$63,454). Owner occupied households in Chowchilla have a significantly higher median income than renter occupied households (\$73,750 versus \$47,023). Madera County has a much more significant income disparity between owners and renters, with owner-occupied households earning approximately \$47,596 more than renter-occupied households. Overall, the data indicates that owners earn more than renters.

The median income of owner-occupied households is \$73,750 vs. \$47,023 for renter-occupied households.

Table 3-22: Median Household Income, Chowchilla, Madera County, 2021

Jurisdiction	All Households	Owner Occupied Households	Renter Occupied Households
Chowchilla	\$ 60,875.00	\$ 73,750.00	\$ 47,023.00
Madera County	\$ 63,454.00	\$ 80,556.00	\$ 32,960.00

Source: 2021 American Community Survey 5-Year Estimates, Table B25119: Median Household Income in the Past 12 Months (In 2021 Inflation-Adjusted Dollars)

Household income by tenure for Chowchilla residents is shown in **Table 3-23**. Approximately 61% of residents earn more than \$50,000, 22% earn between \$25,000 and \$50,000, and 17% earn less than \$25,000. Approximately 70% of owners earn more than \$50,000 compared to 48% of renter-occupied households. A larger proportion (25%) of renters earn between \$25,000 and \$50,000 compared to owners (19%). The same is true for the proportion of renters earning less than \$25,000 compared to owners (28% vs. 10%). Overall, renters have a larger proportion of lower income levels compared to owners.

Table 3-23: Household Income by Tenure, Chowchilla, 2021

Income Levels	Total Households		Owner-Occupied		Renter Occupied	
	Count	Percent	Count	Percent	Count	Percent
Less than \$5,000	149	4%	51	3%	98	7%
\$5,000 to \$9,999	20	1%	20	1%	0	0%
\$10,000 to \$14,999	148	4%	66	3%	82	6%
\$15,000 to \$19,999	181	5%	61	3%	120	9%
\$20,000 to \$24,999	85	3%	8	0%	77	6%
\$25,000 to \$34,999	199	6%	61	3%	138	10%
\$35,000 to \$49,999	526	16%	316	16%	210	15%

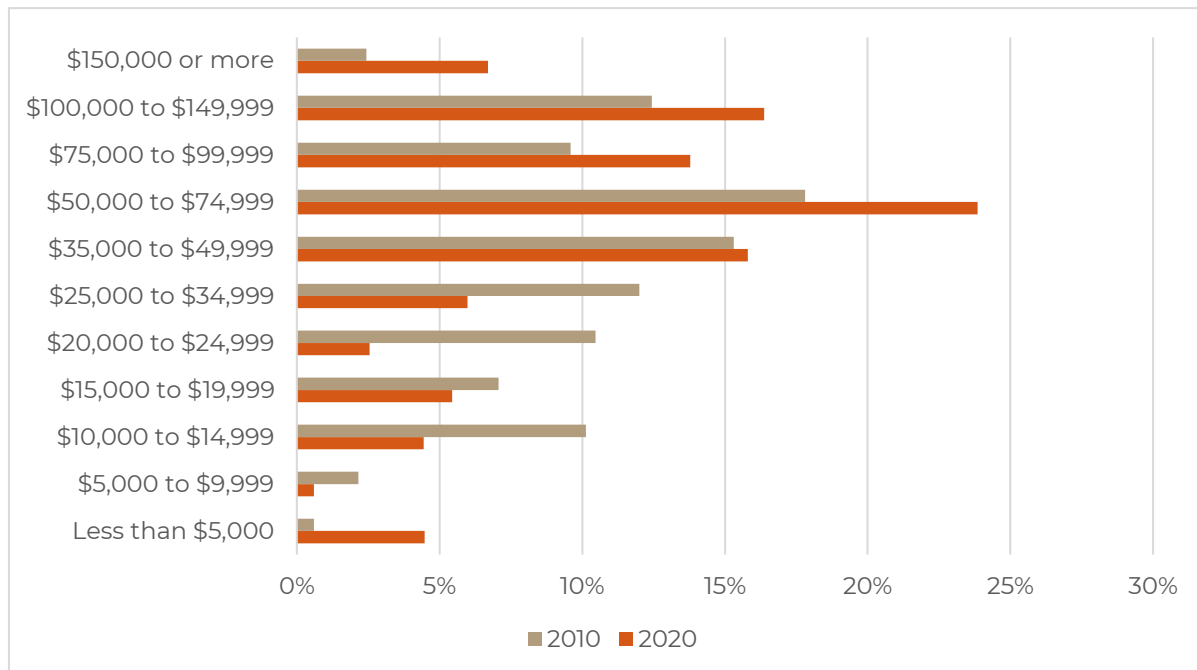
\$50,000 to \$74,999	794	24%	406	21%	388	28%
\$75,000 to \$99,999	459	14%	394	20%	65	5%
\$100,000 to \$149,999	545	16%	361	19%	184	13%
\$150,000 or more	223	7%	201	10%	22	2%
Total	3,329	100%	1,945	100%	1,384	100%

Source: 2021 American Community Survey 5-Year Estimates, Table B25118: Tenure by Household Income in the Past 12 Months (In 2021 Inflation-Adjusted Dollars)

Trends in household income for Chowchilla residents are shown in **Figure 3-5** for 2010 and 2020. The biggest changes occurred in the less than \$5,000 and more than \$150,000 income level groups. Over the 10-year period, households earning less than \$5,000 increased by 684%, from 19 households to 149 households. Households earning more than \$150,000 saw an 186% increase, from 78 households to 223 households. Households with income levels between \$5,000 and \$35,000 saw decreases ranging from 75% (\$20,000 to \$24,999) to 20% (\$15,000 to \$19,999). Income levels are further discussed and shown geographically in **Section 4.3.4**. Overall, these numbers indicate growing disparities between income level groups.

Since 2010, households earning less than \$5,000 has increased 684% and households earning more than \$150,000 has increased 186%.

Figure 3-5: Household Income Trends, Chowchilla, 2010 vs. 2020



Source: 2010- 2021 American Community Survey 5-Year Estimates, Table B25118: Tenure by Household Income in the Past 12 Months (In 2021 Inflation-Adjusted Dollars)

There are five income groups, or “affordability categories,” identified by the California Department of Housing and Community Development to determine eligibility for housing programs. These income groups are based on Area Median Income (AMI) for Metropolitan Statistical Areas. These ranges include extremely low-income (up to 30% AMI), very low-

income (31%-50% AMI), low-income (51%-80% AMI), moderate-income (81%-120% AMI), and above moderate-income (greater than 120% AMI). For Chowchilla, the MSA is Madera County, which has a median income of \$83,800 as of 2023. **Table 3-24** shows the income ranges for each affordability category based on this median income.

Table 3-24 Income Range by Affordability Category, Madera County, 2023

Affordability Category	% of County AMI	Income Range
Acutely/Extremely Low-income	<30%	<\$25,140
Very Low-income	31%-50%	\$25,928-\$41,900
Low-income	51%-80%	\$42,738-\$67,040
Moderate-Income	81%-120%	\$67,878-\$93,856
Above Moderate-Income	>121%	\$93,939.80+

Source: California Department of Housing and Community Development, 2023 State Income Limits, 2023

The U.S. Department of Housing and Urban Development (HUD) periodically receives custom tabulations of data from the U.S. Census Bureau known as Comprehensive Housing Affordability Strategy (CHAS) data that help demonstrate the extent of housing problems and housing needs, particularly for low-income households. HUD released updated CHAS data based on 2016-2020 ACS 5-year estimates in September 2023. This data for Chowchilla is shown in **Table 3-25**. As shown, approximately 52% of Chowchilla

52% of Chowchilla households are within the moderate/above moderate-income category, earning at least 81% AMI.

households are within the moderate/above moderate-income category, earning at least 81% AMI. A majority (84%) of owner-occupied households also are within the low (20%) to moderate/above moderate (64%) income categories.

More renter-occupied households are within the low (24% vs. 20%), very low (17% vs. 8%), and extremely low (22%) income groups compared to owner-occupied households.

Table 3-25: Income Distribution Overview, Chowchilla (2016-2020)

Income Distribution	Total Households		Owner Occupied		Renter Occupied	
	#	%	#	%	#	%
Acutely/Extremely Low-income (< 30% AMI)	485	14%	140	7%	345	22%
Very Low-income (31% to 50% AMI)	425	12%	160	8%	265	17%
Low-income (51% to 80% AMI)	745	22%	375	20%	370	24%
Moderate/Above Moderate-Income (81%+)	1810	52%	1225	64%	585	37%
Total	3,465	100%	1,900	100%	1,565	100%

Source: U.S. Department of Housing and Development, Comprehensive Housing Affordability Strategy, 2016-2020 5-Year Estimates

3.2 Housing Stock Characteristics

Government Code Section 65583(a)(2) requires an analysis and documentation of housing stock condition. This section includes a description and analysis of current housing stock characteristics in Chowchilla, including housing conditions, age of housing stock, housing costs and affordability, housing construction prices and trends, housing units in structure, and vacancy rates. This section also analyzes overpayment (i.e., cost burden) and

overcrowding issues. By analyzing the housing stock trends, the City can identify specific housing issues and needs to tailor programs for those needs.

Overview of Housing Issues and Needs

Table 3-26 shows the number of households that experience housing problems, according to data from the Comprehensive Housing Affordability Strategy (CHAS) released by HUD on September 9, 2023. The data is presented in custom tabulations of the 2016-2020 American Community Survey (ACS) 5-year estimates, providing information on the conditions and characteristics of housing units and households. The four (4) housing problems are incomplete kitchen facilities, incomplete plumbing facilities, more than one (1) person per room (overcrowding), and cost burden greater than 30% (i.e., overpayment). The four (4) severe housing problems are incomplete kitchen facilities, incomplete plumbing facilities, more than one (1) person per room (overcrowding), and cost burden greater than 50% (severe overpayment).

32.8% of Chowchilla's households experience housing problems, including incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, and overpayment.

Six hundred ten (610) out of 1,900 owner-occupied households (32.1%) and 525 out of 1,565 renter-occupied households (33.6%) experience housing problems. Two hundred sixty-five (265) out of 1,900 owner-occupied households (14.0%) and 330 out of 1,565 renter-occupied households (21.1%) experienced severe housing problems. This shows that there is a higher percentage of renter-occupied households that experience severe housing problems compared to owner-occupied households. This discrepancy comes from cost burden since the difference between housing and severe housing problems is the cost burden. It indicates that more renters are burdened by overpayment. Overpayment is discussed in more detail in **Section 3.2.5**.

Table 3-26: Housing Problems Overview, Chowchilla, 2020

	Owner Household	Renter Household	Total Households	Percent
Housing Problem				
At least 1 of 4 housing problems	610	525	1,135	32.8%
No housing problems	1,290	1,040	2,330	67.3%
Severe Housing Problem				
At least 1 of 4 severe housing problems	265	330	595	17.2%
No housing problems	1,635	1,230	2,865	82.8%
Total	1,900	1,565	3,460	100.0%

Source: HUD Office of Policy Development and Research (PD&R). Comprehensive Housing Affordability Strategy (CHAS), Data Query Tool, Chowchilla city, California, 2016-2020 ACS

3.2.1 Housing Conditions

The age of a community's housing stock can be an indicator of overall housing conditions. If not well maintained, housing can deteriorate and depress property values, discourage reinvestment, and negatively affect the quality of life in a neighborhood. Typically, housing over 30 years of age is likely to have rehabilitation needs that may include new plumbing,

roof repairs, foundation work and other repairs. If not well maintained, housing over 50 years of age may require total building replacement.

Substandard housing is defined to be below the minimum living conditions standards set forth in Section 1001 of the Uniform Housing Code. This could include units that do not have complete kitchen facilities, have leaks, inadequate wiring, lack of heating, etc. People living in substandard housing need housing assistance due to exposure to health and safety threats.

The housing conditions survey in the 2016-2024 Housing Element, re-adopted on May 5, 2020, assessed that 1,524 units out of the 3,652 units included in the survey, or 41.7%, were considered substandard. Four hundred (400) of the substandard units were further inspected to be rated for the HCD survey form. Of the 400 units, 2.0% were rated sound, 27.8% were rated having minor repairs needed, 27.8% were rated having moderate repairs needed, 16.0% rated having substantial repairs needed, and 5.3% rated having dilapidated conditions. In short, over 75% of units needed some level of repair.

Age of Housing Stock

The age of housing stock can serve as an indicator of housing conditions. Newer housing stock is less likely to need major or substantial repairs or updates (e.g., fire sprinklers, mobility modifications, etc.). Housing structures over 30 years old may display a need for repairs, and housing structures over 50 years may display a need for major repairs, as these structures are considered substantially aged.

Table 3-27 shows the year that Chowchilla's housing structures were built. A quarter of Chowchilla's housing stock was built between 2000 and 2009, before the Great Recession. The least number of homes were built between 2010 and 2019. While structures built after 2020 are not reported in the ACS table, there were 156 building permits issued from 2020 to 2022 according to Chowchilla's Housing Element Annual Progress Reports (APR). Over half of Chowchilla's houses were built before 1990 (51.9%) and 24.3% were built before 1970, indicating that most of Chowchilla's housing stock are aged (over 30 years old), and a quarter are substantially aged (over 50 years old). While habitable housing units are generally well-maintained, some units would need major rehabilitation.

75% of Chowchilla's housing stock was built prior to 1990, with 25% built before 1970.

Table 3-27: Years Structure Built, Chowchilla, 2021

Year Built	Count	Percent
Build 2020 or later *	156	4.2%
Built 2010 through 2019	104	2.8%
Built 2000 through 2009	933	25.0%
Built 1990 through 1999	601	16.1%
Built 1980 through 1989	315	8.4%
Built 1970 through 1979	716	19.2%
Built 1960 through 1969	258	6.9%
Built 1950 through 1959	354	9.5%
Built 1940 through 1949	123	3.3%

Built 1939 or earlier	173	4.6%
Total	3,577	100.00%

** This number is not reported by the ACS, it is from the Chowchilla's Housing Element Annual Progress Reports (APR) 2020, 2021, and 2022*

Source: U.S. Census Bureau. 2021 ACS 5-year Estimates Detailed Tables, B25034: Year Structure Built

Figure 3-6 and Figure 3-7 show the percentage of housing units built before 1990 and 1970, respectively. 67.6% housing units within the northern central area and 85.4% of the southern central area of Chowchilla are aged (over 30 years old), compared to less than 25% of aged housing in other areas of the City. Similarly, around 40% of the housing stock in the central area are substantially aged (over 50 years old), compared to 13% of housing stock being substantially aged in other areas of the City. It should be noted that these areas have a potentially higher need of rehabilitation and replacement.

The 6th cycle Housing Element Community Survey, that ended October 6, 2023, collected insight from 178 respondents on the physical condition of the home that they live in. A majority (41%) of respondents indicated that the physical condition of their home is very good; there are signs of minor deferred maintenance (e.g., peeling paint, chipped stucco) but no rehabilitation improvements are needed. 23% of respondents indicated that the physical condition of their home is excellent; no maintenance or rehabilitation improvements are needed. 28% of respondents indicated that the physical condition of their home is fair; modest rehabilitation is needed (e.g., new roof, siding, stucco). 9% of respondents indicated that the physical condition of their home is poor and in need of major upgrades (e.g., new foundation, plumbing, electrical).

Policy and Program Actions

Chowchilla's 2016-2024 Housing Element included Action/Implementation Measure 4.a and 4.b (see below) to conserve and enhance existing housing stock, particularly affordable housing in older areas. It also aimed to maintain community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments. These measures will be carried forward as on-going measures in this Housing Element.

Action/Implementation Measure 4.a (2016-2024 Housing Element)

The City will apply for funds and will work with Self Help Enterprises 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 the Council. Funding is anticipated to be \$50,000 during the planning period.

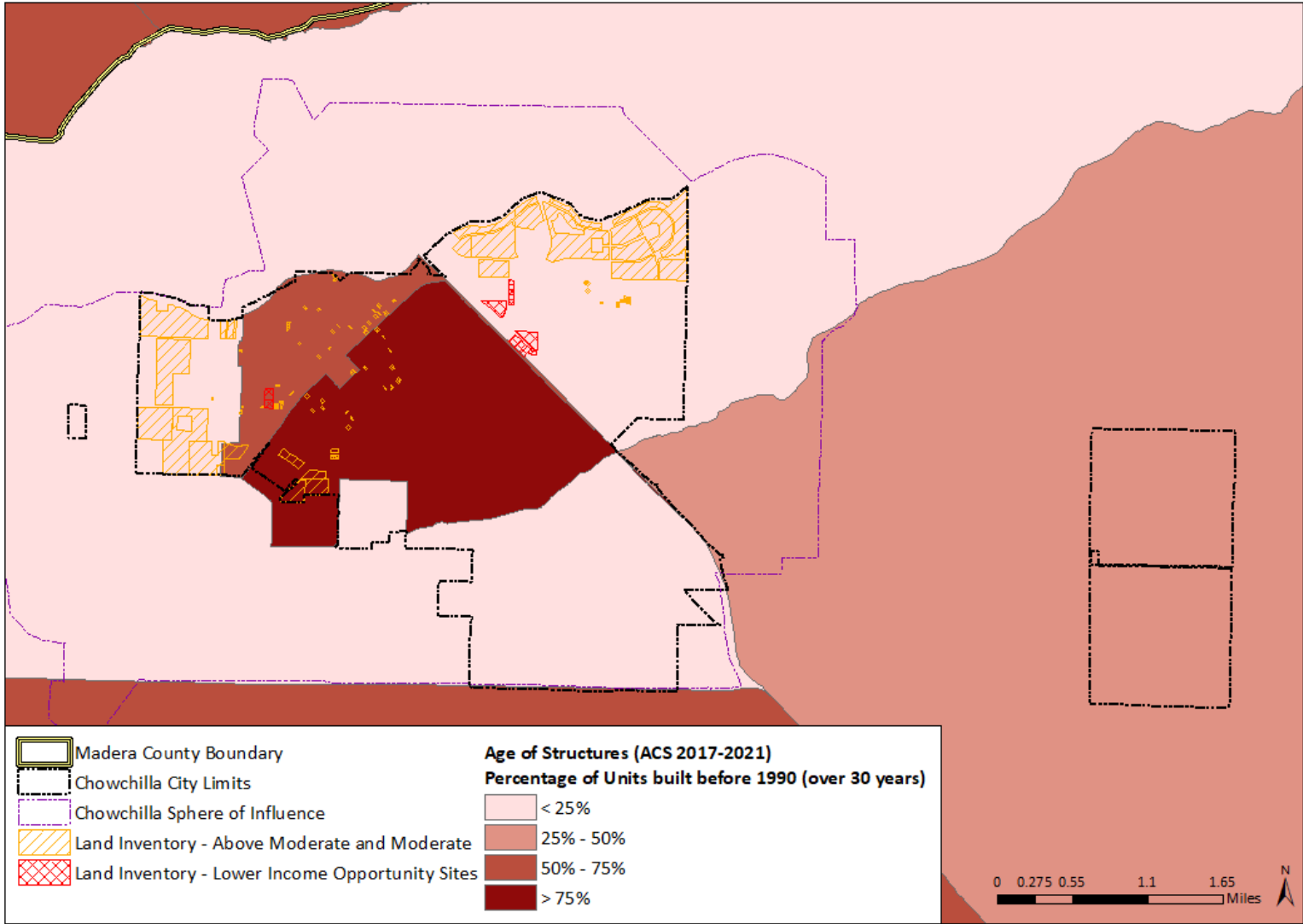
Action/Implementation Measure 4.b. (2016-2024 Housing Element)

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. This Action will be of highest priority.

In addition, Self-Help Enterprises operates a home rehabilitation program to preserve the existing homes within Chowchilla.⁶ The program provides financing to repair homes for lower-income owner-occupied households that are related to essential health or safety. The program is funded by HCD grants. Households are screened for eligibility based on income and 0% interest deferred payment loans are available that require no monthly payments for 30 years.

⁶ City of Chowchilla. (2023). Housing Rehabilitation – Chowchilla. <https://www.cityofchowchilla.org/398/Housing-Rehabilitation---Chowchilla>.

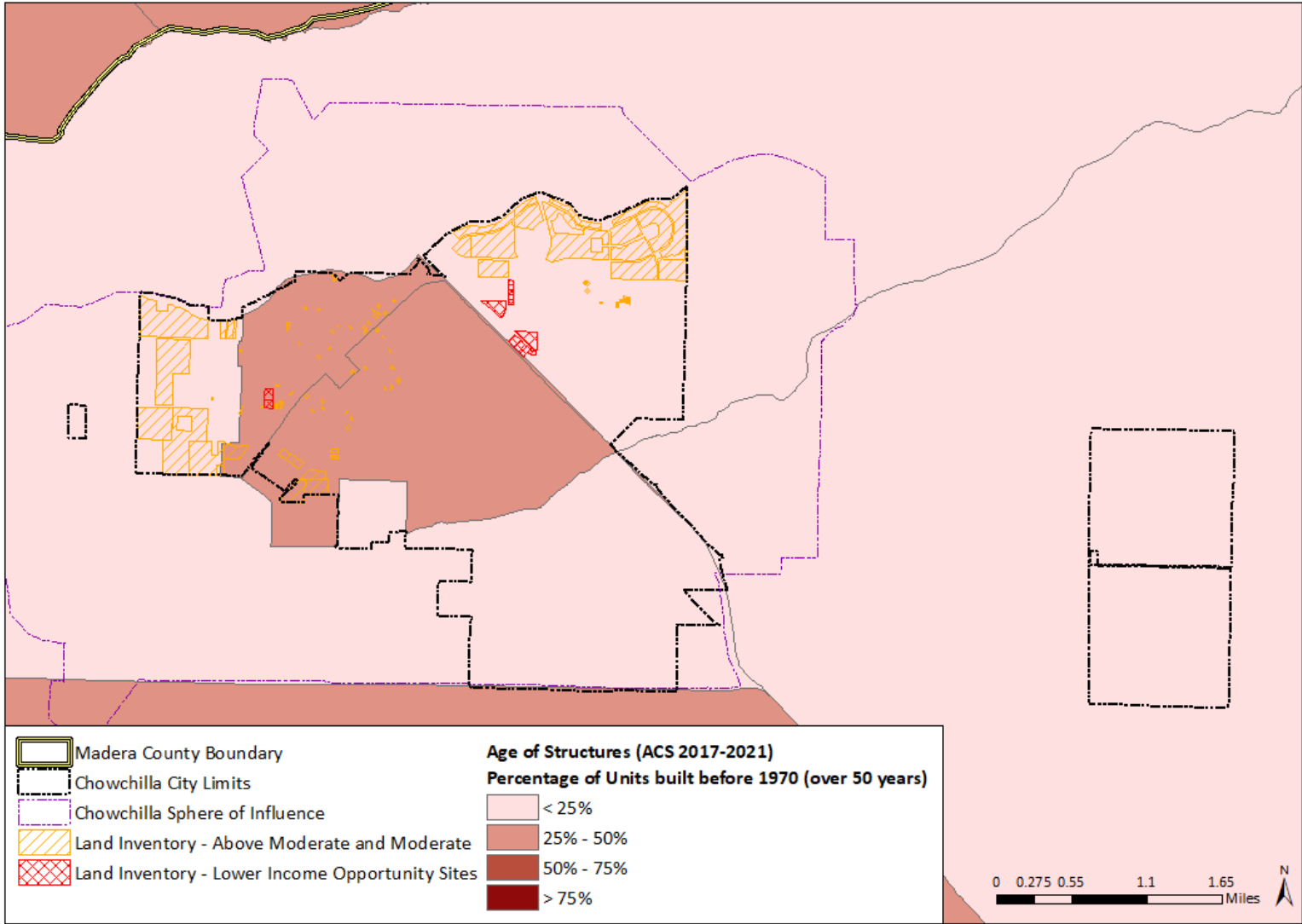
Figure 3-6: Percentage of Structures Over 30 Years Old, Chowchilla, 2021



CITY OF CHOWCHILLA 2024-2032 HOUSING ELEMENT - AFFIRMATIVELY FURTHERING FAIR HOUSING
Source: HUD AFFH Data Viewer & Mapping Resources

MAP CREATED 3/15/2024

Figure 3-7: Percentage of Structures Over 50 Years Old, Chowchilla, 2021



CITY OF CHOWCHILLA 2024-2032 HOUSING ELEMENT - AFFIRMATIVELY FURTHERING FAIR HOUSING
Source: HUD AFFH Data Viewer & Mapping Resources

MAP CREATED 3/15/2024

3.2.2 Housing Costs and Affordability

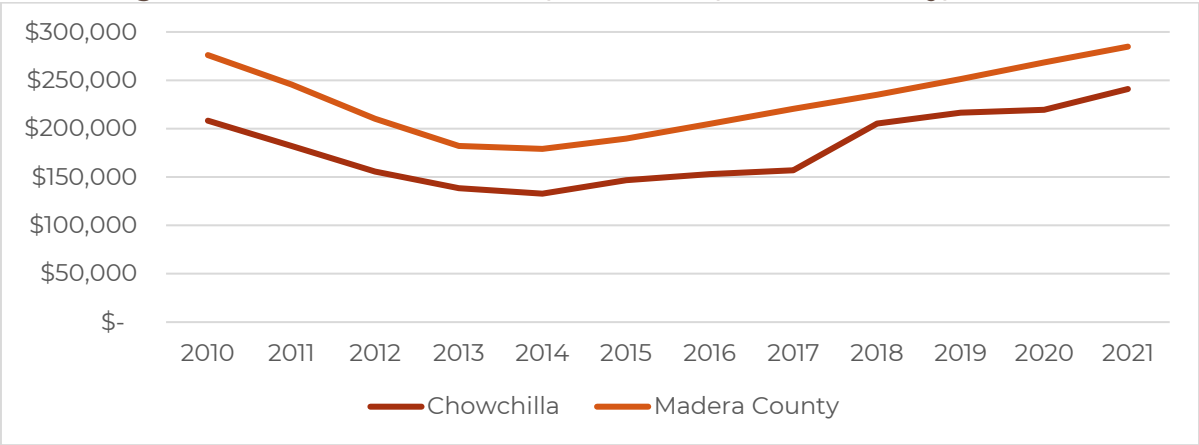
Median Home Values

Figure 3-8 shows the change in the estimate median home value in Chowchilla from 2010 to 2021. Median home values dipped during 2010 to 2014 but continue to rise from 2014 to 2021. While Chowchilla and Madera County generally follow the same trend, the median home value of Chowchilla is slightly lower than the county. According to Zillow Home Values Index (ZHVI), the average of Chowchilla’s home value has dropped 2.6% over the past year and is currently at \$366,071 according to data through August 31, 2023.

Median home values have continued to rise, and median household income has not kept up with the increase over time.

Since a household can typically qualify for purchase of a home that is three (3) times their annual income, Chowchilla’s median income of \$60,875 (**Table 3-22**) implies that the median home value should not be over \$182,625. The current median home value of \$366,071 indicates a high burden for households looking to own a home in the city. The affordability of home ownership is further analyzed in **Section 3.2.5 Overpayment**.

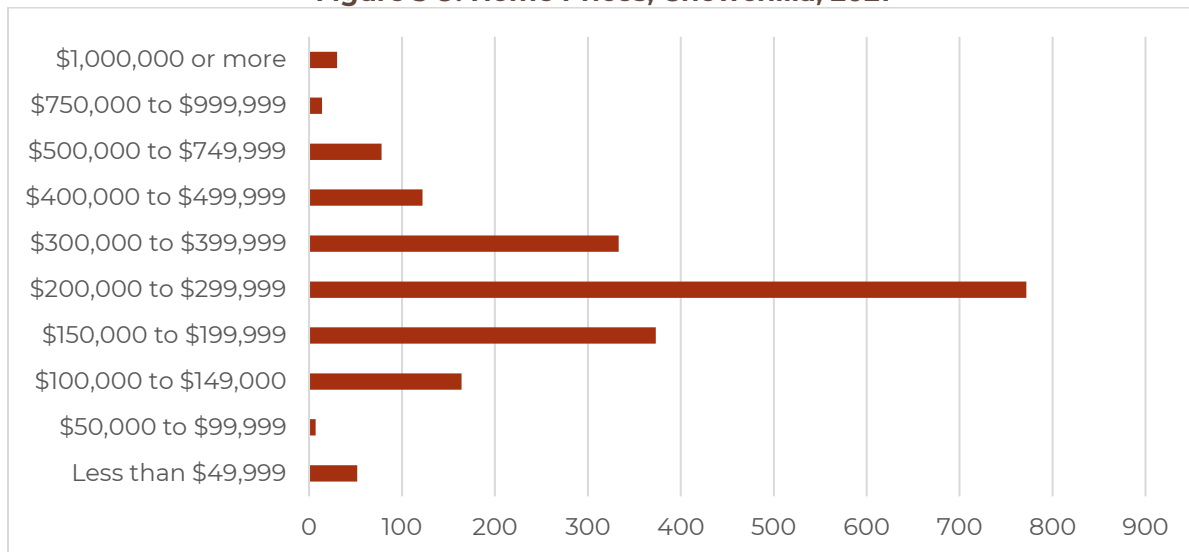
Figure 3-8: Median Home Value, Chowchilla, Madera County, 2010-2021



Source: U.S. Census Bureau. ACS 5-year Estimates Detailed Tables, B25077: Median Value (Dollars)
Universe: owner-occupied housing units

Figure 3-9 breaks down the number of homes in each price category in Chowchilla as of 2021. Out of 1,945 total homes, there are 223 homes (11.5%) below the \$150,000 price and 219 homes (11.3%) between the \$150,000 and \$174,999 price. This indicates that less than a quarter of Chowchilla’s homes are affordable for people earning the median income.

Less than a quarter of Chowchilla’s homes are affordable for households earning the median income.

Figure 3-9: Home Prices, Chowchilla, 2021

Source: U.S. Census Bureau. 2021: ACS 5-year Estimates Detailed Tables, B25075: Value

Universe: owner-occupied housing units

A variety of factors impact housing costs and can provide barriers for potential homeowners. For example, market forces on the economy and the subsequent effects on the construction industry may act as a barrier to housing production.⁷ Since the 2008 recession, national construction costs for multi-family projects have risen by 25%. This dramatic rise in construction costs can make a project financially infeasible.⁸ Economic recessions can also have a profound and long-lasting effect. In data going back to 1970, new home sales declined 15% nationally, on average, during recessions, with sale prices continuing to drop in the following year.⁹ Further, the COVID-19 pandemic created a global economic recession which had different impacts on the California housing market than typical recessions in the past. Lower interest rates and households spending more time at home created a demand for housing.

Recent increases in mortgage interest rates have cooled the market slightly in recent months. **Table 3-28** shows a comparison of median home values for the City of Chowchilla and surrounding jurisdictions. As shown, while Chowchilla experienced greater growth in home values between 2015 and 2022, median home values in 2022 are lower than other jurisdictions. However, as described later in **Section 3.2.5**, 27.9% households are over-burdened by housing costs. Further, lower income households are disproportionately burdened by housing costs. As such, it is evident that Chowchilla lacks the development of affordable housing.

⁷ National Association of Home Builders. Material Cost Affect Housing Affordability. Accessed October 31, 2023, <https://www.nahb.org/advocacy/top-priorities/material-costs>

⁸ Turner Center for Housing Innovation. (2020). The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California. Accessed October 31, 2023, https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf

⁹ Joint Center for Housing Studies of Harvard University. (2020). Past Recessions Might Offer Lessons on the Impact of COVID-19 on Housing Markets. Accessed October 31, 2023, <https://www.jchs.harvard.edu/blog/past-recessions-might-offer-lessons-on-the-impact-of-covid-19-on-housing-markets>

Table 3-28: Median Home Value Comparisons, 2015 and 2022

Jurisdiction/ Region	Median Home Value 2015	Median Home Value 2022	Percent Increase of Median Home Value 2015 -2022
Chowchilla	\$175,360	\$358,228	104%
Kerman	\$199,150	\$368,292	85%
Livingston	\$206,845	\$368,700	85%
Madera (City)	\$181,265	\$368,223	103%
Madera (County)	\$198,759	\$381,061	101%

Source: Zillow.com, 2023

Rental Prices

Table 3-29 shows the median rental prices and percent change in Chowchilla and Madera County from 2010 to 2021.

The prices are estimates of all renter-occupied housing units paying rent. In 2021, the median rental price in Chowchilla was \$767. This is a 1.2% increase compared to 2010 and an 8.9% increase compared to 2011. Chowchilla had a less substantial increase than Madera County. In recent years, the largest increase was in 2019 and 2021. This increase is also similar to Madera County. This increase may be caused by increased remote work and higher demands for housing in suburban areas during COVID-19; it may also indicate that the growth rate of rental prices is increasing.

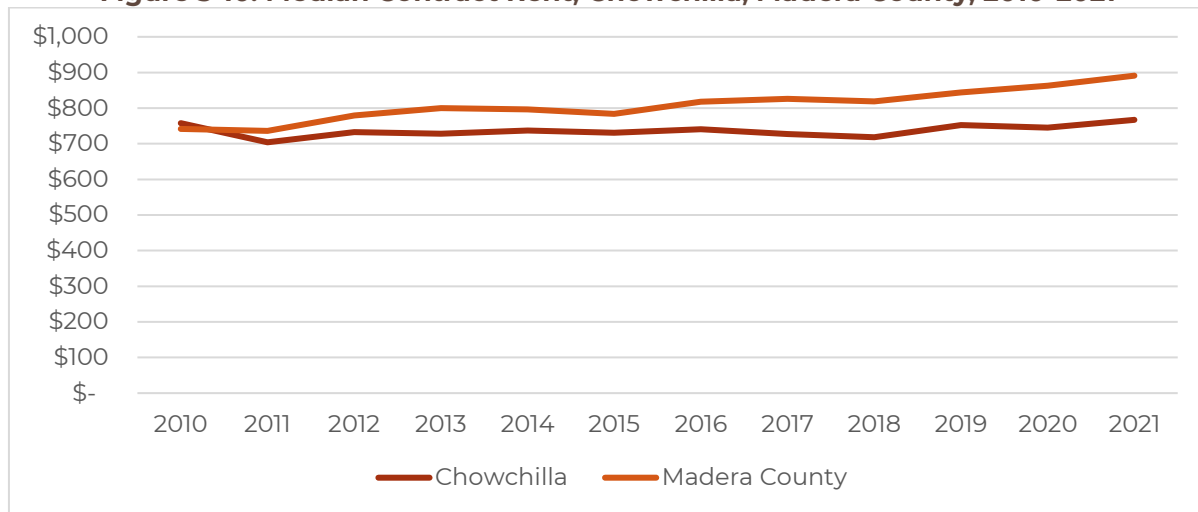
Median rental prices are increasing.

Table 3-29: Median Contract Rent, Chowchilla, Madera County, 2010-2021

Year	Chowchilla		Madera County	
	Dollar	Percent Change	Dollar	Percent Change
2010	\$758	-	\$742	-
2011	\$704	-7.1%	\$736	-0.8%
2012	\$733	4.1%	\$779	5.8%
2013	\$728	-0.7%	\$800	2.7%
2014	\$737	1.2%	\$796	-0.5%
2015	\$731	-0.8%	\$784	-1.5%
2016	\$741	1.4%	\$818	4.3%
2017	\$727	-1.9%	\$826	1.0%
2018	\$718	-1.2%	\$819	-0.8%
2019	\$752	4.7%	\$844	3.1%
2020	\$745	-0.9%	\$863	2.3%
2021	\$767	3.0%	\$891	3.2%

Source: U.S. Census Bureau. ACS 5-year Estimates Detailed Tables, B25058:
Median Contract Rent (Dollars)

Figure 3-10 compares the median home rental prices in Chowchilla and Madera County from 2010 to 2021. While Chowchilla and Madera County generally follows the same trend over time, the median rent price of Chowchilla is slightly lower than the county. This is similar to what is observed of the median house value (**Figure 3-8**).

Figure 3-10: Median Contract Rent, Chowchilla, Madera County, 2010-2021

Source: U.S. Census Bureau. ACS 5-year Estimates Detailed Tables, B25058: Median Contract Rent (Dollars)

Table 3-30 shows the current rental listings for properties in Chowchilla as of March 2024. The listings were found on Craigslist, Zillow, and Apartments.com. Current listings are predominately single-family homes with three (3) or more bedrooms. The cheapest listing is a two (2) bed/two (2) bath apartment listed at \$1,000 a month. The single-family home listings range from \$1,090 to \$2,750. The average monthly rental price is \$1,675, which is significantly higher than the median contract rent as previously identified.

Table 3-30: Current Rental Listings, Chowchilla, March 2024

Property Location	Property Type	Bed/Bath	Listed Rent (Monthly)	Listing Site
Undisclosed Address	Apartment	2 Beds, 2 Baths	\$1,000	Craigslist
1525 Coolidge Avenue	House	3 Beds, 2 Baths	\$1,090	Craigslist
Undisclosed Address	House	1 Bed, 1 Bath	\$1,100	Zillow
321 Alameda Avenue	House	3 Beds, 1 Bath	\$1,295	Zillow
5180 Coronado Street	House	3 Beds, 2 Baths	\$1,360	Craigslist
1200 Colusa Avenue	House	3 Beds, 1 Bath	\$1,400	Apartments.com
412 Alameda Avenue	House	2 Beds, 1 Bath	\$1,465	Zillow, Apartments.com
1206 Kings Avenue	House	3 Beds, 1.5 Bath	\$1,800	Zillow
424 Olive Way	House	3 Beds/2.5 Bath	\$1,950	Zillow
17006 Golden Sands Wy	House	4 Beds, 3 Bath	\$2,395	Zillow
15070 Torrey Pines Cir	House	5 Beds, 2.5 Baths	\$2,500	Apartments.com
18919 Avenue 23	House	3 Beds, 2 Baths	\$2,750	Zillow, Apartments.com

Source: [Craigslist](#), [Zillow](#), [Apartments.com](#)

Most rental prices are a cost burden to low-income households.

Affordability is defined as paying no more than 30% of the gross household income on housing expenses. As such, Chowchilla's median income of \$60,875 (**Table 3-22**) implies that the median rental price should not exceed \$1,521 per month. This

indicates that the median contract rent shown above [from the ACS](#) should be affordable to most households in Chowchilla. However, this does not minimize the lack of affordability of housing in general, as lower income households are usually confined to rental housing due to the high cost of home ownership. [Further, current rental listings from Craigslist, Zillow, and Apartments.com indicate a much higher average monthly rental cost compared to ACS data, which suggests an even greater cost burden especially for lower income households.](#) As such, we focus on extremely low-income households (0-30% AMI). According to **Section 3.1.3**, households earning less than \$25,140 are considered extremely low-income households in Madera County. Affordable rent for these households should be no more than \$629. Analyzing rental prices from this perspective, we understand that most rental prices are still a cost burden to these households. The affordability of home ownership is further analyzed in **Section 3.2.5 Overpayment**.

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 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 eight-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 October 2023, there were no Notices on record at HCD for properties in Chowchilla.

Additionally, a property owner contemplating conversion to market rate housing must notify tenants 12 months and six (6) months in advance. HCD records these notices. No Notices have been received by HCD for Chowchilla during the period of May 2016 to October 2023. Tenants have certain rights should they receive a notice stating that their housing may be converted to market rates.

Table 3-31 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

There are 442 government-assisted units in the city. All have low risk for conversion.

Chowchilla Terrace, Shasta Court Apartments, and Colusa Avenue Apartments also receive funding through USDA. Forty-five (45) units, in addition to those listed below, are funded by HUD. Of these, only the Chowchilla Terrace Apartments provide (37) units solely for seniors. Chowchilla Garden Apartments, Shasta Court Apartments, Village at Chowchilla, and Washington Square Apartments provide housing for large households.

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 four (4) years from 2023. 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. There are two entities qualified to purchase assisted units should any expire during the planning period. These Qualified Entities are: Self Help Enterprises, located at 8445 W. Elowin Court, Visalia, CA 93290 and ACLC, Inc. located at 315 N. San Joaquin Street, Stockton, CA 95202.

Table 3-31: Government Assisted Housing Developments, Chowchilla, 2023

Property Name	Total Units	Location	Risk Status	Assistance
Madera 2	8	1404-1410 Mariposa Avenue	Low	CalHFA
Chowchilla Garden Apartments	53	300 Myer Drive	Low	LIHTC Assisted Large Family
Chowchilla Terrace	37	201 Washington Road	Low	LIHTC/USDA Assisted – Seniors
Colusa Avenue Apartments	37	455 Colusa Avenue	Low	LIHTC/USDA Assisted – non-targeted
Golden Acres	45	900 Hospital Drive	Low	HUD Assisted – Section 8
Shasta Court Apartments	59	96 Shasta Court	Low	LIHTC Assisted Large Family
Shasta Villas	71	2 Shasta Court	Low	LIHTC/USDA Assisted Large Family
Village at Chowchilla	80	297 Myer Drive	Low	LIHTC Assisted Large Family
Washington Square Apartments	56	225 Washington Road	Low	LIHTC Assisted Large Family
Total	442			

Source: City of Chowchilla 2016 – 2024 Housing Element Update Revised for 2020-2024. Pers.Comm with California Housing Partnership Corporation, Dec. 2019. CHPC indicated no units with federal or State housing funding would expire prior to January 31, 2026.

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 of At-Risk Units

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. If 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.

Both HOME TBRA and CDBG funds may be used to acquire and rehabilitate affordable units to preserve and extend the affordability covenant on a property. Another method for preserving affordability is through a transfer of ownership, which is generally one of the most cost-effective methods for preserving affordability for at-risk units. Transferring ownership of any at-risk developments to qualified entities as listed above (Self Help Enterprises and ACLC) can secure long term affordability covenants and may deem the project eligible for additional government assistance for rehabilitation.

Replacement of At-Risk Units

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 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.

Policy and Program Options

There are several local, State, and federal funding programs that can be used to assist with affordability of 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.”

In addition to the programs administered by HCD, programs managed by the Housing Authority of the City of Madera, Self-Help Enterprises, 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 assistance to homeless persons in the transition from streets and shelters to permanent housing and maximum self-sufficiency.
- **First-Time Homebuyers Program** – Provides the additional financing including down payment and closing cost assistance needed to keep a first mortgage payment affordable to first-time homebuyers. Self-Help Enterprises contracts with the City to determine homebuyer eligibility.

Additionally, through **Program 1.j**, the City will review requirements of AB 1521 (Affordable Housing Preservation Notice Law) and prepare a notification letter for property owners of multi-unit rental properties that are affordable to lower-income households. These properties include: Madera 2, Chowchilla Garden Apartments, Chowchilla Terrace, Colusa Avenue Apartments, Golden Acres, Shasta Court Apartments, Village at Chowchilla, and Washington Square Apartments. The letter will describe the various actions that owners of

these properties must take before prepaying subsidized mortgages, terminating rental subsidies, or otherwise allowing covenants that protect the rental units' affordability from expiring. These actions include: 1) notifying tenants and the City of the impending loss of affordability within three years of a scheduled expiration of rental restrictions; and 2) notifying qualified preservation entities of the opportunity to submit a non-binding offer to purchase covered properties.

3.2.3 Housing Units in Structure

The composition of the current housing stock is indicative of the needs of Chowchilla residents. It can be observed nationwide that the fastest and most dominant housing types are single family and large multi-family developments which create a gap in housing stock, often referred to as “missing middle housing”.

Table 3-32 shows the breakdown of housing by unit type in Chowchilla in 2010 and 2020. The total number of units in Chowchilla decreased by 49 units. The city had 3,832 units in 2010 but only 3,783 units by 2020. This data is coming from the American Community Survey (ACS), which is conducted by the U.S. Census Bureau, and is an ongoing survey that collects information on demographic, social, economic, and housing characteristics of the US population. This decrease can be attributed to the ACS Survey being estimates with a margin of error and not necessarily because housing stock decreased. The City of Chowchilla has not had any notable demolitions that would decrease housing stock.

As shown in **Table 3-32**, 1-unit and detached units make up the majority of Chowchilla's housing stock, accounting for 82.0% in 2010 and 77.0% in 2020. This indicates that most housing provided in Chowchilla are single-family detached dwellings, which are often not affordable to lower income households due to its lower density.

Diversity in housing stock is limited. 77% of homes are single-family dwellings.

The housing unit type that saw the largest increase in the 10-year period was 1-unit attached units, which increased from 69 units in 2010 to 264 units in 2020, marking a 282.6% increase. Developments with 20 units or more also saw a significant increase, rising from 24 units in 2010 to 29 units in 2020 (a 270.8% increase). While this presents an increase of units in apartments, there is still a need for more multi-family housing.

The housing unit type that saw the largest decrease in the ten-year period was developments of 5-9 units, which dropped from 204 units in 2010 to 114 units in 2020, representing a decrease of 44.12%. The next largest decrease was in developments with 2 units, which decreased from 168 units in 2010 to 132 units in 2020, reflecting a 21.43% decrease over the decade.

Diversifying Chowchilla's housing stock to include more multi-family housing in both rental and ownership properties can provide more affordable housing options. With the rising costs of purchasing real estate, multi-family housing can provide more affordable options to those who are looking to become first-time homeowners and build equity. Multi-family rental housing can also offer a diverse unit type (e.g., studios, 1-bedroom units, 2-bedroom

units) and amenities at a lower cost for seniors, people with disabilities, students, single-person households, etc.

Table 3-32: Units in Structure, Chowchilla, 2010-2020

Unit Type	2010		2020		Change	
	Count	Percent	Count	Percent	Numerical	Percent
1-unit, detached	3,141	82.0%	2,912	77.0%	-229	-7.3%
1-unit, attached	69	1.8%	264	7.0%	195	282.6%
2 units	168	4.4%	132	3.5%	-36	-21.4%
3-4 units	201	5.2%	225	5.9%	24	11.9%
5-9 units	204	5.3%	114	3.0%	-90	-44.1%
10-19 units	12	0.3%	29	0.8%	17	141.7%
20 or more units	24	0.6%	89	2.4%	65	270.8%
Mobile home	13	0.3%	18	0.5%	5	38.5%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%
Total	3,832	100.00%	3,783	100.00%	-49	N/A

U.S. Census Bureau. 2020: ACS 5-year Estimates Detailed Tables, B25024: Units in Structure

3.2.4 Vacancy Rates

Vacancy rates can be a good indicator of how effective housing units are meeting the current demand for housing in a community. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. A vacancy rate that is too low can force prices up, making it more difficult for lower and moderate-income households to find housing. Generally, a 5% to 8% vacancy rate is considered to have an optimal balance between the demand and supply for housing.¹⁰ **Table 3-33** shows the percentage of housing tenure in Chowchilla throughout the last four (4) decades. Vacancy rates fluctuated throughout the decades, with a 4.1% vacancy rate in 2020, like that of 1990. Four percent is considered a low vacancy rate, suggesting that there is a lack of housing within the city. The number of vacant units rose more than twice in 2010, being at an all-time high of 11.6%. This reflects the consequences of the housing crisis and Great Recession of the late 2000s. As reported by the U.S. Census Bureau, many areas of the country saw a sharp increase in vacancy rates between the 2000 and 2010 Census due to the economic downturn, followed by a decrease between 2010 and 2020 as the markets recovered.¹¹

Table 3-33: Occupancy Status, Chowchilla, 1990-2020

Tenure	1990		2000		2010		2020	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Occupied	2,180	96.0%	2,570	94.7%	3,673	88.4%	4,252	95.9%
Vacant	91	4.0%	145	5.3%	481	11.6%	180	4.1%
Total	2,271	100.0%	2,715	100.0%	4,154	100.0%	4,432	100.0%

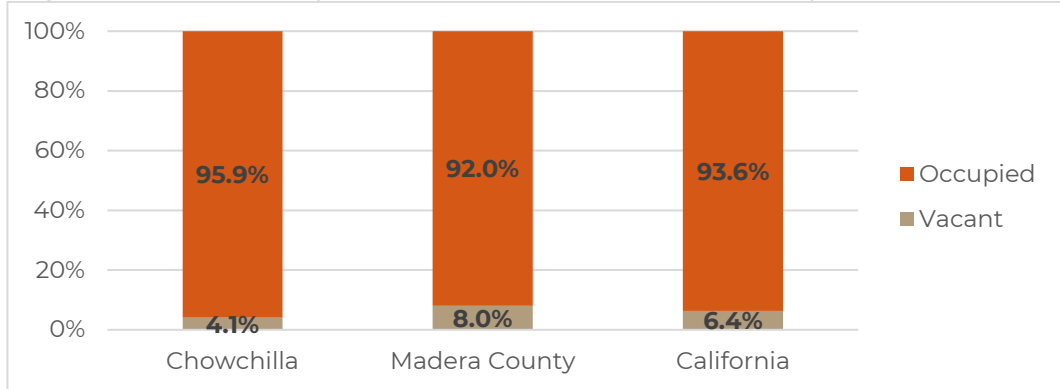
¹⁰ US Lending Company. A Guide on Vacancy Rates and the Housing Market. Accessed October 31, 2023, <https://www.uslendingcompany.com/blog/what-is-a-vacancy-rate-how-does-this-help-predict-housing-markets/#:~:text=As%20a%20metric%2C%20a%20vacancy,behavior%20in%20a%20housing%20market>

¹¹ U.S. Census Bureau. (2021). U.S. Housing Vacancy Rate Declined in Past Decade. <https://www.census.gov/library/stories/2021/08/united-states-housing-vacancy-rate-declined-in-past-decade.html>

Source: U.S. Census Bureau. 2020: DEC Demographic Profile; DPI: Profile of General Population and Housing Characteristics; 2010: DEC Redistricting Data (PL 94-171); H1: Occupancy Status; 2000: DEC Summary File 1; H006: Occupancy Status; 1990 Census of Housing: General Housing Characteristics.

Vacancy rates are lower in Chowchilla compared to Madera County or California. **Figure 3-11** shows the occupancy status of Chowchilla, Madera County, and California in 2020.

Figure 3-11: Occupancy Status, Chowchilla, Madera County, California, 2020



Source: U.S. Census Bureau. 2020: DEC Demographic Profile; DPI: Profile of General Population and Housing Characteristics.

Vacant units are necessary to moderate the cost of housing and balance supply and demand. placement vacancy rates can drive up housing costs and eliminate competition. Multi-family and rental occupied units generally have higher vacancy rates and greater turnover than the owner-occupied units. The ideal vacancy rate is 1% to 2% for owner-occupied units and 6% to 7% for renter-occupied units.¹²

Table 3-34 shows the vacancy rates for homeowners and rentals in Chowchilla, Madera County, and California. Chowchilla's homeowner vacancy rate is higher than California, within the ideal vacancy rate at 1.4%. The rental vacancy rate in Chowchilla is 2.6%, which is lower than California and Madera County, and is substantially lower than the ideal rate. Low vacancy rates indicate very low housing availability in the region. It may also indicate and forecast that both the cost of renting would rise disproportionately due to the shortage of housing stock.

Chowchilla has limited supply of rental properties. This can cause increase of rental prices.

Table 3-34: Vacancy Rates, Chowchilla, Madera County, California, 2020

Vacancy Rates	Chowchilla	Madera County	California
Homeowner vacancy rate	1.4%	1.4%	1.0%
Rental vacancy rate	2.6%	3.1%	4.6%

Source: U.S. Census Bureau. 2020: DEC Demographic Profile; DPI: Profile of General Population and Housing Characteristics

A housing unit is classified as vacant when no one occupies it during Decennial Census or American Community Survey (ACS) interviews. Categories like 'For rent' and 'Rented not

¹² Madera County. (2015). Madera County 2016-2024 Housing Element Update. Accessed September 26, 2023, https://www.hcd.ca.gov/housing-elements/docs/madera_county_5th_adopted111015.pdf

occupied' indicate housing units that are currently vacant but are typically renter-occupied when not vacant. Similarly, 'For sale' and 'Sold not occupied' denote housing units that are currently vacant but are intended or would typically be owner-occupied.

Units designated as 'Seasonal, recreational, or occasional use' are primarily used for vacation rentals and other short-term rentals, such as Vrbo and Airbnb. The category 'Other vacant' encompasses units that are vacant for any other reason, including foreclosure, preparation for rental or sale, abandonment, or vacancy due to incarceration or military deployment.

Table 3-35 shows the types of vacancy housing units within Chowchilla, Madera County, and California in 2020. Compared to Madera County, Chowchilla has a larger percentage of housing units for rent and sale. Approximately 30% (54) of total vacant housing units in Chowchilla are for rent, 28% (51) are “other,” 18% (33) are for sale only, and 17% (31) are for seasonal or recreational uses.

Table 3-35: Vacant Units, Chowchilla, Madera County, California, 2020

Vacant Housing Units	Chowchilla		Madera County		California	
	Count	Percent	Count	Percent	Count	Percent
For rent	54	30.0%	536	13.5%	293,789	32.1%
Rented, not occupied	4	2.2%	123	3.1%	32,333	3.5%
For sale only	33	18.3%	406	10.2%	74,379	8.1%
Sold, not occupied	7	3.9%	148	3.7%	31,684	3.5%
For seasonal, recreational use	31	17.2%	1,898	47.9%	295,342	32.2%
All other	51	28.3%	854	21.5%	188,990	20.6%
Total Vacant housing units	180	100.0%	3,965	100.0%	916,517	100.0%

Source: U.S. Census Bureau, 2020: DEC Demographic Profile; DPI: Profile of General Population and Housing Characteristics

3.2.5 Overpayment

Housing is usually the largest single expense for most individuals and families, overpayment is a frequently occurring phenomenon and is measured in relation to household income. Overpayment, also called “cost-burdened,” is defined by the Department of Housing and Community Development (HCD) as households that spend more than 30% of their total income on housing, including utilities. For renters, housing cost is the contract rent plus cost of utilities. For owners, housing costs are mortgage payment, utilities, association fees, insurance, and real estate taxes. A household spending more than 50% of their total income is considered severe overpayment. As described at the beginning of **Section 3.2**, households that rent are generally more impacted by severe overpayment compared to homeowners, while the same percentage of renters and homeowners experience overpayment

As shown in **Table 3-36**, almost a third of households were experiencing cost burden greater than 30%. Among renters, 26.5% of households paid more than 30% of income toward housing costs. About 12.8% of renters paid more than 50% of their income toward housing costs. Overpayment is also high among Chowchilla homeowners, with 29.2%

owner households paying more than 30% of income towards housing costs, and 11.0% owner households paying more than 50% of income towards housing costs.

Table 3-36 also shows percentage of overpayment and severe overpayment of lower income households. Twenty percent of owner-occupied households are lower income households, which indicates that the majority (70.2%) of overpayment is experienced by low-income households. Almost all (97%) renters experiencing overpayment are low-income households and 100% of renters experiencing severe overpayment are low-income households. This data indicates that lower-income households are disproportionately burdened by housing costs compared to their moderate and above-moderate income counterparts.

Lower income households are disproportionately burdened by housing costs.

Table 3-37 provides further details of overpayment by income and household type.

Table 3-36: Housing Overpayment by Tenure, Chowchilla, 2020

Tenure	Overpayment (30%+)	Severe Overpayment (50%+)
All Households		
Owner	29.2%	11.0%
Renter	26.5%	12.8%
All Households	27.9%	11.8%
Lower Income Households (<80% AMI)		
Owner	20.5%	10.8%
Renter	25.9%	12.8%

Source: HUD Office of Policy Development and Research (PD&R). Comprehensive Housing Affordability Strategy (CHAS), Data Query Tool, Chowchilla city, California, 2016-2020 ACS

Table 3-37: Housing Overpayment by Household Income, Chowchilla, 2020

Household Income and Overpayment	Renters				Owners			
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners
Extremely Low-income (0-30% HAMFI)	30	100	95	345	85	30	30	140
with overpayment (30%-50%)	10	-	-	10	-	-	-	-
with overpayment (>50%)	20	75	50	160	85	30	30	140
Very Low-income (31-50% HAMFI)	55	125	60	265	85	15	10	160
with overpayment (30%-50%)	-	90	35	135	-	15	10	45
with overpayment (>50%)	20	10	-	40	-	-	-	35
Low-income (51%-80% HAMFI)	35	155	165	370	89	220	45	375

with overpayment (30%-50%)	10	10	25	60	25	85	30	140
with overpayment (>50%)	-	-	-	-	20	10	-	30
Moderate/Above Moderate Income (>80% HAMFI)	84	310	20	585	285	235	245	1,225
with overpayment (30%-50%)	-	-	-	10	30	39	-	160
with overpayment (>50%)	-	-	-	-	-	-	4	4
Total Households	204	690	340	1,565	544	500	330	1,900
with overpayment (30%-50%)	20	100	60	415	55	139	40	554
with overpayment (>50%)	40	85	50	200	105	40	34	209

Source: HUD Office of Policy Development and Research (PD&R). *Comprehensive Housing Affordability Strategy (CHAS)*, Data Query Tool, Chowchilla city, California, 2016-2020 ACS

Definition:

- Elderly households: household with person of age 62 or over.
- Small family households: household with 2 persons, neither person 62 years or over, or 3 or 4 persons.
- Large family households: household with 5 or more persons.

3.2.6 Overcrowding

Overcrowding is defined by the U.S. Census as a unit with more than one (1) person per room. Severely overcrowded units are defined as those with more than 1.5 people per room. These definitions exclude bathrooms and kitchens as rooms. While overpayment can be directly correlated with median household income, overcrowding is directly related to household size and the availability to find affordable and adequately sized housing. While overcrowding is directly related to housing size and availability, income level also plays a role since overcrowding is less prevalent as income levels increase. Households with 95% of the median income experience overcrowding less than three (3) times the amount as those with very low-incomes.¹³

Table 3-38 identifies overcrowding using persons per room as a metric. In 2020, most units in Chowchilla have 0.50 occupants or less per room. Among owner-occupied units, 2.1% of the units are considered overcrowded and 0.3% of the units are considered severely overcrowded. On the other hand, renter-occupied units show a higher amount of overcrowding. Among renter-occupied housing, 11.1% are considered overcrowded and none are severely overcrowded. While overcrowding is identified in both owner and renter-occupied units, this housing issue may not be considered severe due to the small

¹³ HUD. Overpayment and Overcrowding. Accessed September 29, 2023, <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/overpayment-payment-and-overcrowding>

percentage. However, it should be noted that renter-occupied units have a higher number of occupants per room compared to owner-occupied units, coupled with the fact that lower income households make up more of the renter market, that lower income households may have a disproportionate impact on overcrowding.

Table 3-38: Tenure by Occupants per Room, Chowchilla, 2020

Tenure	Count	Percent
Owner-occupied Housing Units		
0.50 or less occupants per room	1,174	61.8%
0.51 to 1.00 occupants per room	680	35.8%
1.01 to 1.50 occupants per room	40	2.1%
1.51 to 2.00 occupants per room	5	0.3%
2.01 or more occupants per room	0	0.0%
Total units	1,899	100.0%
Renter-occupied Housing Units		
0.50 or less occupants per room	572	36.6%
0.51 to 1.00 occupants per room	818	52.3%
1.01 to 1.50 occupants per room	173	11.1%
1.51 to 2.00 occupants per room	0	0.0%
2.01 or more occupants per room	0	0.0%
Total units	1,563	100.0%
Total Housing Units	3,462	-

Source: U.S. Census Bureau. 2020 ACS 5-Year Estimate Detailed Tables, B25014: Tenure by Occupants per Room.

3.3 Special Needs Housing

Special needs housing refers to demographic or occupational groups that require additional housing resources, programs, or responses to create stable housing outcomes. This section will analyze special needs housing for farmworkers, large families, female-headed households, seniors, and people experiencing homelessness. These groups are more at risk of being cost burdened by housing or spending a disproportionate amount of household income on housing or having inadequate housing for their needs.

3.3.1 Farmworkers

Housing Needs

The California Department of Housing and Community Development defines farm workers and day laborers as those whose primary income comes through either permanent or seasonal agricultural labor. Permanent employment would consist of those who have long-term, year-round employment, while seasonal employment consists of migrant populations who follow crops during distinct seasons.

Farmworkers are considered a special needs group in relation to housing because they generally have unstable employment and more limited income. According to the California Housing and Community Development Department, farmworkers have high rates of poverty, live in housing with poor conditions, have high rates of overcrowding, and have low homeownership rates.

According to the 2021 American Community Survey 5-Year Estimates, 365 Chowchilla residents worked in the agriculture, forestry, fishing and hunting, and mining employment industries, which equates to approximately 8% of the city's total employed labor force (**Table 3-13**). The U.S. Census does not identify the number of individuals within each sub-sector of this industry.

The U.S. Department of Agriculture maintains a Census of Agriculture to provide a comprehensive source of agriculture related data for each county. Although the data is not further refined by the jurisdiction, data is available for Madera County for 2017 which is sufficient for the purposes of identifying farmworkers in relation to special needs housing for the region.

The USDA 2017 Census of Agriculture identifies a total of 720 farms and 15,654 hired farm workers and 983 unpaid farm workers in Madera County in 2017.¹⁴ Of the total workers, approximately 5,634 were migrant workers; these workers follow harvests and may not have permanent housing. Approximately 56% (8,765) of total farmworkers worked less than 150 days and the remaining 44% (6,889) worked 150 days or more. The length of 150 days is important for farm labor because it is the general length of harvest. Some farm workers may work on two or more farms to be employed year-round; likewise, some farms may produce two or more crop types to be in production year-round. Distinguishing between “seasonal” or year-round labor is important, as farm workers within the less than 150-days category are less likely to receive overtime, healthcare, and other benefits and labor protections.

The USDA estimates average farm wages nationwide. In 1990, the average hourly wage for farmworkers in nonsupervisory positions was \$11.25 per hour compared to other private sector nonsupervisory occupations that made an average of \$22.27 per hour. By the year 2022, the average farm wage for farmworkers in nonsupervisory positions was \$16.62 per hour compared to other private sector nonsupervisory occupations that made an average of \$27.56 per hour. Although wages are increasing for farmworkers, it is evident that farmworkers earn disproportionately lower incomes than their non-farmworker counterparts.

A report on the needs of farmworkers in Madera County was prepared for the Housing Authority of the City of Madera and the Darrin M. Camarena Health Centers, Inc.¹⁵ The report includes results from surveys of 200 agricultural workers including the Immigrant Voice Survey and the Agricultural Worker Health and Housing Program (AWHHP) Survey, in addition to focus groups. The purpose was to assess the health and housing needs and options for agricultural workers in Madera County. The results from the surveys and focus groups are summarized as follows.

¹⁴ U.S. Department of Agriculture. (2017). Census of Agriculture, 2017 Census Volume 1, Chapter 2: County Level Data. https://www.nass.usda.gov/Publications/AgCensus/2017/Full_Report/Volume_1_Chapter_2_County_Level/California/

¹⁵ City of Madera. (2020). Analysis of Impediments to Fair Housing Choice. <https://www.madera.gov/wp-content/uploads/2020/12/Madera-2020-2024-Analysis-of-Impediments-to-Fair-Housing.pdf>

- **Large and Growing Families.** The average family size was 5.8 persons, which is much larger than the Chowchilla average family size of 3.53. Most of the households had at least one child under the age of 10.
- **Household Income.** A reasonable estimate of the typical hourly pay (or piece work equivalent) for agricultural workers is \$6.75 to \$8 per hour. This, combined with the high level of underemployment, results in very low household incomes. The average yearly household income for AWHHP participants was \$12,055.
- **Living Arrangements.** The majority of the AWHHP participants were living in houses (67), followed by apartments (24), single rooms (6), and mobile homes (1).
- **Housing Quality.** Almost half of the AWHHP respondents reported problems with insect or vermin infestation. Other problems included heating and cooling, plumbing, electrical wiring, and sewer. Approximately 10 percent in both surveys cited poor quality housing as the reason for their last move.
- **Lack of Affordable Housing.** The need for more affordable housing options, as either apartment complexes or homes, was the focus of much of the discussion at the three focus group meetings.
- **Exploitation by Landlords.** With their low-incomes, and in some cases undocumented status, many workers are vulnerable to being exploited by landlords. Landlords may fail to make necessary repairs, leaving tenants to make repairs on their own. In addition, rental deposits are often excessive.

The study concludes that the very low wages paid to agricultural workers, the seasonal nature of farm labor, and the rising housing costs in the Central Valley pose serious constraints on the ability of Madera County agricultural workers to secure decent and affordable housing. The ineligibility of undocumented workers for government-sponsored housing programs is a serious problem as well.

Policy and Program Options

There are no housing projects exclusively for farm workers within the Chowchilla city limits. Although the City is surrounded by agricultural land, crops within the vicinity of the city consist primarily of cotton, grains, alfalfa, and fruit and nut orchards. These crop types are generally seasonal and require sporadic work (i.e., planting row crops, pruning orchards) instead of intensive farm labor activities requiring large numbers of farm workers on a daily and regular basis. More intensive, produce-oriented crops are located around the City of Madera and to the southwest. The availability and concentration of farm worker housing is in the City of Madera and surrounding vicinity.

Although there is no exclusive farmworker housing in Chowchilla, the City does not prohibit or discourage farmworker housing. The Chowchilla Zoning Ordinance permits employee housing for six (6) or fewer employees by right in reach of the residential zone districts; employee housing for more than six (6) employees is permitted subject to an approved conditional use in R-M-5 and R-M-6 zone districts, and is permitted by right in zones that allow agricultural uses. Employee housing is defined in the Zoning Ordinance as “property used temporarily or seasonally (not more than 180 days in any calendar year) for the residential use of unrelated persons/families employed to perform agricultural or industrial

labor either on or off site of agricultural activities.” While this provides for farmworker housing, it is not long term or permanent housing and can perpetuate the unstable housing needs of the farmworker population. Development of multi-family dwellings are permitted by right in the R-MH and R-H zone districts and can also serve as forms of suitable farmworker housing.

Pursuant to California Health and Safety Code Sections 170215.5 and 17021.6 land that is zoned for agricultural uses within a city can provide employee housing on site. There are no agricultural zoning districts within Chowchilla city limits, though agricultural crop production, agricultural products, packing, packaging, preparing, or processing are either permitted or conditionally permitted in industrial, public facilities, and open space zoning districts.

The Housing Authority of the City of Madera is responsible for providing assisted rental housing through its public housing farmworker rental units. The Housing Authority owns 100 rural units of farm labor housing located on three different sites. Residency is restricted to farm labor families that are U.S. citizens or have residency. The farmworker sites operated by HACM are the 28 units at “Madera Plaza Apartments” 1110 Kennedy Street, Madera, CA 93638, 28 units at 800 Lilly Street, Madera, CA 93638, and 44 units at 337 Knox Avenue, Madera, CA 93638. There are no farmworker sites in Chowchilla.

Additionally, the Housing Authority of the County of Merced provides year-round rental housing for migrant and seasonal farm laborers, known as the Farm Labor Program. This program is funded by the U.S., Department of Agriculture and provides 50 rental units at one site in Planada, which is approximately 15 miles north of Chowchilla.

The Housing Authority of the County of Merced also provides services for migrant farmworkers. The Migrant Housing Centers provide temporary rental housing assistance during harvest season, which typically runs from April to November. The program is subsidized by the State of California, Department of Housing and Community Development, Office of Migrant Services. There are a total of four (4) migrant housing centers in Merced County for a total of 228 housing units. The centers are in Atwater (approximately 32 miles northwest of Chowchilla), Merced (approximately 25 miles northwest of Chowchilla), Los Banos (approximately 37 miles west of Chowchilla), and Planada (approximately 15 miles north of Chowchilla). The units come furnished with appliances and a kitchen table and all utilities are included in the rent.

The Central Valley Opportunity Center (CVOC) serves farmworker and low-income populations in Merced, Madera, and Stanislaus counties. CVOC is funded through local, state, and federal grants that provide assistance programs specifically to migrant and seasonal farmworkers. These programs include the WIOA 167 Migrant and Seasonal Farmworker Program, WIOA Dislocated Agricultural Worker Program, and the CSBG – Migrant and Seasonal Farmworker Program. These programs aim to provide employment, skills training, education, and emergency services.

Farmworker housing is also addressed through sweat equity by a local non-profit community development organization called Self Help Enterprises. Self Help Enterprises assists with funding to help low-income families build and sustain healthy homes and

communities. In 2023, Self Help Enterprises was awarded a \$999,370 grant through the Office of the Governor to support farmworker homeownership and to assist 10 low-income and very low-income farmworker families with first time homebuyer mortgage assistance.

Additional opportunities for Chowchilla to support farmworker housing are through the successful implementation of Housing Element Programs **1.D, 1.G, 2.C, 2.D, 3.Q, 4.D, and 5.E.**

3.3.2 Large Households

Housing Needs

Large households are defined by the U.S. Census Bureau as households containing five or more members. Typically, large households are families with two or more children or families with extended family members (e.g., in-laws, grandparents). Large households are considered a special needs population due to difficulty finding adequately sized and affordably priced units. The lack of adequately sized and affordably priced units to accommodate large households, compounded with lower income levels of larger families, can result in large households residing in overcrowded conditions.

Tenure by household size is shown in **Table 3-39**. Large households account for approximately 25% (823) of all households for Chowchilla. Approximately 53% of large households are renter occupied compared to 47% that are owner occupied. The number of renter-occupied large households is significantly larger than renter-occupied small households (53% versus 38%). In addition, the proportion of large households that are renter-occupied is much higher in comparison to the general proportion of renter-occupied households citywide (53% versus 42%). Overall, this data indicates that large households are more likely to rent than own.

There are currently four (4) federally assisted apartments with units for large households in Chowchilla (**Table 3-31**). The federally assisted apartments include Chowchilla Garden Apartments, Shasta Court Apartments, Village at Chowchilla, and Washington Square Apartments. Altogether, these apartments account for 248 units. As previously discussed in **Section 3.2.2. Housing Costs and Affordability**, no units are at risk for conversion.

Table 3-39: Tenure by Household Size, Chowchilla, 2021

Tenure	Total Households		1-4 persons		5+ persons	
	Count	Percent	Count	Percent	Count	Percent
Owner Occupied	1,945	58%	1,558	62%	387	47%
Renter Occupied	1,384	42%	948	38%	436	53%
Total	3,329	100%	2,506	75%	823	25%

Source: 2021 American Community Survey 5-Year Estimates, Table B25009: Tenure by Household Size

The number of bedrooms by tenure for occupied housing units is shown in **Table 3-40**. Of the total occupied housing units, approximately 26% (823) have four or more bedrooms. In other words, there are 876 housing units to serve the estimated 826 large households that require at least four bedrooms to avoid overcrowding conditions. Most of the four-or-more-bedroom units (672 out of 876) are owner occupied, with only 23% (204 out of 876) that are

renter occupied. While these numbers do not consider household size, i.e., whether it is actually large households occupying these units, these data suggest that large households are more likely to experience overcrowding since large households are more likely to rent than own (**Table 3-39**).

Table 3-40: Number of Bedrooms by Tenure, Chowchilla (2021)

Bedrooms	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	#	%	#	%	#	%
No bedroom	22	0.7%	22	1%	0	0%
1 bedroom	331	10%	20	1%	311	22%
2 or 3 bedrooms	2,100	63%	1,231	63%	869	63%
4 or more bedrooms	876	26%	672	35%	204	15%
Total Housing Units	3,329	100%	1,945	100%	1,384	100%

Source: 2021 American Community Survey 5-Year Estimates, Table S2504: Physical Housing Characteristics for Occupied Housing Units

The income distribution for large households is shown in **Table 3-41**, based on the U.S. Department of Housing and Urban Development CHAS data for 2016-2020. As shown, approximately 40% of large households are within the moderate/above moderate-income group. Approximately 31% of large households are within the low-income group (earning between approximately \$42,738 and \$67,040), 10% are within the very low-income group (earning between approximately \$25,928 and \$41,900), and 19% are extremely low-income (earning approximately less than \$25,140). Based on these percentages, approximately 60% of large households earn less than 80% AMI (approximately less than \$67,040). Generally, a majority (74%) of owner-occupied large households are within the moderate/above moderate-income group and 95% of renter-occupied large households are within the low, very low, and extremely low-income groups. This data indicates that renter-occupied large households are more likely to have lower incomes than owner-occupied large households.

Table 3-41: Income Distribution of Large Households, Chowchilla (2016-2020)

Affordability Category	Total Households		Owner Occupied		Renter Occupied	
	#	%	#	%	#	%
Acutely/Extremely Low-income (< 30% AMI)	125	19%	30	9%	95	28%
Very Low-income (31% to 50% AMI)	70	10%	10	3%	60	18%
Low-income (51% to 80% AMI)	210	31%	45	14%	165	49%
Moderate/Above Moderate Income (81%+)	265	40%	245	74%	20	6%
Total	670	100%	330	100%	340	100%

Source: U.S. Department of Housing and Development, Comprehensive Housing Affordability Strategy, 2016-2020 5-Year Estimates, Table 7

The cost burden of large households is shown in **Table 3-42**, based on the U.S. Department of Housing and Urban Development CHAS data for 2016-2020. Approximately 22% of large

households (184 out of 823) experience a cost burden, meaning they spend more than 30% of their income on rent, mortgage, and other needs. Of the cost burdened large households, 84 experience severe cost burden, spending more than 50% of their income on rent, mortgage, and other needs. There are more renter-occupied large households experiencing cost burden than owner-occupied large households (110 versus 74). Of the 110 renter occupied households experiencing cost burden, 45% (50) are experiencing severe cost burden. This data indicates that renter-occupied large households are more likely to experience cost burden than owner-occupied large households.

Table 3-42: Cost Burden of Large Households (2016-2020)

Cost Burden	Total Households		Owner Occupied		Renter Occupied	
	#	%	#	%	#	%
Cost Burden (>30%)	100	54%	40	54%	60	55%
Severe Cost Burden (>50%)	84	46%	34	46%	50	45%
Total	184	100%	74	100%	110	100%

Source: U.S. Department of Housing and Development, *Comprehensive Housing Affordability Strategy, 2016-2020 5-Year Estimates, Table 7*

Policy and Program Options

The housing needs of large households are generally in line with the needs of low- and moderate-income households, especially given the likelihood of cost burden and the ability to find adequately sized housing. As with other special needs groups, large households can benefit from more affordable housing development that accommodates larger households (e.g., units more than two-bedrooms) which may also include child-care facilities, recreational areas, and transit nearby.

Current parking ordinances which relate the size of the dwelling unit to the number of required parking spaces have inadvertently established incentives for developers to restrict unit sizes in order to reduce parking development costs. As a result, the City has a preponderance of 2-bedroom units, presenting a problem for larger households. By reducing parking standards for units with 4 or more bedrooms, the City may eliminate barriers and incentivize the development of much needed larger units.

There are existing programs to assist large households:

- Housing Choice Voucher: assist large householders in rentals.
- Home Rehabilitation: assist large households with home rehabilitation and modifications.
- First-Time Homebuyer: assist large households with homeownership.

Additional opportunities for Chowchilla to support lower and moderate-income large households are through the successful implementation of the previous Housing Element Programs, including: **Programs 1.A, 1.B, 1.D, 1.J, 2.A, 2.C, 2.L, 3.M, 4.D, 5.A, 5.B, 5.C.**

3.3.3 Female Headed Households

Housing Needs

Female Headed Households are those with no spouse or partner present. Female headed households are a special housing needs group because females often make lower wages and lack essential resources such as childcare which can be a constraint for finding adequate housing.

Tenure by household type is shown in **Table 3-43**. Family households, either married-couple or “other family” (e.g., single-parent households), comprise 74% of Chowchilla’s total housing units (2,457 out of 3,329 households). Approximately 68% of family households are married couples and 32% are other family households. Nonfamily households account for 26% (872) of total households.

Of the other family households, female-led households comprise a majority (63%, or 485 out of 776 households) where most female-led households (70%, or 339 out of 485 households) have own children of the householder under 18 years of age. For comparison, the 2016-2024 Housing Element identified 215 female-led households with own children under 18 years of age.¹⁶ Thus, the number of female-led households with own children has increased approximately 57%. Most female-led householders are renter-occupied (80% or 337 out of 485 households).

Table 3-43: Tenure by Household Type, Chowchilla, 2021

Household Type	Total Housing Units		Owner Occupied		Renter Occupied	
	Count	%	Count	%	Count	%
Family Households	2,457	74%	1,423	58%	1,034	42%
Married-couple family	1,681	68%	1,066	75%	615	59%
Other family	776	32%	357	25%	419	41%
Male householder, no spouse present	291	38%	209	59%	82	20%
With own children under 18 years	138	47%	128	61%	10	12%
No own children under 18 years	153	53%	81	39%	72	88%
Female householder, no spouse present	485	63%	148	41%	337	80%
With own children under 18 years	339	70%	72	49%	267	79%
No own children under 18 years	146	30%	76	51%	70	21%
Nonfamily households	872	26%	522	27%	350	25%
Total Households	3,329		1,945		1,384	

Source: 2021 American Community Survey 5-Year Estimates, Table B25115 | Tenure by Household Type and Presence and Age of Own Children

Poverty status by non-married and non-family household type is shown in **Table 3-44**. Of the non-married and non-family households, 82% of female-headed households (with or without children) are living below the poverty level compared to 18% of male-headed households (with or without children). Out of the 377 female-headed households living below the poverty level, 50% are with children under 18 years and 50% are without children.

¹⁶ City of Chowchilla. (2020). 2016-2024 Housing Element Update (April 2020).

<https://cityofchowchilla.org/DocumentCenter/View/1936/Chowchilla-Housing-Element---Re-Adopted-5122020?bidId=>

This data indicates that female-headed households (with or without children) are experiencing poverty at a significantly greater rate than male-headed households.

Table 3-44: Male- and Female-Headed Households by Poverty Status, Chowchilla, 2021

Household Type	Below Poverty Level		At or Above Poverty Level	
	#	%	#	%
Male Householder, no spouse present, with children under 18 years	28	6%	263	22%
Male Householder, no spouse present, without children	56	12%	290	24%
Female Householder, no spouse present, with children under 18 years	190	41%	295	25%
Female Householder, no spouse present, without children	187	41%	339	29%
Total	461	100%	1,187	100%

Source: 2021 American Community Survey 5-Year Estimates, Table B17017 | Poverty Status in the Past 12 Months by Household type by Age of Householder

Policy and Program Options

Single-parent households, specifically female-headed households, face housing constraints due to their limited and single income. These households generally have higher living expenses and require additional resources such as childcare and job training assistance, among other things. The City of Chowchilla allows small family childcare homes in all residential zone districts as a by-right use. This follows state law, which promotes affordable in-home childcare.

In addition to the in-home childcare centers required by state law, the Chowchilla area has many childcare resources available to support female-headed households. The Community Action Partnership of Madera County (CAPMC) funds various childcare programs that assist families in overcoming poverty and improving their economic situation. CAPMC offers the Chowchilla Head Start program for children ages three to five for both partial day and full day services to facilitate healthy development for income eligible families. The Alternative Payment Program is another childcare program offered through CAPMC that is subsidized for low-income families that are either employed, seeking employment, or participating in vocational or educational training. CAPMC also offers the Child Care Resource and Referral program, which assists families in evaluating and finding adequate childcare. Experienced consultants work with families to provide childcare referrals that meet logistical, financial, and philosophical goals. The consultants also assist in assessing specific childcare needs.

Beyond childcare, there are additional resources available to support female-headed households. The Madera County Department of Social Services (DSS) offers CalWORKs, which is a program that provides cash assistance to low-income families with children 19 years and younger. Additionally, Madera County DSS partners with the State of California DSS on the CalFresh Program, which provides nutrition and food attainment assistance in the form of a monthly electronic allowance that can be used to purchase food at most markets and grocery stores.

The Workforce Development Board of Madera County provides job training programs that focus on the economic health of residents, businesses, and communities. They maintain a Workforce Assistance Center to assist job seekers in finding adequate employment and provide job and skill training opportunities that can be utilized by female-headed households to find jobs with higher earnings.

Although there are several programs to support female headed households in the area, Chowchilla lacks a variety of impactful programs within city limits. Additional opportunities for Chowchilla to support female-headed households can be realized through the successful implementation of the Housing Element programs, including **Programs 1.A, 1.B, 1.D, 1.J, 2.A, 2.C, 2.L, 3.M, 4.D, 5.A, 5.B, 5.C**

3.3.4 People Experiencing Homelessness

Housing Needs

Homelessness is defined by the U.S. Department of Housing and Urban Development as¹⁷:

- Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter, or a place not meant for human habitation immediately before entering that institution;
- Individuals and families who will imminently lose their primary nighttime residence;
- Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or
- Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

The Fresno Madera Continuum of Care (FMCoC) provides a comprehensive coordinated homeless housing and services delivery system called a “continuum of care” for Fresno and Madera Counties in accordance with the U.S. Department of Housing and Urban Development (HUD). Homelessness data for the region is based on the Point-in-Time-Count (PIT) and Housing Inventory Count (HIC) conducted by the FMCoC each year. The PIT tracks how many people are currently homeless and the HIC tracks how many units of housing assistance are available. Both counts serve as a critical data source to evaluate the region’s progress toward reducing homelessness.

The 2023 PIT count data is shown in **Table 3-45**.¹⁸ The survey was completed on January 24, 2023, for Fresno County, Fresno (city), Madera County, and Madera (city). A visual count was conducted for Chowchilla. Overall, the survey found 4,492 persons in the FMCoC experiencing homelessness, including 34 people in Chowchilla, a 7% increase from 2022.

¹⁷ U.S. Department of Housing and Urban Development. (September 2013) Expanding Opportunities to House Individuals and Families Experiencing Homelessness through the Public Housing (PH) and Housing Choice Voucher (HCV) Programs: Questions and Answers (Q&As).

¹⁸ Fresno Madera Continuum of Care. (2023). 2023 Point-in-Time Count Executive Summary. <https://static1.squarespace.com/static/5cc7bc02e8ba44aa938ccd4f/t/64c08bea331c692482c94061/1690340330958/2023+PIT+Executive+Summary.pdf>

Among the population, 61% (2,758) were unsheltered, 32% (1,431) were staying at an emergency shelter, and 7% (304) were enrolled in a transitional housing program. According to the 2023 PIC report, single adults accounted for 86% of the population experiencing homelessness, while family households accounted for 14%. Additionally, 63% were male, 36% were female, and 1% were transgender. Among the FMCoC's homeless population, 33% (1,500) were chronically homeless and had at least one disabling condition. Nine percent (389) were under 18 and 6% (278) were 64 years or older. Among the adult homeless population, 19% (769) were identified as survivors of domestic violence, 6% (235) were U.S. military veterans, and 1% had an HIV/AIDS-related illness.

Table 3-45: Point-in-Time Count, Fresno/Madera Counties, 2022-2023

Shelter Status	2022		2023		Change (2022-2023)	
	#	%	#	%	#	%
Unsheltered	2,338	55%	2,758	61%	420	18%
Sheltered - Emergency Shelter	1,542	37%	1,431	32%	-111	-7%
Sheltered - Transitional Housing	336	8%	304	7%	-32	-10%
Total Homelessness	4,216	100%	4,493	100%	277	7%

Source: FMCoC, Point-in-Time Count Executive Summary, 2023

PIT counts over time are shown in **Table 3-46**. The PIT count peaked in 2011 before gradually declining until 2017. The PIT count trends generally track with the years of the Great Recession followed by economic recovery. The uptick after 2017 can be attributed in part to droughts and layoffs that reduced employment opportunities followed by the COVID-19 pandemic. Homelessness is typically an indicator of poverty; individuals that are laid off from work can often remain housed for a period of time due to savings or the help of family and friends before they run out of options. Changes over time can also be attributed to scaling up of FMCoC operations and increases in the number of beds available due to funding.

Table 3-46: Fresno/Madera Point-in-Time Counts Over Time, 2009-2022

Year	Total Homelessness	Unsheltered		Emergency Shelter		Transitional Housing	
	#	#	%	#	%	#	%
2023	4,493	2,758	61%	1,431	32%	304	7%
2022	4,216	2,338	55%	1,542	37%	336	8%
2021	3,509	2,510	72%	893	25%	106	3%
2020	3,641	2,681	74%	815	22%	145	4%
2019	2,508	2,069	82%	353	14%	86	3%
2018	2,144	1,681	78%	331	15%	132	6%
2017	2,016	1,529	76%	333	17%	154	8%
2016	1,883	1,431	76%	232	12%	220	12%
2015	1,722	1,183	69%	208	12%	331	19%
2014	2,592	1,883	73%	297	11%	412	16%
2013	3,131	2,537	81%	184	6%	410	13%

2012	3,850	3,180	83%	141	4%	529	14%
2011	5,135	3,822	74%	773	15%	540	11%
2010	4,971	3,140	63%	1,060	21%	771	16%
2009	4,345	2,457	57%	1,061	24%	827	19%
Average	3,262	2,347		644		354	

Source: Fresno Madera Continuum of Care, Point-in-Time County & Housing Inventory Count Report, 2022

The 2023 HIC reported the availability of 3,814 year-round beds available for homeless and formerly homeless individuals, constituting a 25% decrease from 5,101 available in 2022.¹⁹ The bed inventory included 1,480 emergency shelter beds, 349 transitional housing beds, 441 rapid rehousing beds (or vouchers), 1,491 permanent supportive housing beds (or vouchers), and 53 other permanent housing beds. There are also 304 seasonal beds and 48 overflow beds available at the time of count. Ninety one percent (3,484 beds) of available beds were utilized at the time of count. The FMCoC considers this a significant improvement from 2022, when only 68% of beds were utilized.

Policy and Program Options

There are a variety of housing facilities and services offered to homeless individuals by organizations within Madera County, including Emergency Shelters, Transitional Housing, and Permanent Supportive housing options. Madera is the county seat and largest city in Madera County; therefore, all supportive services for homeless individuals are in Madera. **Table 3-47** shows the total beds available in Madera in 2022, based on HUD's 2022 CoC Homeless Assistance Programs, Housing Inventory Count Report. Overall, 344 total beds in emergency shelters (176), transitional housing (16), rapid re-housing (4), and permanent supportive housing (148) were available in Madera in 2022. No facilities provide vouchers.

Table 3-47: Housing Inventory Count Report, Madera County (2022)

Facility Name	Facility Type	Provider Name	Beds			
			Famil y	Adult- Only	Child- Only	Total
Martha Diaz Shelter	ES	Community Action Partnership of Madera	12	6	0	18
Men's Emergency Shelter	ES	Madera Rescue Mission	63	0	0	63
Cal Works ETA	ES	County of Madera	47	0	0	47
Women and Children Emergency Shelter	ES	Madera Rescue Mission	4	44	0	48
Shunammite Place	PSH	Community Action Partnership of Madera	7	30	0	37
VASH Madera	PSH	Housing Authority of the City of Madera	32	50	0	82
Serenity Village	PSH	Turning Point	0	7	0	7

¹⁹ Fresno Madera Continuum of Care. (2023). 2023 Point-in-Time Count Executive Summary. <https://static1.squarespace.com/static/5cc7bc02e8ba44aa938ccd4f/t/64c08bea331c692482c94061/1690340330958/2023+PIT+Executive+Summary.pdf>

Sugar Pine Village	PSH	Community Action Partnership of Madera	10	12	0	22
Madera HSP	RRH	County of Madera	0	4	0	4
Victim Services	TH	Community Action Partnership of Madera	12	0	0	12
Transitional Living Home	TH	Valley Teen Ranch	0	0	4	4
Total Beds				187	153	344

Note: ES = Emergency Shelter, PSH = Permanent Supportive Housing, RRH = Rapid Re-Housing, TH = Transitional Housing

Source: HUD 2022 Continuum of Care Homeless Assistance Programs, Housing Inventory Count Report, 2022

There are resources available for Chowchilla to provide essential special housing needs to the homeless population. The Emergency Solutions Grant (ESG) Program is available through HUD. The purpose of the program is to engage homeless populations, rehouse them, provide essential services for the homeless, and prevent individuals and families from becoming homeless. To be eligible for this grant funding, a recipient must be in a CoC service area that has at least one jurisdiction that does not receive ESG funds from HUD; Chowchilla would be eligible because it is within a CoC service area and is a non-entitlement city that does not receive funding from HUD.

Other resources for the homeless population are provided by nonprofit organizations in Madera County:

- Community Action Partnership of Madera County: non-profit organization with programs and resources including a child advocacy center, victim services, underserved victims' immigration assistance, head start, and more.
- Madera Rescue Mission: emergency shelter available for males, females, children, and families.
- Turning Point of Central California: operates a permanent supportive housing program in Madera County for homeless individuals sponsored by HUD.

In addition, several private, public, and nonprofit organizations operate and provide services to the homeless such as job training, day care and counseling. For example, The Community Action Partnership of Madera County is a prominent local provider which takes a case management approach with all of its program participants to develop personal self-sufficiency plans and ensure appropriate access to all pertinent and available social-service programs in the City and County. The Partnership's first goal with every client is to establish a consistent source of income. Its second goal is to ensure long-term self-sufficiency. In addition, the Housing Authority of the City of Madera provides low-cost public housing, Housing Choice Vouchers for subsidized rent payments, housing for the elderly, and farm worker housing.

The City of Chowchilla can provide new and continued support through the implementation of Housing Element programs including **Programs 1.A, 1.B, 1.D, 1.J, 2.A, 2.C, 2.H, 2.J, 2.L, 3.M, 4.D, 5.A, 5.B, 5.C**

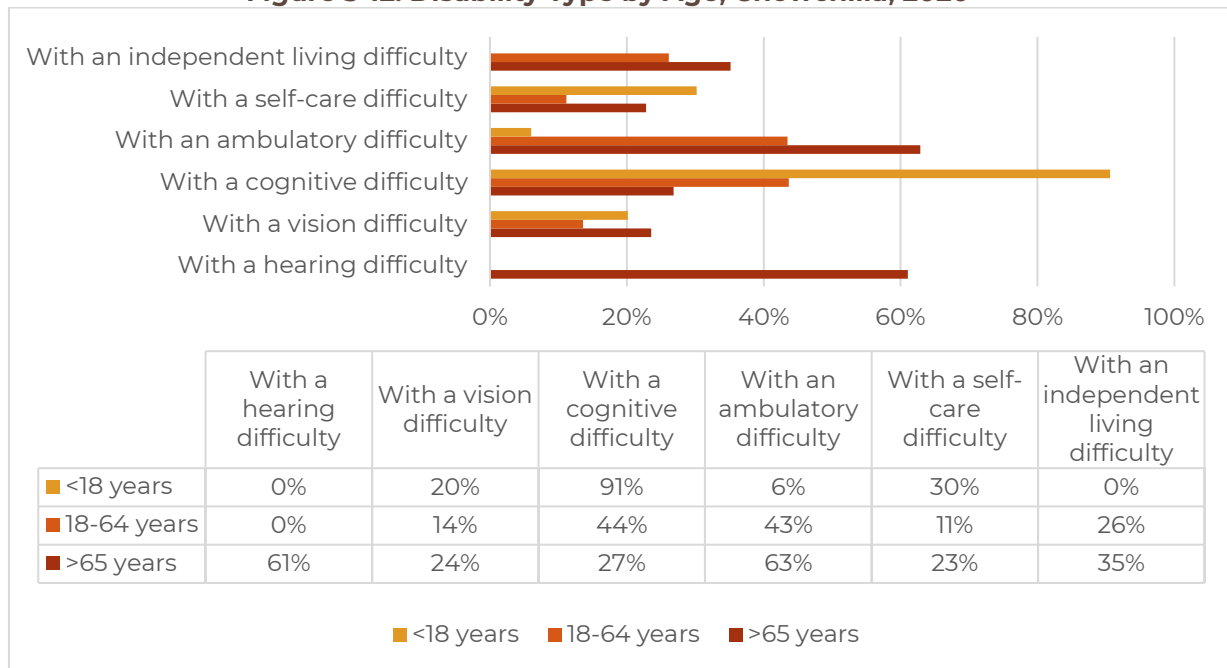
3.3.5 People with Disabilities

Housing Needs

Disabilities include mental, physical, and developmental disabilities. Individuals living with a disability experience housing instability because they have a condition that may warrant special needs that may not be available or affordable. Disabilities may impact an individual's ability to work, thus further impacting their cost burden for adequate housing facilities. The types of disabilities identified by the U.S. Census Bureau include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty, further defined below:

- **Hearing difficulty:** deaf or having serious difficulty hearing.
- **Vision difficulty:** blind or having serious difficulty seeing, even when wearing glasses.
- **Cognitive difficulty:** because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.
- **Ambulatory difficulty:** having serious difficulty walking or climbing stairs.
- **Self-care difficulty:** having difficulty bathing or dressing.
- **Independent living difficulty:** because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping.

According to the 2021 ACS 5-Year Estimates, approximately 10.9% of Chowchilla's population lives with one or more disabilities (i.e., approximately 1,283 residents out of an estimated 11,765 total civilian non-institutionalized population). As shown in **Figure 3-12**, ambulatory (47%) and cognitive difficulty (42%) are the most prevalent, followed by independent living difficulty (27%) and hearing difficulty (26%). The 18 through 64-year age group accounts for 45% of the total population with a disability, followed by seniors (43%), then less than 18 years (11%). A majority (90%) of the less than 18 years age group experiences cognitive difficulty. A high proportion of the 18-64-year age group experiences cognitive difficulty (43%) and/or ambulatory difficulty (43%). Seniors have higher proportions of hearing difficulty (61%), ambulatory difficulty (62%), and independent living difficulty (35%) than other age groups.

Figure 3-12: Disability Type by Age, Chowchilla, 2020

Source: 2021 American Community Survey 5-Year Estimates, Table S1810 | Disability Characteristics

Developmental Disabilities

California Senate Bill (SB) 812, Chapter 507, Statutes of 2010 amended State Law to require housing elements include an evaluation of the special housing needs of persons with developmental disabilities. This analysis includes an estimation of the number of people with developmental disabilities in a jurisdiction, an assessment of the housing need, and a discussion of potential resources. State Law defines a “developmental disability” as a severe, chronic disability of an individual that:

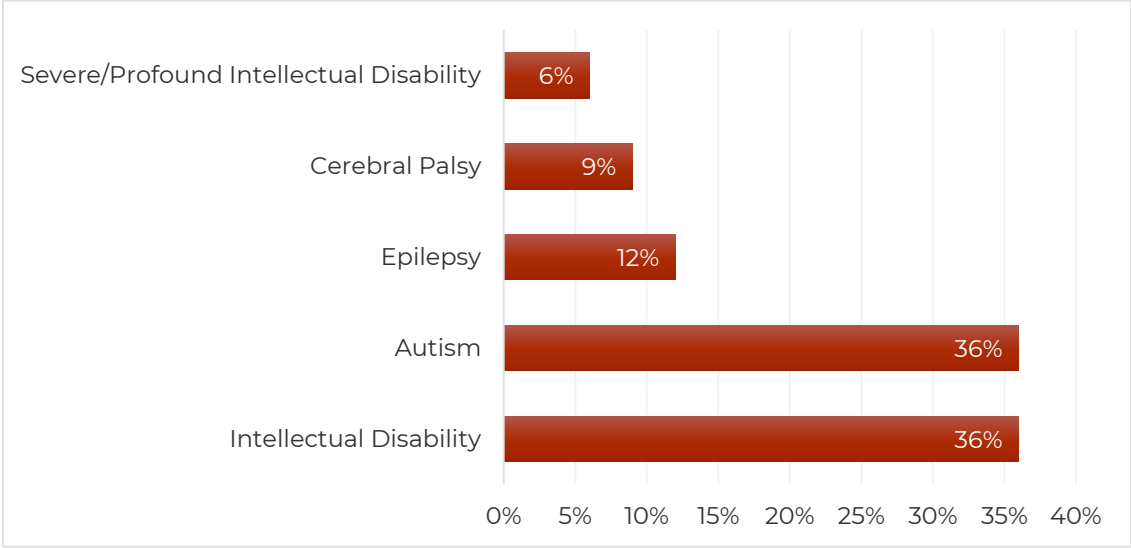
- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and •
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

Community-based services for persons with developmental disabilities are provided by the California Department of Developmental Services (DDS) through a network of 21 community-based, nonprofit agencies known as “regional centers” with more than 40 offices located throughout the state. Regional centers provide assessments, determine

eligibility for services, and offer case management services. They also develop, purchase, and coordinate the services in each person’s Individual Program Plan.

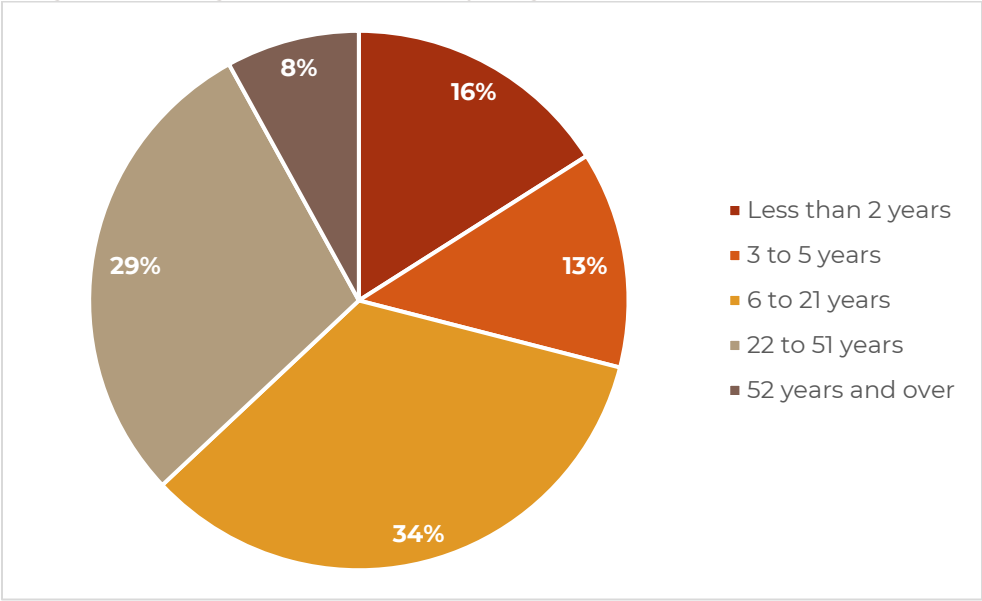
Chowchilla is served by the Central Valley Regional Center, with offices located in Merced, Fresno, and Visalia. The Central Valley Regional Center serves approximately 25,010 individuals. As shown in **Figure 3-13**, the largest populations served by the Central Valley Regional Center are those with autism (36%) or an intellectual disability (36%). A majority of those served are between the ages of 6 to 21 years (34%) or 22 to 51 years (29%) (**Figure 3-14**), and are predominately Hispanic (55%) (**Figure 3-15**). Approximately 83% of those served live with a parent or guardian (**Figure 3-16**). According to the DDS Consumer Count by California Zip Code and Age Group (December 2022), the Central Valley Regional Center served approximately 136 individuals in Chowchilla. Of these individuals, 81 are less than 17 years old and 55 are adults 18 years of age or older.

Figure 3-13: Diagnosis of Central Valley Regional Center Consumers, 2023



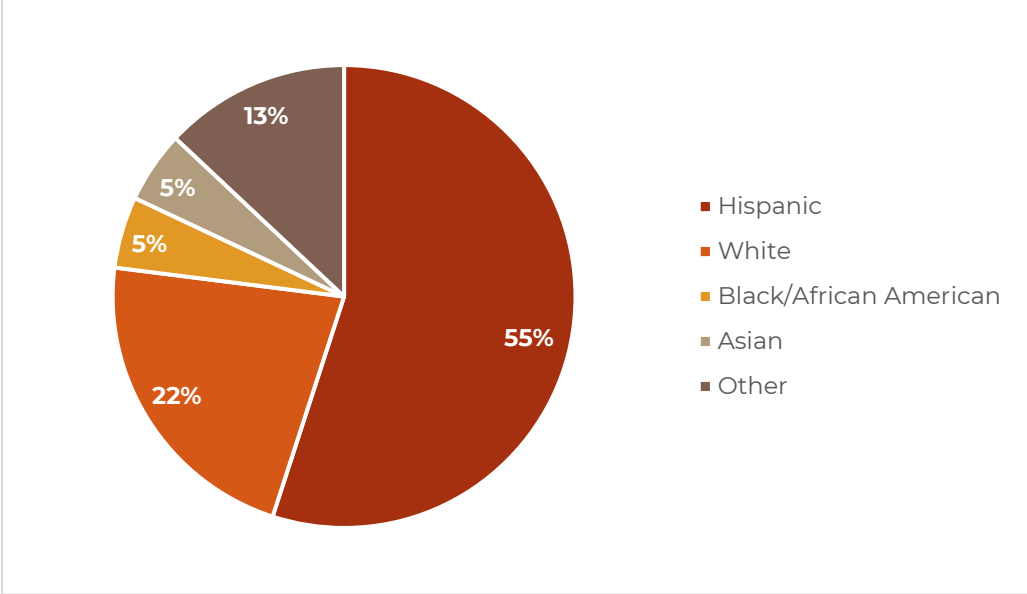
Source: Central Valley Regional Center, Performance Report, Spring 2023

Figure 3-14: Age of Central Valley Regional Center Consumers, 2023

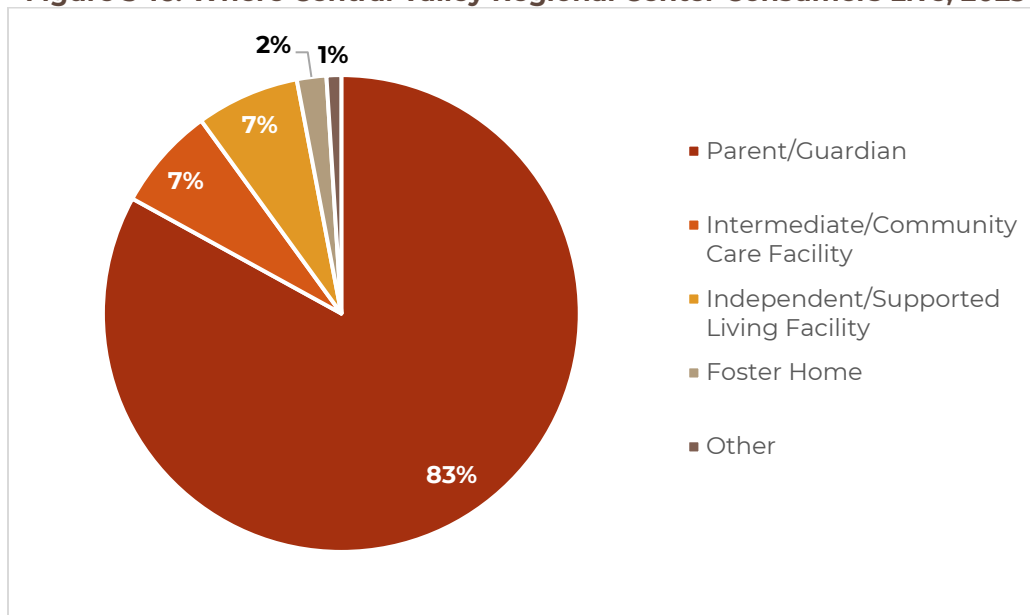


Source: Central Valley Regional Center, Performance Report, Spring 2023

Figure 3-15: Ethnicity of Central Valley Regional Center Consumers, 2023



Source: Central Valley Regional Center, Performance Report, Spring 2023

Figure 3-16: Where Central Valley Regional Center Consumers Live, 2023

Source: Central Valley Regional Center, Performance Report, Spring 2023

Policy and Program Options

As identified above, individuals with disabilities may have mental, physical, or developmental disabilities, and housing needs to address these disabilities generally fall into two categories: physical design to support physical disabilities and in-home support to address mental and developmental disabilities. Additionally, seniors and people living with disabilities often intersect. As shown in Figure 3-10 above, seniors have higher proportions of hearing difficulty (61%), ambulatory difficulty (62%), and independent living difficulty (35%) compared to other age groups. Housing and supportive services for people with disabilities should expand in response to the growing senior population.

The California Department of Social Services (DSS) operates an Adult Care Licensing Program. The benefit of adult care programs is that individuals are able to remain in home-like environments while receiving the supervision and medical care they may require depending on their disability. Under this program, California DSS offers several types of residential care facilities to support individuals with disabilities:

- **Adult Residential Care Facilities:** These facilities provide 24-hour non-medical care and supervision for clients aged 18-59 or any person 60 years of age or older, subject to specified requirements. Clients in these facilities may have mental, physical, or developmental disabilities.
- **Enhanced Behavioral Support Homes:** An Enhanced Behavioral Support Home is a facility certified by the Department of Developmental Services (DDS) and licensed by the Department (CCLD) as an Adult Residential Facility. It offers 24-hour non-medical care to individuals with developmental disabilities who require enhanced behavioral supports, subject to specified requirements.
- **Social Rehabilitation Facilities:** These facilities offer 24-hour non-medical care and supervision in a group setting to adults recovering from mental illness who

temporarily need assistance, guidance, or counseling. Certification from the California Department of Health Care Services is required for this type of facility.

While there are no facilities within the city limits of Chowchilla, both Madera and Merced counties host these facilities. Currently, both Madera and Merced counties each have ten licensed Adult Residential Care Facilities. Additionally, Merced County has one licensed Social Rehabilitation Facility. However, neither county currently offers Enhanced Behavioral Support Homes. The Chowchilla Zoning Ordinance currently permits adult residential care facilities for up to six people by-right in all residential zone districts; seven or more people are currently permitted in multi-family zone districts subject to an approved conditional use permit.

People with disabilities also face limitations in available housing due to the age of the housing stock and the current requirements of the Americans with Disabilities Act (ADA). As indicated in **Table 3-27**, over 75% of Chowchilla's housing stock was constructed before 1990, likely lacking retrofits to accommodate the aging population.

The federal Department of Housing and Urban Development (HUD) offers Community Development Block Grants (CDBG) that provide funding for the rehabilitation of older or ADA non-compliant housing. Since Chowchilla is a non-entitlement jurisdiction, it is eligible for this type of funding.

Resources for Independence Central Valley (RICV) serves Fresno, Merced, Madera, Kings, and Tulare counties, empowering individuals to live independently through various services and programs. RICV offers independent living services, transition and diversion services, work readiness independent living services, and a peer support group. These resources are available to individuals of all ages with disabilities.

Additional opportunities for Chowchilla to support residents living with a disability can be realized through the successful implementation of the previous Housing Element programs, including **Programs 1.A, 1.B, 1.D, 1.J, 2.A, 2.C, 2.F, 2.G, 2.L, 2.N, 3.M, 4.D, 5.A, 5.B, 5.C.**

3.3.6 Seniors

Housing Needs

Seniors, or the elderly, are defined by the U.S. Census Bureau as persons 65 years of age and older. Generally, the share of the U.S. population is growing older. According to the U.S. Census Bureau Decennial Census, the nation's senior population grew more than a third and at the fastest rate of any decade in 130 years from 2010 to 2020. The aging population has social and economic implications due to reduced or fixed income, physical and mental disabilities, mobility limitations, and rising healthcare and housing costs. Some implications include:

- Fixed income can make finding affordable and adequate housing challenging.
- Limited mobility could result in challenges with walking and standing. Some of these mobility challenges warrant the need for improvements and modifications to existing

housing. Some seniors may also require access to reliable transportation as their mobility limits them from driving a vehicle.

- Seniors may experience more severe medical, or lifestyle needs that warrant assisted living, which can be in-home care or at an assisted living facility. These facilities and services can be costly if funding assistance is not available.

As discussed in **Section 3.1.1. Population Characteristics**, seniors comprise approximately 10% of Chowchilla's population (**Figure 3-1**) and from 2000 to 2020, the three fastest growing age groups were residents 55-64 years (288% growth), 45-54 years (111% growth), and 65+ years (94% growth), indicating that Chowchilla's population is aging (**Figure 3-2**). Further, are discussed in **Section 3.3.4. People with Disabilities**, the senior population is experiencing disabilities at a higher proportion than other age groups (**Table 3-48**).

The age of householders for Chowchilla and Madera County is shown in **Table 3-48**. Approximately 22% of Chowchilla's households are headed by one person aged 65 years and over. This is slightly lower than the County, where 28% of households are headed by one person aged 65 years and over. Tenure by age of householder for Chowchilla households is shown in

Table 3-49. Approximately 78% of senior households are owner occupied and 22% are renter occupied. This data indicate that the senior population is more likely to be a homeowner than renter.

Table 3-48: Age of Householders, Chowchilla, Madera County (2021)

Age of Householder	Chowchilla		Madera County	
	Count	Percent	Count	Percent
15-24 years	45	1%	790	2%
25-34 years	718	22%	5,491	12%
35-64 years	1,843	55%	26,386	58%
65 years and over	723	22%	12,872	28%
Total households	3,329	100%	45,539	100%

Source: 2021 ACS 5-Year Estimates, Table B25007: Tenure by Age of Householder

Table 3-49: Tenure by Age of Householder, Chowchilla (2021)

Age of Householder	Total Households		Owner Occupied Households		Renter Occupied Households	
	Count	Percent	Count	Percent	Count	Percent
15-24 years	45	1%	45	100%	0	0%
25-34 years	718	22%	366	51%	352	49%
35-64 years	1,843	55%	973	53%	870	47%
65 years and over	723	22%	561	78%	162	22%
Total households	3,329	100%	1,945	58%	1,384	42%

Source: 2021 ACS 5-Year Estimates, Table B25007: Tenure by Age of Householder

Table 3-50 shows the median household income by age of householder in the past 12 months for Chowchilla and Madera County in 2021. The 2021 median household income for households with a resident aged 65 years and over was \$51,875, compared to \$53,108 in

Madera County. This median household income is also lower than the citywide and countywide median household incomes. The lower income may be attributed to the likelihood of seniors receiving a fixed income such as Social Security or part-time work. In addition, as shown in (**Table 3-35**), 160 of the total 544 senior owner-occupied households (approximately 29%) and 60 of the total 204 senior renter-occupied households (approximately 29%) experience cost burden.

Table 3-50: Median Household Income by Age, Chowchilla, Madera County, 2021

Age of Householder	Median Income by Jurisdiction	
	Chowchilla	Madera County
15-24 years	\$58,750	\$52,004
25-44 years	\$63,297	\$61,470
45-64 years	\$62,660	\$73,820
65 years and over	\$51,875	\$53,108
All Households	\$60,875	\$63,454

Source: 2021 American Community Survey 5-Year Estimates, Table S1903: Median Income in the Past 12 Months (In 2021 Inflation-Adjusted Dollars)

The income distribution for senior households is shown in **Table 3-51** based on the HUD CHAS data for 2016-2020. As shown, approximately 50% of senior households are within the moderate/above moderate-income group, 15% are within the low-income group (earning between approximately \$42,738 and \$67,040), 18% are within the very low-income group (earning between approximately \$25,928 and \$41,900), and 17% are extremely low-income (earning approximately less than \$25,140). Approximately 47% of owner-occupied senior households are within the low, very low, and extremely low-income groups compared to 55% of renter-occupied senior households. This data indicate that renter-occupied senior households are more likely to be lower income than owner-occupied senior households.

Table 3-51: Income Distribution of Senior Households, Chowchilla, 2016-2020

Affordability Category	Total Households		Owner Occupied		Renter Occupied	
	#	%	#	%	#	%
Acutely/Extremely Low-income (< 30% AMI)	154	17%	124	19%	30	12%
Very Low-income (31% to 50% AMI)	160	18%	85	13%	75	29%
Low-income (51% to 80% AMI)	135	15%	100	15%	35	14%
Moderate/Above Moderate Income (81%+)	462	51%	345	53%	117	46%
Total	911	100%	654	100%	257	100%

Note: CHAS data defines elderly households as households with persons of age 62 or over. As a result, the total households number is slightly higher than ACS data

Source: U.S. Department of Housing and Development, Comprehensive Housing Affordability Strategy, 2016-2020 5-Year Estimates, Table 5

Policy and Program Options

Chowchilla provides a few housing options specifically to meet the needs of seniors. There are two senior living communities in Chowchilla: Golden Acres Apartments (900 Hospital Drive, Chowchilla, CA 93610) and the Chowchilla Terrace Senior Apartments (201 Washington Road #75, Chowchilla, CA 93610). Golden Acres Apartments provides 46 studio/one-bedroom units for senior residents. Eligibility and maximum income

restrictions apply, with the potential for rental assistance. Chowchilla Terrace Senior Apartments provides 37 one-bedroom units for senior residents. Eligibility and maximum income restrictions apply, with the potential for rental assistance. Although both developments provide income restricted housing with the potential for rental assistance, neither community offers personal or medical assistance.

Aside from the two senior housing developments, the City has other senior specific services including the Chowchilla Senior Center and the Chowchilla Memorial Healthcare District. The Chowchilla Senior Center (820 W Robertson Boulevard, Chowchilla, CA 93610) provides a place for seniors to gather, socialize, and participate in organized activities. Programming is facilitated by the Chowchilla Memorial Healthcare District. The center is open weekdays from 8:30 am to 12:00 pm, except for legal City holidays. The Chowchilla Memorial Healthcare District operates the Palms Care Center (1010 Ventura Avenue, Chowchilla, CA 93610), which is a long-term care and skilled nursing facility with 62 licensed beds.

Outside of city limits in the greater Fresno/Madera counties, several non-profit and government organizations offer resources for seniors. The Fresno-Madera Area Agency on Aging offers comprehensive senior programs and services throughout the two counties. Programs and services include family caregiver support, home delivered meals, congregate nutrition, health promotion, legal services, and more.

The Madera County Department of Social Services (DSS) provides adult protective services to elder adults and has a 24-hour hotline available. Madera County DSS also provides in-home supportive services to assist eligible seniors with disabilities to remain in their homes, or age in place, but providing supplemental care a service in the existing home so eligible seniors are not required to relocate.

Further, the California Department of Social Services (DSS) operates an Adult Care Licensing Program, which provides elderly care. The benefit of adult care programs through the State DSS is that licensed facilities provide protection under the law and establishes regulations and protocols that need to be followed while allowing seniors to remain in home-like environments while receiving the supervision and medical care they may require depending on their disability. The Chowchilla Zoning Ordinance currently permits adult residential care facilities for up to six people by-right in all residential zone districts; seven or more people are currently permitted in multi-family zone districts subject to an approved conditional use permit. Under this program, California DSS offers two types of residential care facilities specifically for seniors and the aging population:

- Residential Care for the Elderly: A housing arrangement for persons, 60 years of age and over, where 24-hour non-medical care and supervision is provided. Residential Care Facility for the Elderly are often referred to as assisted living facilities, or board and care homes.
- Residential Care Facility for the Elderly-Continuing Care Retirement Community: Offer a long-term continuing care contract that provides for housing, residential services, and nursing care, usually in one location, and usually for a resident's lifetime.

Currently, both Madera and Merced counties each have licensed Residential Care for the Elderly Facilities; Merced County has ten licensed facilities and Madera County has five licensed facilities.

Chowchilla has several opportunities to provide additional and continued support for seniors, such as:

- Zoning that allows a variety of residential options, (i.e., ADUs, multi-family housing, cohousing, and mixed-use developments).
- Promoting the development of these housing options in close proximity to transit and within walkable, pedestrian-friendly neighborhoods to increase the mobility and independence of older adults.
- Cross-sector partnerships among government agencies, nonprofits, faith-based, cultural institutions to offer resources to help older adults avoid social isolation (e.g., meal programs, recreational and wellness programs)

To account for the projected growing senior population, the City of Chowchilla can provide additional support to seniors through the implementation of Housing Element **Programs 1.A, 1.B, 1.D, 1.J, 2.A, 2.C, 2.F, 2.G, 2.L, 2.N, 3.I, 3.M, 4.D, 5.A, 5.B, 5.C.**

3.3.7 Extremely Low Income

Housing Needs

The classification of extremely low-income households falls within the subset of very low-income households. Extremely low-income is defined by HCD as households earning 30% or less than the area median income (AMI). In Chowchilla, with an AMI of \$83,800 based on the Madera County Metropolitan Statistical Area, extremely low-income households are those earning \$25,140 or less annually, which amounts to 30% or less of the AMI.

~~Table 3-24 in Madera County outlines the Income Range categorized by affordability. Additionally, Table 3-35 provides additional information regarding cost burden, or overpayment, for extremely low income households. As shown in Table 3-35, nearly 14% of all extremely low income households are also cost burdened, meaning 30% or more of their total monthly income is spent on housing.~~

HUD's Office of Policy Development and Research provides consolidated planning data through an application programming interface. The data, known as Comprehensive Housing Affordability Strategy or CHAS data, demonstrates the extent of housing needs and problems specifically for lower-income households. As ~~identified shown~~ in **Table 3-52**, 485 ~~households~~ of Chowchilla's total of 3,460 households are identified as earning a household income of 30% or less of the HUD Area Median Family Income (HAMFI) in Chowchilla. This ~~translates into~~ indicates that a total of 14% of all Chowchilla households falling into are within the extremely low-income category. ~~Furthermore~~Additionally, the CHAS data shows that renters are more likely to live in an extremely low-income earning household, with 22% of all renter-occupied households falling into this category, as opposed to 7% of owner-occupied households.

Table 3-52: HUD Area Median Family Income by Tenure

Income Distribution Overview	Owner	Renter	Total	Percent
Household Income <= 30% HAMFI	140	345	485	14.0%
Household Income >30% to <=50% HAMFI	160	265	425	12.3%
Household Income >50% to <=80% HAMFI	375	370	745	21.5%
Household Income >80% to <=100% HAMFI	300	185	485	14.0%
Household Income >100% HAMFI	925	400	1,325	38.3%
Total	1,900	1,565	3,460	100.0%

Table 3-53 compares the overcrowding rates of extremely low-income households with other income level households in Chowchilla. Extremely low-income households that are owner-occupied do not experience overcrowding in Chowchilla. However, 24.6% of extremely low-income households that are renter-occupied experiences overcrowding. This is substantially higher compared to other income levels in the city and regionally (14.5% of Madera County's renter-occupied, extremely low-income households are overcrowded). No extremely low-income households experience severe overcrowding.

Table 3-53: Overcrowding by Income Level, Chowchilla, Madera County, 2020

Income Distribution Overview	Overcrowding (≥1 person per room)		Severe Overcrowding (≥1.5 person per room)		Households
	Count	Percent	Count	Percent	
City of Chowchilla: Owner Occupied					
Household Income ≤ 30% HAMFI	0	0.0%	0	0.0%	140
Household Income >30% to ≤50% HAMFI	0	0.0%	0	0.0%	160
Household Income >50% to ≤80% HAMFI	4	1.1%	0	0.0%	375
Household Income >80% to ≤100% HAMFI	25	8.3%	4	1.1%	300
Household Income >100% HAMFI	10	1.1%	0	0.0%	925
Total	40	2.1%	4	1.1%	1,900
City of Chowchilla: Renter Occupied					
Household Income ≤ 30% HAMFI	85	24.6%	0	0.0%	345
Household Income >30% to ≤50% HAMFI	0	0.0%	0	0.0%	265
Household Income >50% to ≤80% HAMFI	30	8.1%	0	0.0%	370
Household Income >80% to ≤100% HAMFI	0	0.0%	0	0.0%	185
Household Income >100% HAMFI	55	13.8%	0	0.0%	400
Total	175	11.2%	0	0.0%	1,565
Madera County: Owner Occupied					
Household Income ≤ 30% HAMFI	50	2.5%	30	1.5%	1,985
Household Income >30% to ≤50% HAMFI	60	2.2%	30	1.1%	2,705
Household Income >50% to ≤80% HAMFI	305	6.8%	80	1.8%	4,510
Household Income >80% to ≤100% HAMFI	170	6.4%	70	2.6%	2,670

Household Income >100% HAMFI	615	3.5%	265	1.5%	17,405
Total	1,200	4.1%	475	1.6%	29,270
Madera County: Renter Occupied					
Household Income <= 30% HAMFI	500	14.5%	200	5.8%	3,455
Household Income >30% to <=50% HAMFI	705	22.1%	140	4.4%	3,185
Household Income >50% to <=80% HAMFI	555	15.3%	255	7.0%	3,630
Household Income >80% to <=100% HAMFI	310	17.6%	25	1.4%	1,760
Household Income >100% HAMFI	275	8.6%	185	5.8%	3,180
Total	2,345	15.4%	805	5.3%	15,210

Table 3-54 provides information regarding cost burden and any housing problems for extremely low-income households in Chowchilla and Madera County. 28.9% of owner-occupied and 33.0% of renter-occupied extremely low-income households experience severe overpayment in Chowchilla. This is a similar percentage to Madera County, which severe overpayment exists in 24.6% of owner-occupied households and 39.0% of renter-occupied households. Housing problems are present in 28.9% of owner-occupied and 44.3% of renter-occupied extremely low-income households. These percentages are similar and slightly lower than Madera County.

Table 3-54: Extremely Low-Income Households with Overpayment and Housing Problems, Chowchilla, Madera County, 2020

	Owner		Renter		Total Households
	Count	Percent *	Count	Percent *	
City of Chowchilla					
Household Income <= 30% HAMFI	140	28.9%	345	71.1%	485
Overpayment (>30% to <=50%)	0	0.0%	10	2.1%	10
Severe Overpayment (>50%)	140	28.9%	160	33.0%	300
With any Housing Problem **	140	28.9%	215	44.3%	355
Madera County					
Household Income <= 30% HAMFI	1,985	36.5%	3,455	63.5%	5,440
Overpayment (>30% to <=50%)	310	5.7%	305	5.6%	615
Severe Overpayment (>50%)	1,340	24.6%	2,120	39.0%	3,460
With any Housing Problem	1,665	30.6%	2,580	47.4%	4,245

* Percentage of the total household that are extremely low-income (485 for Chowchilla and 5,440 for Madera County).

** The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

To summarize, Chowchilla's overpayment and housing problems rates seen in extremely low-income households are similar to the County. Overcrowding is not an issue in owner-occupied households; however, it is an outstanding issue in renter-occupied households.

Policy and Program Options

Chowchilla provides a few housing options to meet the needs of extremely low-income households. Currently, there are 442 government assisted units in City limits; all of which

have a low risk for conversion to market-rate dwelling units. These units are either partially or fully funded by the Low-Income Housing Tax Credit (LIHTC) and are intended for a range of low-income families including seniors, large families, and housing choice voucher recipients. The majority of these properties are concentrated in the southwest part of the City, either on or south of Washington Road and on the west side of State Route 233 (Robertson Boulevard). However, there are two (2) properties that are located outside this concentration: Golden Acres which is located on the north side of the city and Colusa Avenue Apartments which is located on the east side of the city. Golden Acres provides 46 units of studio/1 bathroom and 1 bedroom/1 bathroom floor plans with income restrictions of \$19,150 annually. This falls within the extremely low-income category (<\$25,140 in Chowchilla). Colusa Avenue Apartments provides 38 units of one (1), two (2), and three (3) bedroom floor plans. All renters must be verified for LIHTC and there are maximum household income limits to apply for this apartment.

In addition to the available government assisted units, the City currently permits other housing types that are suitable and available to extremely low-income households. Supportive housing, which is defined as affordable housing coupled with support services and amenities designed to encourage housing stability, is by-right in all residential zone districts. The City also allows single room occupancy (SROs), a residential facility with two or more individual rooms that may or may not include shared kitchen and bathroom facilities, are also permitted subject to discretionary review in the R-H zone district. However, the current Zoning Ordinance is silent on permanent supportive housing facilities, which is an opportunity to provide housing for extremely low-income housing.

There are several programs available at the local, State, and federal level that can assist extremely low-income households with securing adequate housing. Resources and information on programs available are outlined in **Section 3.2.2**.

3.4 Future Housing Needs

In California, Housing Element Law mandates that each jurisdiction adequately plan for housing to meet the needs of its community. The California Department of Housing and Development (HCD) determines the number of housing units needed at various affordability levels in each region of California, known as the Regional Housing Needs Allocation (RHNA). A Housing Element Cycle covers an eight-year planning period for each housing element's certification. Madera County, inclusive of Chowchilla, is currently in its 6th Housing Element Cycle, spanning from 2024 to 2032. Once housing need is allocated by HCD, each regional government decides how to distribute them among cities and counties within their jurisdiction. The regional government for Madera County is the Madera County Transportation Commission (MCTC).

The distribution of units for the region is shown in **Table 3-55**. The total need for the region for 2024-2032 was determined to be 12,243 units. Chowchilla's allocation for the 6th cycle is 1,730 units, comprising 45% (785) above moderate, 21% (346) very low, 306 (18%) low, and 275 (16%) moderate affordability categories. This allocation represents a 55% increase compared to the previous cycle's allocation of 1,114 units, with the largest increase in above moderate (68%) followed by low-income (61%) (**Table 3-56**).

Table 3-55: Housing Need Distribution by Jurisdiction, Madera County, 2024-2032

Affordability Category	Total Need		Madera County (uinc.)		Madera (city)		Chowchilla	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
Very Low (<50% AMI)	2,811	23.0%	1,275	27.7%	1,172	19.8%	364	21.0%
Low (51-80% AMI)	2,118	17.3%	887	19.3%	925	15.7%	306	17.7%
Moderate (81-120% AMI)	2,175	17.8%	829	18.0%	1,071	18.1%	275	15.9%
Above-Moderate (>120% AMI)	5,139	42.0%	1,612	35.0%	2,742	46.4%	785	45.4%
Total	12,243	100.0%	4,603	100.0%	5,910	100.0%	1,730	100.0%

Source: California Department of Housing and Community Development, Division of Housing Policy Development, January 26, 2022

Table 3-56: Housing Need Distribution, Chowchilla, 2016-2024 v. 2024-2032

Affordability Category	2024-2032		2016-2024		Change	
	Count	Percent	Count	Percent	Count	Percent
Very Low (<50% AMI)	364	21.0%	253	22.7%	111	43.9%
Low (51-80% AMI)	306	17.7%	190	17.1%	116	61.1%
Moderate (81-120% AMI)	275	15.9%	204	18.3%	71	34.8%
Above-Moderate (>120% AMI)	785	45.4%	467	41.9%	318	68.1%
Total	1,730	100.0%	1,114	100.0%	616	55.3%

Source: California Department of Housing and Community Development, Division of Housing Policy Development, January 26, 2022; 2016-2024 Housing Element (updated 2020)

It is important to note that RHNA does not project the need for extremely low-income units (0-30% AMI). However, pursuant to AB 2634, local jurisdictions are required to project the needs of extremely low-income households based on Census income distribution or assume 50 percent of very low-income units required by RHNA. The City thereby presumes that 50% of the very low-income households qualify as extremely low-income. Therefore, 182 out of 364 very low-income households are presumed to be very low-income. This allocation is shown in **Table 3-57**.

Table 3-57: Housing Need Allocation, Chowchilla, 2024-2032

Affordability Category	Housing Need Allocation	
	Count	Percent
Extremely Low (0-30% AMI)	182	10.5%
Very Low (31-50% AMI)	182	10.5%
Low (51-80% AMI)	306	17.7%
Moderate (81-120% AMI)	275	15.9%
Above-Moderate (>120% AMI)	785	45.4%
Total	1,730	100.0%

Source: California Department of Housing and Community Development, Division of Housing Policy Development, January 26, 2022

4 AFFIRMATIVELY FURTHERING FAIR HOUSING

California Government Code Section 8899.50 requires local agencies to affirmatively further fair housing (AFFH). Under California law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” Government Code Section 8899.50 stipulates that an assessment of fair housing (AFH) includes the following components:

- A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity.
- An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.
- An assessment of the contributing factors for the fair housing issues identified under Government Code Section 65583 (10)(A)(ii).
- An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in Government Code Section 65583 (10)(A)(iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved.
- Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.

4.1 Fair Housing Methodology

Community Development (HCD)'s *Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements* which provides guidance on the preparation of housing elements and ensures statutory requirements are satisfied, pursuant to Government Code Section 65583(c)(10). The AFFH analysis in this Section identifies the patterns and trends at both the local and regional scale. The AFFH analysis evaluates fair housing issues on the following topics:

- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Other Relevant Factors, including historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing.

4.1.1 Data Sources

To conduct this analysis, the City utilized data from a variety of sources, including:

- [The Housing and Community Development \(HCD\) AFFH Data Viewer](#)
- [Urban Displacement Project \(UDP\)](#)
- [U.S. Housing and Urban Development \(HUD\)](#)
- [CalEnviroScreen](#)
- [California Tax Credit Allocation Committee \(TCAC\)](#)
- [The Comprehensive House Affordability Strategy \(CHAS\)](#)
- [US Census American Community Survey \(ACS\)](#)

HCD's AFFH Data Viewer

The AFFH Data Viewer is a tool developed by the California Department of Housing and Community Development (HCD) that features census block group level and census tract level data from an expansive collection of sources including the US Census Bureau, HUD, California Tax Credit Allocation Committee (TCAC), Urban Displacement Project (UDP), and Comprehensive Housing Affordability Strategy (CHAS). The Data Viewer tool serves as a resource for local and regional governments and provides the ability to explore spatial data patterns concerning fair housing enforcement, segregation and integration, racially and ethnically concentrated areas of poverty, and disparities in access to opportunities and housing. The Data Viewer is intended to assist in the creation of policies that alleviate disparities, combat discrimination, and increase access to safe and affordable homes.

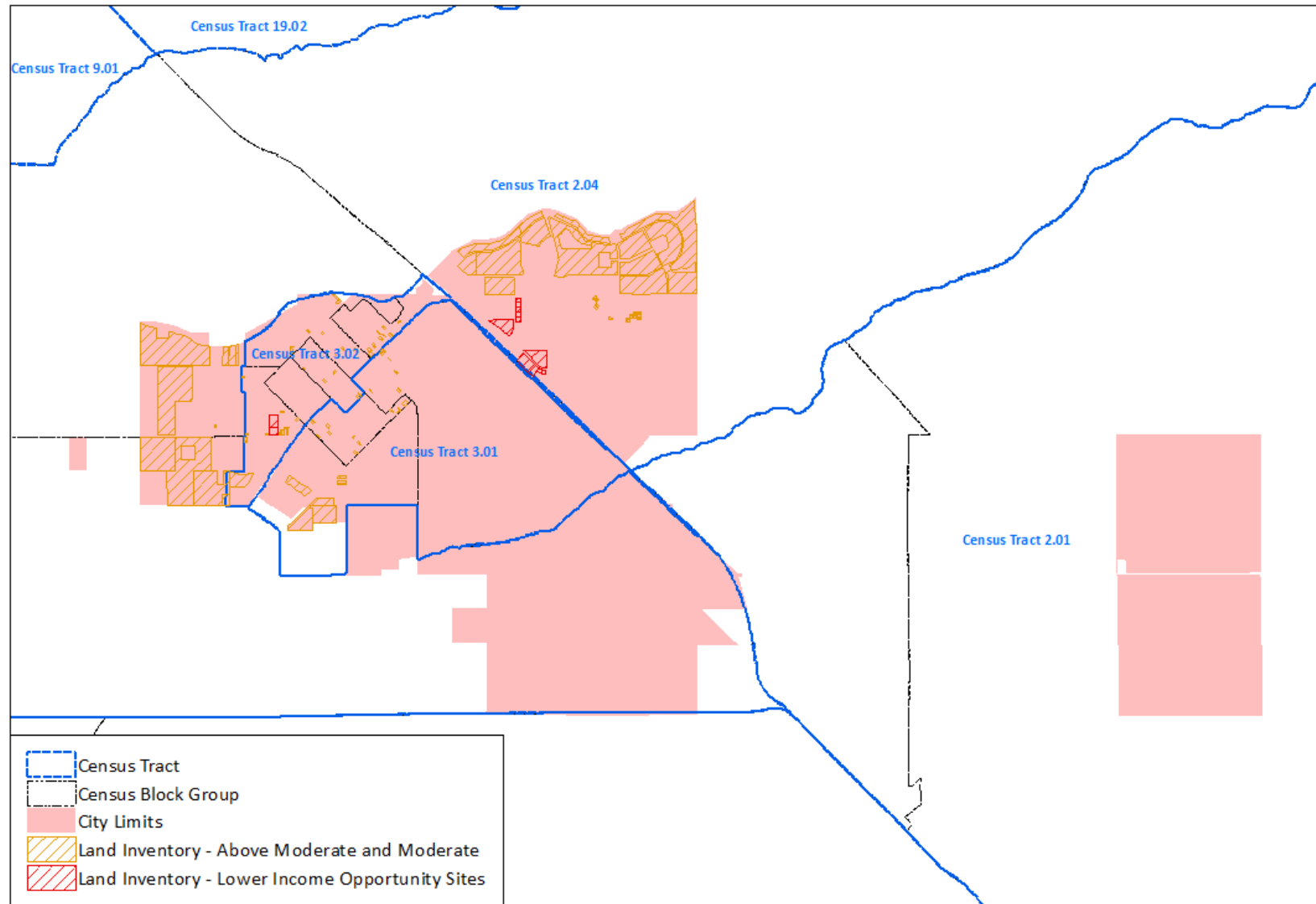
The resolution of the data used in this section's analysis include census tracts and block groups. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Block groups are smaller than census tracts, with a population between 600 and 3,000. Block groups consists of clusters of blocks within the same census tract. **Figure 4-1** shows the boundaries of census tracts and block groups within Chowchilla. Land Inventory sites (i.e., vacant residential sites) are also shown on the map as a reference. Chowchilla consists of four (4) census tracts:

- Tract 3.02 includes the downtown/central area of the city, which is mostly built out with older structure. It should be noted that there is vacant land on the southern side of the tract.
- Tract 3.01 includes the other half of the older, built-out area of the city to its northwestern area along Tract 3.02. The other southern half of the tract is currently occupied with industrial uses to the east and vacant or agricultural land to the west. Legacy Ranch, a new, above-moderate income, 605-lot residential development is expected to be developed during this housing element cycle in this tract.
- Tract 2.04 includes the northeastern area, western area, and southern area of the city. Half of the northeastern area of the city is occupied with single-family residential development, while the other half is within the Rancho Calera specific plan, which would be developed with a mix of uses. The western and southern area consists mostly of agricultural uses, with a couple of parcels planned for residential subdivision development on the west. While Tract 204 includes areas outside the

city limits, the data would mostly reflect the conditions within the city since other areas outside of the city within the tract are occupied with agricultural uses, which has a very low population density. As such, data of Tract 2.04 would mostly reflect the conditions of the northwestern part of the city since it holds most of the population within the tract.

- Tract 2.01 contains Valley State Prison with a capacity of 1,980 and Central Valley Women's Facility with a capacity of 2,004. The rest of the tract mainly contains agricultural land. Similar to Tract 2.04, the data for Tract 2.01 would mostly reflect the conditions of areas within the city (i.e., Valley State Prison and Central Valley Women's Facility) since it holds most of the population within the tract.

Figure 4-1: Census-Delineated Statistical Geographical Areas



Urban Displacement Project

The Urban Displacement Project (UDP) was developed to track neighborhood change and identify areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts identified as disadvantaged neighborhoods by UDP's criteria are further analyzed to explore changes in the percentage of college educated residents, non-Hispanic White population, median household income, and median gross rents over time to determine levels of gentrification and displacement risk.

CalEnviroScreen

The California Office of Environmental Health Hazard Assessment developed a screening methodology to identify communities disproportionately burdened by multiple sources of pollution. This tool, called the California Communities Environmental Health Screening Tool (CalEnviroScreen), utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, if a community has a high score for that indicator, it is more likely to have greater degree of pollution burden and a higher rate of residents vulnerable to the effects of that pollution exposure as compared to census tracts statewide. Designated disadvantaged communities are those with CalEnviroScreen percentile scores of 75 or higher, meaning that they scored within the highest 25% of census tracts for pollution and other social and economic burden indicators across California.

California Tax Credit Allocation Committee Opportunity Maps

To assist fair housing analysis, HCD and the California Tax Credit Allocation Committee (TCAC) created the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and related state agencies/departments to further the fair housing goals.²⁰ The California Fair Housing Task Force created Opportunity Maps to identify resource levels across the state to accompany new policies aimed at increasing access to high opportunity areas for families with children. Opportunity mapping is a way to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility. Opportunity Maps reflect scores in three different domains made up from a set of indicator data shown in **Table 4-1**, as well as a composite score combining all three (3) domains.

Table 4-1: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, Adult Education, employment, Job proximity, median home value
Environmental	CalEnviroScreen 3.0 pollution indicators and values
Education	Math proficiency, reading proficiency, high school graduation rates, student poverty rates

²⁰Office of The State Treasurer (2021). Methodology for the 2022 TCAC/HCD Opportunity Map. <https://www.treasurer.ca.gov/ctcac/opportunity/2022/2022-hcd-methodology.pdf>

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

Comprehensive Housing Report for the San Joaquin Valley in 2022

The Comprehensive Housing Report for the San Joaquin Valley in 2022 provides tools and resources to assist cities and counties in the San Joaquin Valley carry out their planning and regulatory responsibilities related to housing development. The report was prepared through a collaborative effort between local and regional planners, housing stakeholders, HCD staff, and housing planning consultants. It acts as a toolkit of best practices, case studies, resources, templates aimed at improving Valley, city, and county housing planning capacity. The report analyzes detailed demographic and housing data and lays out an extensive planning practice guide on specific key planning and regulatory programs organized in six major topic areas (general plans, housing elements, regulatory mechanisms, funding and financing, housing production and ownership, and land availability) with findings and recommendations for each topic area.

Comprehensive Housing Affordability Strategy

Comprehensive Housing Affordability Strategy (CHAS) data from HUD demonstrates the extent of housing problems and housing needs, particularly for low-income households. CHAS data is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30%, 50%, and 80% of median income). It is also important to consider the prevalence of housing problems among different types of households, such as the elderly, disabled, minorities, and different household types.

AllTransit

AllTransit is an online database that examines factors related to transit access and produces a performance score that reveals the social and economic impact of transit, such as connectivity and access to jobs.

U.S. Census American Community Survey (ACS)

The ACS, conducted by the U.S. Census Bureau, is an ongoing survey that collects information on demographic, social, economic, and housing characteristics of the US population. ACS uses independent monthly samples, each with a sample size of 250,000 addresses (consisting of housing units and group quarters), surveyed via internet, mail, telephone, and personal visit. ACS data uses one-year and five-year estimates. The one-year data is collected over a period of 12 months and is useful for showing year-to-year fluctuations in data for geographic areas with at least 65,000 people. The five-year estimates represent data collected over a period of 60 months (five years) and are considered statistically more reliable than the one-year estimates, particularly for less populated areas and small population subgroups.

It is important to note the change in data collection methods has affected the area of the City that consists of detention facilities (Central California Women's Facility and Valley State Prison), located within the large rectangle to the east of the City. Until 2021, incarcerated residents were counted in the Census as residents of their detention facilities. In 2022,

California joined 12 other states in counting state prisoners as residents of their last known address, rather than as residents of prisons.²¹ As such, there are no households in the area of the City that contains the detention facilities. ACS data often excludes populations living in institutional group quarters, including data regarding disability, employment industry/occupation, and commuting. In addition, populations living in group quarters are not part of a household and therefore are excluded from data on household income, poverty, and other household characteristics.

Regional Research from the Public Policy Institute of California (PPIC)

The Public Policy Institute of California (PPIC) is a nonpartisan think tank dedicated to informing and improving public policy in California. In 2004, the PPIC published a policy report analyzing migration trends to, from, and within the Central Valley and the implications of those trends. This policy paper entitled, *The Central Valley at a Crossroads: Migration and its Implications* identifies factors that drive migration, including economic, educational, and social factors. These factors differ dramatically throughout the Central Valley, and as a response, the paper identifies four subregions of the Valley – Upper Sacramento Valley, Sacramento Metro, Northern San Joaquin Valley (SJV), and Southern San Joaquin Valley (SJV). For the Madera County regional analysis, trends observed at the regional level include the Southern San Joaquin Valley Subregion: Madera, Fresno, Kings, Tulare, and Kern counties. These five (5) counties, which will frame the regional geography Madera County will be compared to, are further discussed in **Section 4.1.2 Definition of the Local and Regional Comparison**.

2022 Comprehensive Housing Report for the San Joaquin Valley

In response to housing supply and affordability challenges, the San Joaquin Valley REAP Committee commissioned a study of housing trends, impediments, and best practices in the San Joaquin Valley (SJV). Funded by the Regional Early Action Planning (REAP) grant program, and with the coordination of HCD staff, the study included outreach to the eight counties in the San Joaquin Valley, stakeholders, city and county staff, Metropolitan Planning Organization (MPO) staff, and the public. Interviews with builders, developers, housing advocates, and city, county, and MPO staff led meaningful analysis of barriers to housing affordability and production in the SJV.

Key findings in the study suggest that while the region has become more diverse in the past few decades, there are existing disparities in income, poverty, and homeownership among racial and ethnic groups. Stakeholder interviews provided insight to trends and challenges in housing affordability, and provided a list of opportunity areas for affordable housing in the eight (8) counties within the SJV. This included San Joaquin, Stanislaus, Merced, Madera, Fresno, Tulare, Kings, and Kern counties.

4.1.2 Definition of the Local and Regional Comparison

A fair housing issue is a condition in a geographic area of analysis that restricts fair housing choice, or access to opportunity. These conditions are ongoing at the local and regional

²¹ Public Policy Institute of California. 2022. How a New Way of Counting Prisoners Has Changed Redistricting. <https://www.ppic.org/blog/how-a-new-way-of-counting-prisoners-has-changed-redistricting/>

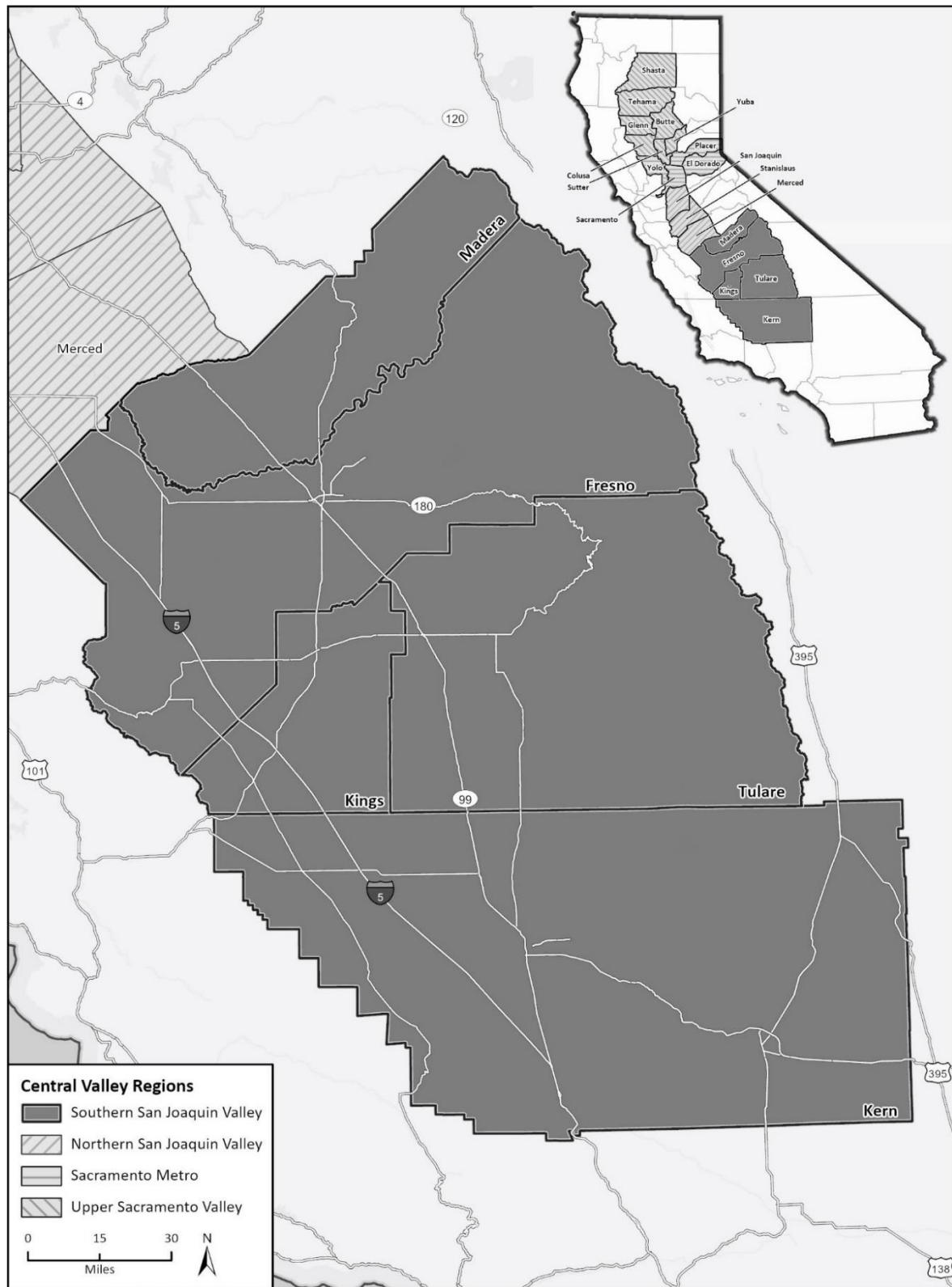
level and include segregation or lack of integration, racially or ethnically concentrated areas of poverty and affluence, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing. Understanding these conditions at the local and regional level is an essential step to informing and prioritizing contributing factors to fair housing issues.

Madera County is in the southern portion of the Central Valley region, bounded by Merced County to the north and Fresno County to the south. Locally, unincorporated Madera County comprises 16 census designated places, geographically identified by the Census Bureau, and locally known as communities in the unincorporated parts of the County. These communities define the local geographic area, and do not include the incorporated cities of the county.

As described in *Regional Research from the Public Policy Institute of California (PPIC)*, within the greater region, the Central Valley has varying geographical patterns and trends of population growth, educational attainment, access to opportunity, and other social and economic indicators that may impact fair housing choice. The whole region can be distinguished by four (4) subregions – Upper Sacramento Valley, Sacramento Metro, Northern San Joaquin Valley (SJV), and Southern San Joaquin Valley (SJV) based on those factors, which ultimately define places of settlement, as shown in **Figure 4-2**.

For example, residents in the Northern SJV subregion (San Joaquin, Stanislaus, and Merced counties) have access to jobs in the Bay Area and cheaper housing in the Valley, whereas residents in Southern SJV subregion (Madera, Fresno, Tulare, Kings, and Kern counties) do not have access to jobs in the Bay Area and rely on agriculture as the primary economical industry. Access to educational opportunity is also more prevalent in the Northern SJV as opposed to the Southern SJV, however, other subregional challenges in the Northern SJV arise due to longer commute times, such as traffic congestion and poor air quality. These varying social and economic indicators have direct impacts on fair housing issues at the regional level.

Figure 4-2: Regional Map



Basemap provided by Esri and its licensors, 2023

RE AFFH
Fig X Regional Location

4.2 Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity is the ability of a local jurisdiction and fair housing agencies to provide fair housing and tenants' rights information to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, resolving issues, and conducting fair housing testing.

4.2.1 Findings, Lawsuits, Enforcement Actions, Settlements, or Judgments Related to Fair Housing and Civil Rights

Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing is a technique used to uncover evidence of discrimination in rental housing. Fair housing testing involves one (1) or more individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, State, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for discrimination against a specific class, as part of an overall effort to determine whether the discrimination is happening in a consistent systemic pattern in a city or region.

In Madera County, fair housing testing is used to identify unlawful housing discrimination practices based on the real or perceived race, ethnicity, color, religion, gender identity or expression, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters. The Office of Fair Housing and Equal Opportunity (FHEO) maintains a record of housing discrimination complaints filed in local jurisdictions. Between 2013-2021, a total of nine FHEO inquiries were received in Madera County. While these inquiries were not pursued by the resident and are not official cases, there is still a value to identify concerns that residents have about possible discrimination.

Table 4-2 shows the list of Title VII Fair housing cases filed by FHEO in Madera County from 2006 to present and the bases of the alleged discriminatory acts. No FHEO cases were filed in 2020, and fewer than 0.01 cases per 1,000 population were filed in 2010 in Madera County; this data is inclusive of the City of Chowchilla.²² Lastly, as confirmed by City staff, there are no current fair housing lawsuits with the City.

Table 4-2: FHEO Filed Title VII Cases, Madera County, 2006 - Present

Year	Total Filed Cases	Basis of Filed Cases						
		Race	National Origin	Disability	Familial Status	Religion	Sex	Retaliation
2006 to 2009	14	9	1	5	1	0	1	1
2010 to 2019	13	1	1	9	0	1	1	1
2020 to present	0	0	0	0	0	0	0	0
Source: FHEO Filed Title VII Cases								

²² US HUD. (2022). Office of Fair Housing and Equal Opportunity Filed Title VIII Cases, 2010, 2020, <https://catalog.data.gov/dataset/fheo-filed-cases>

While it is not a fair housing case regarding discriminatory acts, it should be noted that the City is aware of a past legal challenge from the California Rural Legal Assistance (CRLA) against the City of Chowchilla (Case Number MCV 063979), which was a petition for writ of mandate and complaint for declaratory and injunctive relief. CRLA represented three (3) petitioners to compel the City to adopt a Housing Element in compliance with state and federal laws. Specifically, the City of Chowchilla's Housing Element for the 2009-2014 planning period was due on or before August 20, 2009. The legal challenge has since concluded and the City adopted a Housing Element in compliance with state and federal law, which was also certified by HCD.

4.2.2 City Compliance with Existing Fair Housing Laws and Regulations

A review of relevant City policies, regulations, and ordinances shows that the City is in compliance with Federal and State Fair Housing Laws including:

- **Fair Housing Act;** Title VI of the Civil Rights Act of 1964. The City complies with Title VI of the Civil Rights Act of 1964 by ensuring actions and programs related to housing are not discriminatory through non-discriminatory protocols, procedures, and requirements.
- **Rehabilitation Act of 1973 – see Fair Housing Act and ADA.** The City does not discriminate based on disability in programs receiving Federal finance assistance by ensuring actions and programs related to accessibility are not discriminatory through non-discriminatory protocols, procedures, and requirements. This is enforced by the City's ADA/504 Coordinator and Building Official.
- **American Disabilities Act.** The City's ADA and Section 504 webpage provides the City's processes, procedures, documents, and forms for compliance with ADA. The City's compliance with the ADA, and Reasonable Accommodation, is discussed further in Chapter 5. Housing Constraints.
- **California Fair Employment and Housing Act (FEHA)** (Part 2.8 commencing with Section 12900 of Division 3 of Title 2) and California FEHA Regulations (California Code of Regulations (CCR) Title 2, Sections 12005-12271). The City complies with the FEHA and its regulations through protocols, decision making, legal counsel, and advertisement.
- **California Government Code Sections 8899.50 (Affirmatively Furthering Fair Housing), 65008 (Low Income Housing and Emergency Shelters), and 11135 (Discrimination).** The City compliance with AFFH is discussed in Chapter 4., The City does not discriminate against low-income housing and emergency shelters, nor does the City discriminate against any person on the basis of sex, race, color, religion, ancestry, national origin, ethnic group identification, age, mental disability, physical disability, medical condition, genetic information, marital status, or sexual orientation. The City also complies with anti-discrimination requirements through Human Resources and procurement protocols.
- **Density Bonus Law (Government Code Section 65915).** The City implements density bonus provisions in compliance with the Density Bonus Law. The City's compliance with Density Bonus Law is discussed further in Chapter 5. Housing Constraints.

- **Housing Accountability Act** (Government Code Section 65589.5). The City complies with the Housing Accountability Act. The City's compliance with the Housing Accountability Act is discussed further in Chapter 5. Housing Constraints.
- **No-Net-Loss Law** (Government Code Section 65863). The City has documented compliance with sufficient capacity for RHNA. The City's compliance with the No-Net-Loss Law is discussed further in Chapter 5. Housing Constraints.
- **Least Cost Zoning Law** (Government Code Section 65913.1). As discussed throughout this document, the City has designated and zoned sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the General Plan to meet housing needs for all income categories.
- **Excessive Subdivision Standards** (Government Code Section 65913.2). The City does not impose criteria for design or improvements for the purpose of rendering infeasible the development of housing for any and all economic segments of the community, nor does the City impose standards and criteria for public improvements which exceed the standards and criteria being applied by the City at that time to its publicly financed improvements located in similarly zoned districts within the city.
- **Limits on Growth Controls** (Government Code Section 65302.8). The City has not adopted any ordinances or policies that would limit the number of housing units which may be constructed on an annual basis.
- **Housing Element Law** (Government Code Section 65583, esp. subds. (c)(5), (c)(10)). The City does not currently have any local laws, ordinances, agreements, or programs related to fair housing, such as local rent control or rent freezes, voter initiatives to fund affordable and/or supportive housing, limits to rent increases and late fees, community land trusts and tenant opportunities to purchase multi-family housing, prevention of displacement for mobile home residents, relocation, tenant protection, inclusionary housing, use of local housing funds, eviction protection, or rental relief programs.

4.2.3 Fair Housing Enforcement and Outreach Capacity in Chowchilla

Regional Resources

There are multiple organizations in Madera County that provide fair housing services as listed in **Table 4-3**. These organizations collaborate with local governments, including the City of Chowchilla, to address housing and community needs at the local level and provide the following services:

- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation
- Homeless prevention program
- Rental assistance program
- Rent/deposit grant program
- Home seeking services
- Shared housing counseling placement
- Homebuyers' education learning program

Table 4-3: Fair Housing Organizations Active in Madera County

Organization	URL	Phone Number
California Rural Legal Assistance	https://crla.org/	(800) 337-0690
Housing Authority of the City of Madera (HACM)	https://maderaha.org/	(559) 674-5695
Community Action Partnership (CAP) of Madera County	https://maderacap.org/	(559) 673-9173
Fair Housing Council of Central California (FHCCC)	https://fhc-cc.org/index.html	(559) 244-2950
Fresno Madera Continuum of Care (FMCoC)	https://fresnomaderahomeless.org/	(559) 785-0311
Leadership Counsel for Justice and Accountability	https://leadershipcounsel.org/	(559) 369.2790
Resources for Independence Central Valley	http://www.ricv.org/	(559)221-2330
Self-Help Enterprises	https://www.selfhelpenterprises.org	(559) 651-1000

Fair Housing Council of Central California (FHCCC) partners with jurisdictions in Madera County to conduct fair housing audits and testing of rental properties to assess how well rental properties conform to fair housing laws. FHCCC also provides comprehensive training and technical support to housing providers on federal and state fair housing laws and accepts complaints from residents throughout the Central Valley.

Local Resources

To reduce housing discrimination, Chowchilla works with FHCCC to assist residents with fair housing counseling services, provides residents with connections to rental assistance and homelessness prevention programs, and conducts fair housing testing. There were no fair housing complaints or inquiries related to possible housing discrimination filed in Chowchilla in 2020.

In addition to the fair housing services provided by the organizations active in the county, the Housing Authority of the City of Madera (HACM) administers the Housing Choice Voucher (HCV) program for the county, including the City of Chowchilla. Funded by HUD, the HCV program provides rental assistance to low-income families, persons with disabilities, and the elderly (persons aged 62 years and older).

Program 6.a will [facilitate an active partnership with FHCC to](#) provide information on fair housing laws to the public and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing. Methods of outreach includes mail, website posts, flyers, and newspaper posts, in both English and Spanish. [Implementation of this program will increase the City's capacity for effective outreach and education in reaching households across geographies and protected characteristics.](#)

4.3 Segregation and Integration

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a specific geographic area. Segregation generally means the opposite condition, in which there is a high concentration of the characteristics described above in a specific geographic area. To adequately assess the patterns of integration and segregation, this section identifies trends at the regional scale (Madera County) and at the local scale (City of Chowchilla). To identify socio-economic and demographic spatial trends across these jurisdictions, this analysis utilizes HCD's AFFH Data Viewer, which provides an expansive collection of data from sources including the 2015-2019 ACS, HCD, HUD, UDP, the Center for Disease Control and Prevention (CDC), and other regional and federal agencies.

4.3.1 Race and Ethnicity

The ethnic and racial composition of a region relates to fair housing concerns such as household size, locational preferences, and economic opportunity. Historic exclusionary governmental policies, biased mortgage lending practices, and other tactics have caused racial and ethnic segregation and spatial inequities.

The HCD AFFH Data Viewer identifies the area and percentage that are dominated by a certain racial/ethnic group. A racial/ethnic group with a predominant majority has more than a 50% difference between the percentage of the population in the dominant racial/ethnic group and the percentage of the population in the second most populated racial/ethnic group. A sizeable majority occurs when the difference is between 10% and 50% and a slim majority occurs when the difference is less than 10%.

Regional Trends

Overall, population density is low in Madera County compared to other counties in California. In addition, there is a significant difference in the population density within and near urban areas compared to rural parts of the county. The western area of Madera County contains two (2) incorporated cities, City of Chowchilla and City of Madera. In the City of Chowchilla and Madera, population density ranges from 500 to over 10,000 persons per

square mile. However, in the rural, unincorporated parts of the county, population density is generally less than 50 persons per square mile.

The western area of Madera County, inclusive of the City of Chowchilla, is more racially and ethnically diverse than the eastern portion of Madera County, as shown in **Figure 4-3**. In the western area, more than 60% of the population identifies as non-White. Comparatively, the eastern portion contains a higher percentage of White residents, with less than 20% of residents identifying as non-White.

As such, the eastern portion of the county has a predominant majority (gap more than 50%) of White residents (**Figure 4-4**). In contrast, most of the western area, inclusive of the City of Madera, has a sizeable majority (gap of 10% to 50%) of Hispanic/Latino residents. On the other hand, Chowchilla and its surrounding area has a slim majority (gap less than 10%) of White residents.

Racial/ethnic diversity in Madera County and Chowchilla has increased between 2010 and 2020. **Table 4-4** shows the percentage of residents by race/ethnicity in Madera County and Chowchilla. Within a decade, White residents decreased by 18.9% in Madera County and 13.1% in Chowchilla. Non-Hispanic White residents decreased by 6.1% in Madera County and 10.5% in Chowchilla. The category of “some other race” had the largest increase of 15.5% in Madera County and 12.0% in Chowchilla. The Hispanic/Latino ethnicity has also seen a great increase by 6.4% in Madera County and 10.5% in Chowchilla.

Table 4-4: Population by Racial Group, Chowchilla, Madera County, 2010, 2020

Race/Ethnicity	Madera County		Chowchilla	
	2010	2020	2010	2020
White	79.6%	60.7%	66.3%	53.2%
Black/African American	3.8%	3.2%	11.1%	6.9%
American Indian and Alaska Native	1.6%	1.6%	1.9%	3.5%
Asian/Pacific Islander	2.1%	2.3%	1.7%	4.8%
Some Other Race	9.2%	24.7%	12.8%	24.8%
Two Or More Races	3.7%	7.6%	6.3%	6.9%
Hispanic/Latino*	51.9%	58.3%	39.1%	49.6%
Non-Hispanic White	48.1%	41.7%	60.9%	50.4%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table DP05 ACS Demographic and Housing Estimates, 2006-2010 and 2016-2020 Estimates

*Hispanic/Latino is considered an ethnicity; residents may report to be Hispanic/Latino as well as a race. Therefore, percentages for race/ethnicity categories can total more than 100 percent.

Local Trends

As shown in **Table 4-4**, a little over half (53.2%) of Chowchilla’s population is White. **Figure 4-5** shows the percentage of non-white population within Chowchilla by census block groups. The largest percentage of non-white residents reside in the center of the City, with over 60% of the population identifying as non-white. In other areas of the city, more than 40% of the population is non-White. Although Chowchilla had a high percentage of non-white residents, Chowchilla had a lower non-white population compared to surrounding areas within the western portion of the county. Most of the western portion of Madera County has a non-white population of greater than 60%.

Chowchilla had a slim majority (gap less than 10%) of White residents throughout the entire city, as shown in **Figure 4-6**. This contrasts with other areas in the western portion of Madera County, which has more Hispanic/Latino residents than White residents. Consequently, as shown in **Figure 4-7**, the predominant racial/ethnic composition of most neighborhoods in Chowchilla is a mix composition of Hispanic/Latino and White populations. This composition is similar to the county.

Similar to county trends, the racial/ethnic diversity in Chowchilla increased between 2010 and 2020, as shown in **Table 4-4**. The percentage of non-Hispanic White residents decreased by 10.5% and Black/African American residents decreased by 4.2%. All other races saw an increase in share of population, with the largest increase in the category of “some other race”, which experienced a 12.5% increase. The percentage of residents that reported as Hispanic/Latino increased by 10.5%. While the increase in multiple racial composition suggests that Chowchilla has become more diverse since 2010, it does not necessarily mean the city has become more integrated. Segregation of racial groups can occur between neighborhoods within a city. **Figure 4-8** shows the race and ethnicity of the population living in Chowchilla by dot density. This can be used to determine whether Chowchilla is spatially segregated or integrated. The map is based on 2020 census block data, which is finer grained than census tract or block group data.

Generally, segregation is lower when the distribution of the same race/ethnicity dots does not show clustering. **Figure 4-8** shows a fairly diffuse pattern of racial groups across Chowchilla, with no substantial clustering of a specific race throughout the City.

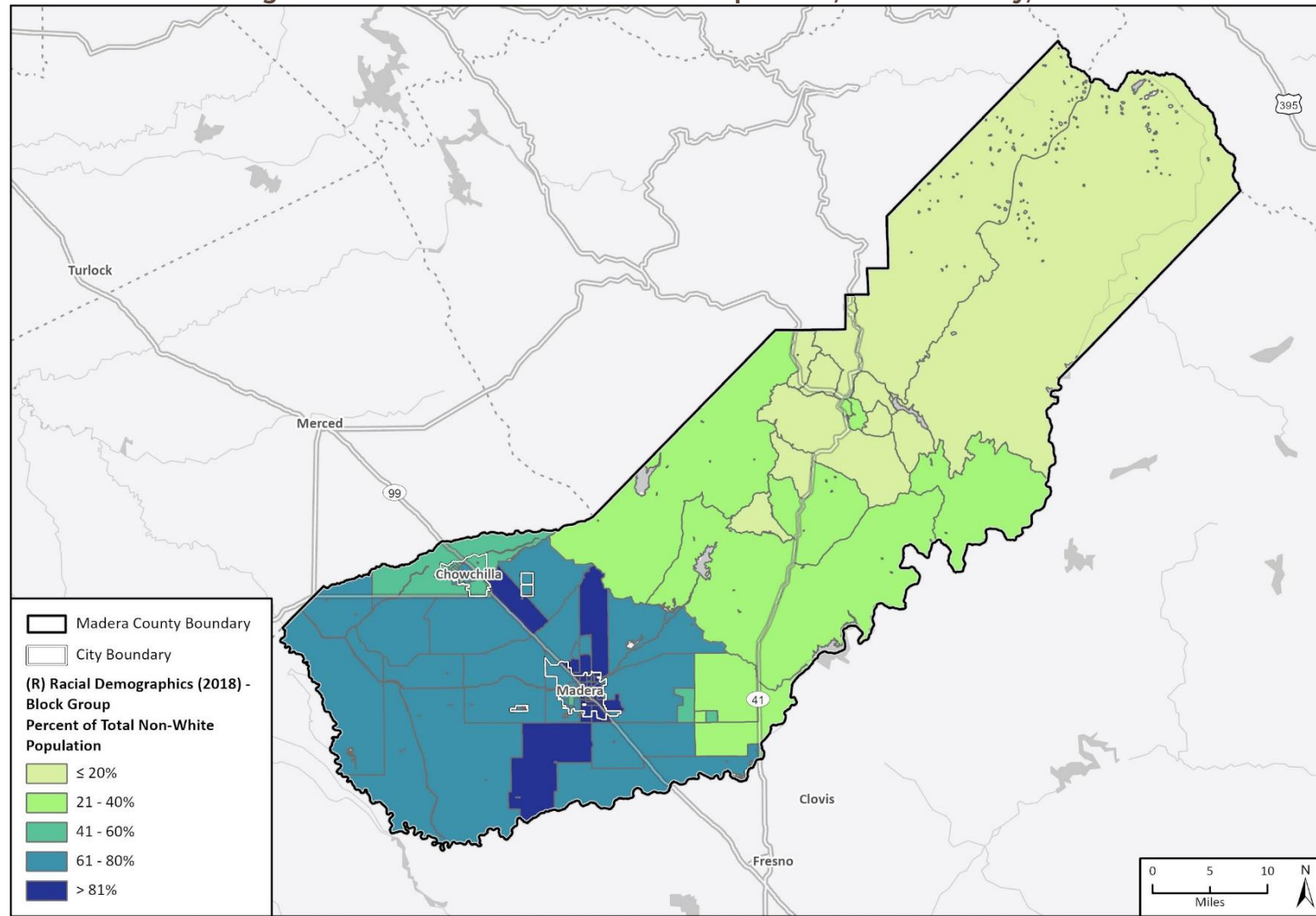
Another measure for evaluating segregation and integration is called the Diversity Index.²³ The Diversity Index of Chowchilla ranges from 76.1 to 82.8, with an average of 79.3 in 2018. In 2023, the range of Chowchilla's Diversity Index increased to 77.9 to 83.7 with an average of 80.6. This is considered high compared to California's average of 69.5 and the County's average of 71.8. A higher Diversity Index indicates more racially and ethnically diverse neighborhood (data is shown at the block group level). Within Chowchilla, the center of the City has the highest index.

Local Data and Knowledge

- There does not appear to be any areas or neighborhoods considered to be concentrated minority communities in Chowchilla.
- The Greenhills Estates community is an area known to have particularly low concentrations of minority residents.
- There are no known historic factors that have led to these patterns. Greenhills Estates has historically been predominately White but is diversifying.

²³ HCD. AFFH Data Viewer & Mapping Resources. (2023). Diversity Index 2018 Block Group. <https://affh-data-and-mapping-resources-v-2-0-cahcd.hub.arcgis.com/datasets/CAHCD::diversity-index-2018-block-group/about>

Figure 4-3: Percent of Total Non-White Population, Madera County, 2022

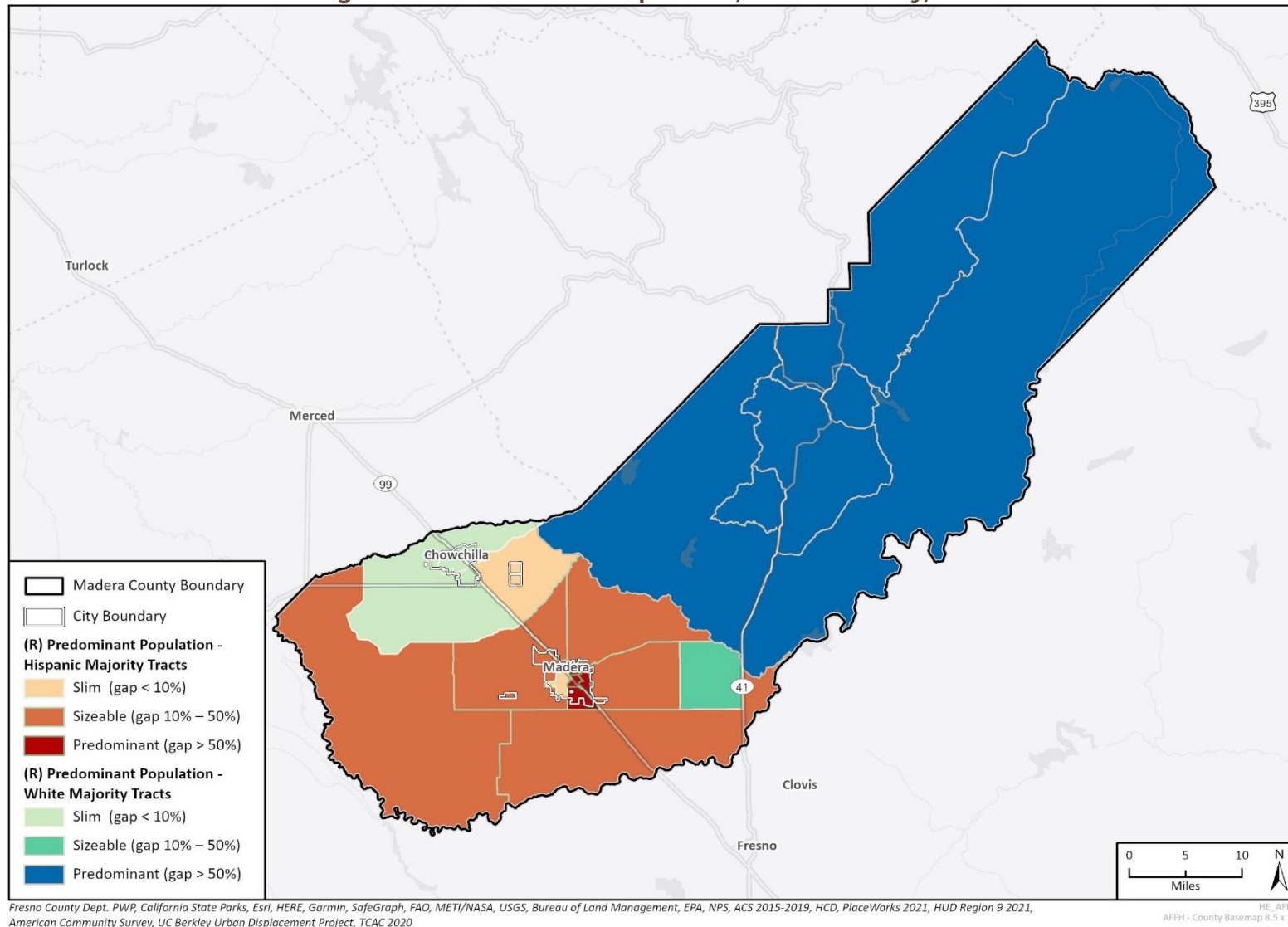


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - County Basemap 8.5 x 11

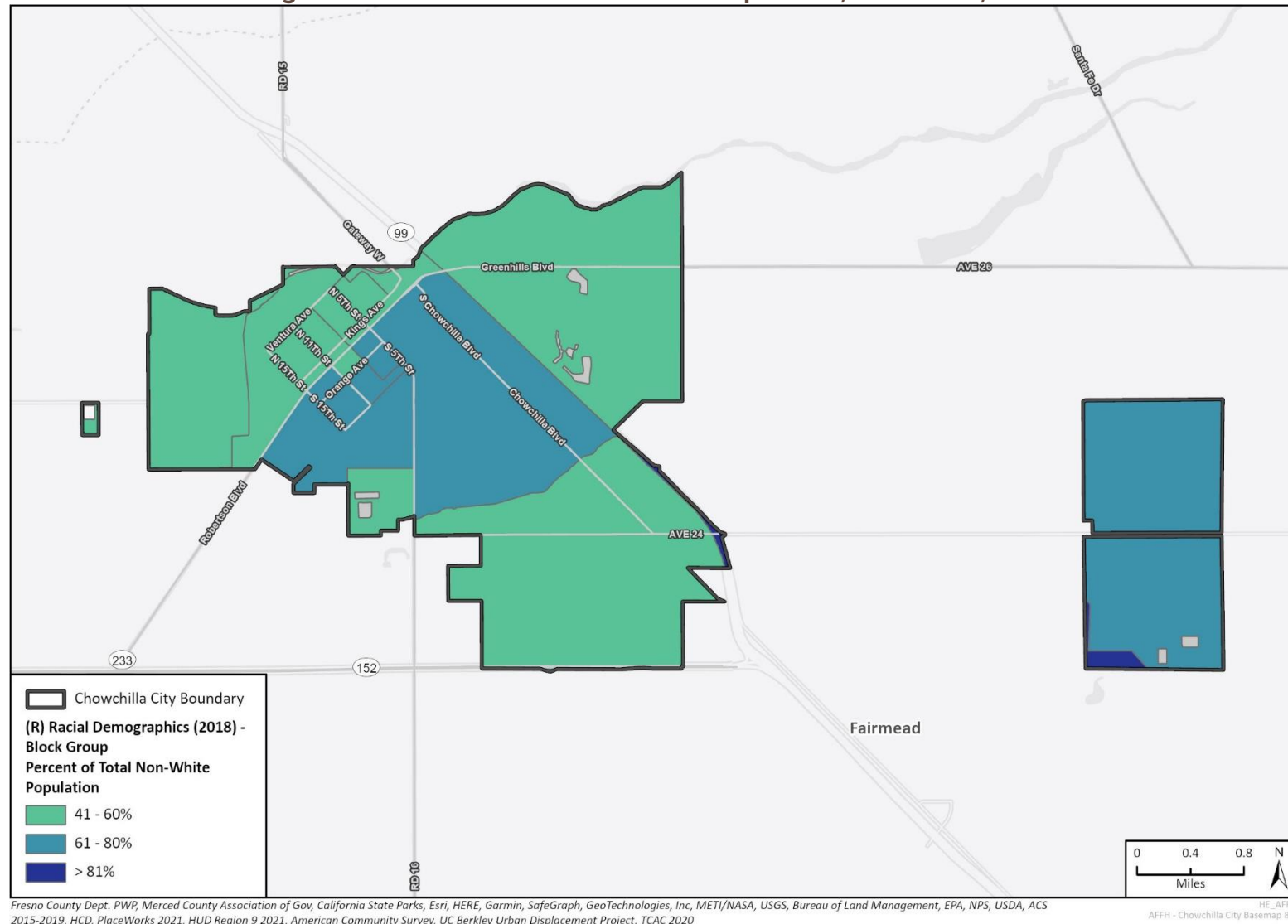
Source: AFFH Viewer 2022.

Figure 4-4: Predominant Population, Madera County, 2022



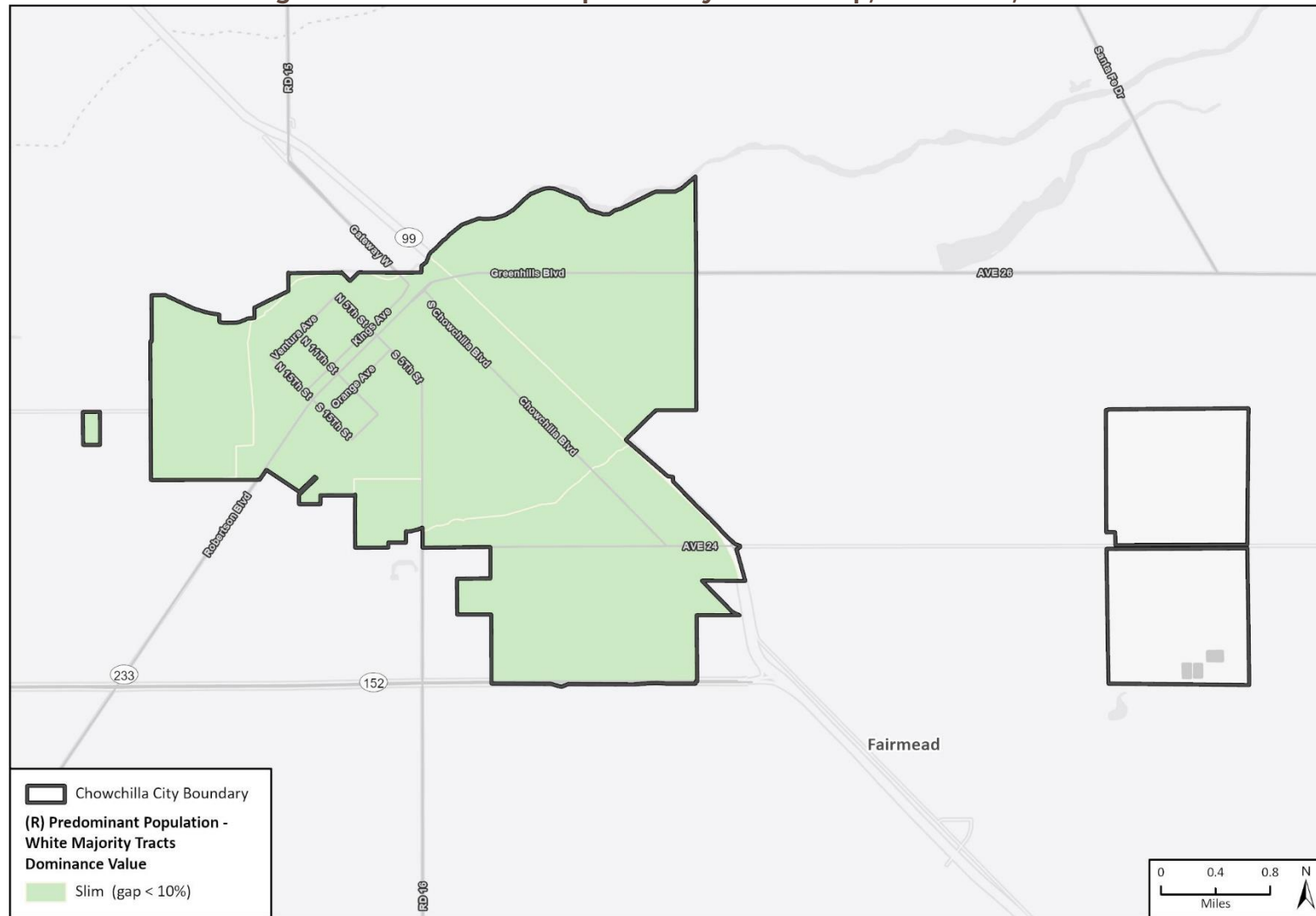
Source: AFFH Viewer 2022.

Figure 4-5: Percent of Total Non-White Population, Chowchilla, 2022



Source: AFFH Viewer 2022.

Figure 4-6: Predominant Population by Block Group, Chowchilla, 2022

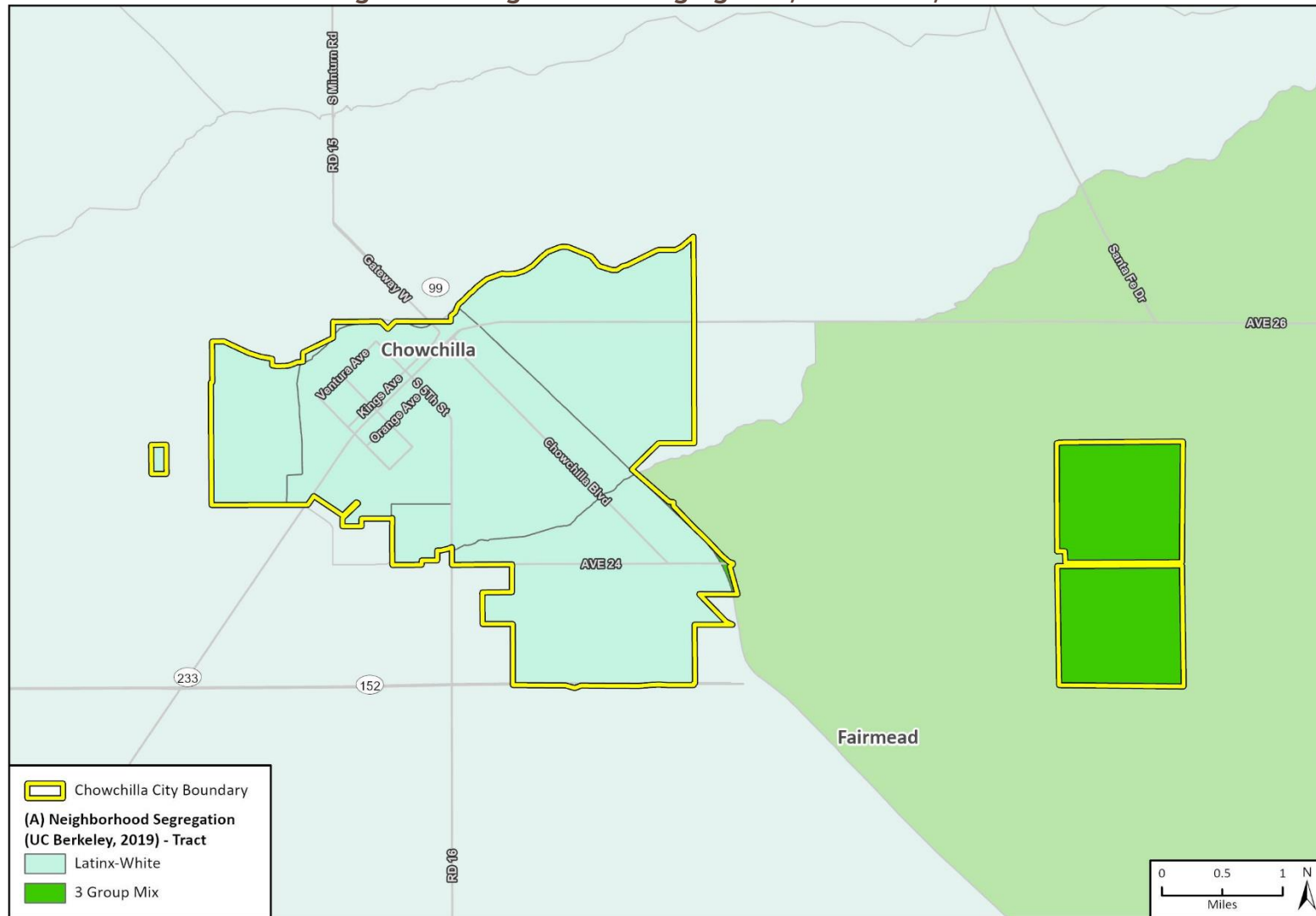


Fresno County Dept. PWP, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - Chowchilla City Basemap 8.5

Source: AFFH Viewer 2022.

Figure 4-7: Neighborhood Segregation, Chowchilla, 2022



Fresno County Dept. PWP, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer 2022.

Figure 4-8: Race and Ethnicity in the US by Dot Density, 2020



4.3.2 Persons with Disabilities

For persons with disabilities, fair housing choice and access to opportunity includes access to housing in the most integrated setting appropriate to an individual's special needs and disability-related services as required under federal civil rights law. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have housing choice without the presence of housing units with these accessibility features.

High spatial segregation of persons with disabilities may indicate fair housing issues related to not only physical needs, but also economic disparities. According to the 2020 *Annual Report on People with Disabilities in America*, more than 25% of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percentage points higher than people without a disability. Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit.

Regional Trends

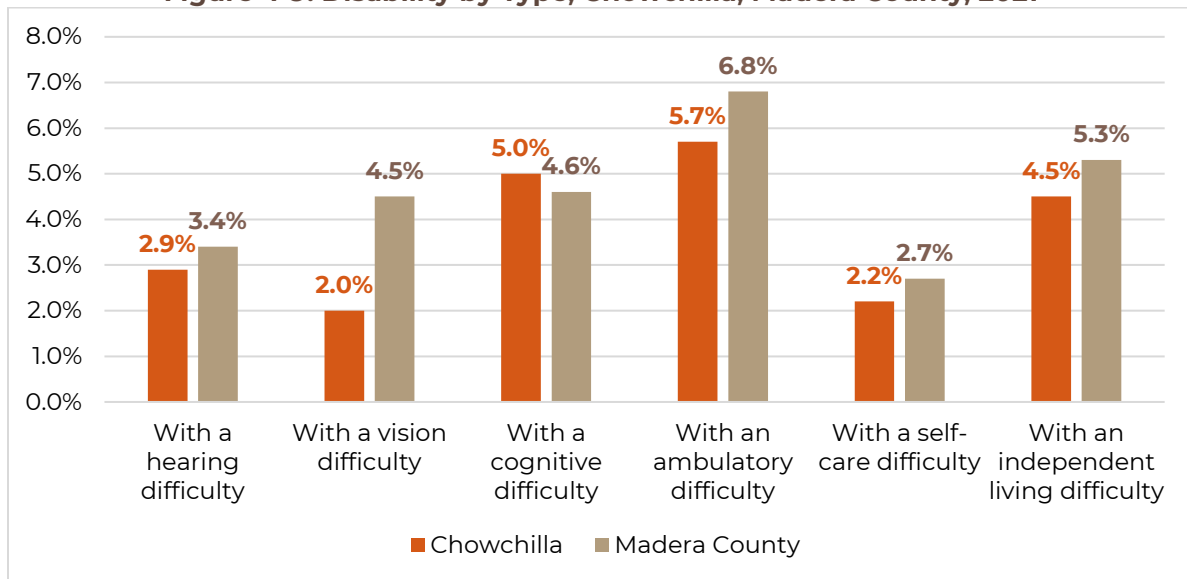
Approximately 19,408 Madera County residents, 13% of the total population, have one or more disabilities. 7% of the total employed population in the county have one or more disabilities, both in 2015 and 2020 (**Table 4-5**). Additional discussion regarding persons with disabilities in Madera County is included in **Section 3.3.5 People with Disabilities**.

Table 4-5: Employment Status by Disability Status, Madera County, 2015, 2020

Disability Status	2015		2020	
	Employed (% of Total Employed)	Unemployed (% of Total Unemployed)	Employed (% of Total Employed)	Unemployed (% of Total Unemployed)
No Disability	48,853 (93%)	3,749 (91%)	51,630 (93%)	5,292 (93%)
With a Disability	3,291 (7%)	371 (9%)	3,751 (7%)	426 (7%)
Total	50,144	4,120	55,381	5,718

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table C18120 Employment Status by Disability Status, 2011-2015, 2016-2020 Estimates.

Figure 4-9 shows the percentage of population with a disability in Chowchilla and Madera County. The most common disability in Madera County is ambulatory difficulty (defined as having serious difficulty walking or climbing stairs), followed by independent living difficulty. Approximately 36.4% of persons living with a disability are aged 65 and older in Madera County compared to 43.0% in Chowchilla.

Figure 4-9: Disability by Type, Chowchilla, Madera County, 2021

Source: U.S. Census Bureau, 2021: American Community Survey 5-Year Estimates, S1810: Disability Characteristics.

Figure 4-10 shows the percentage of population with a disability in 2019 within each census tract in Madera County. The eastern area of Madera County, particularly along the northern county border, have a larger share of residents with disabilities compared to communities located in the western area of the county. Along the northern county border, between 20% and 30% of residents live with a disability, while less than 10% of residents live with a disability in the western part of the county.

Local Trends

Approximately 1,283 residents in Chowchilla (10.9%) live with a disability in 2021. The most common disability in Chowchilla is also ambulatory difficulty, followed by cognitive difficulty.

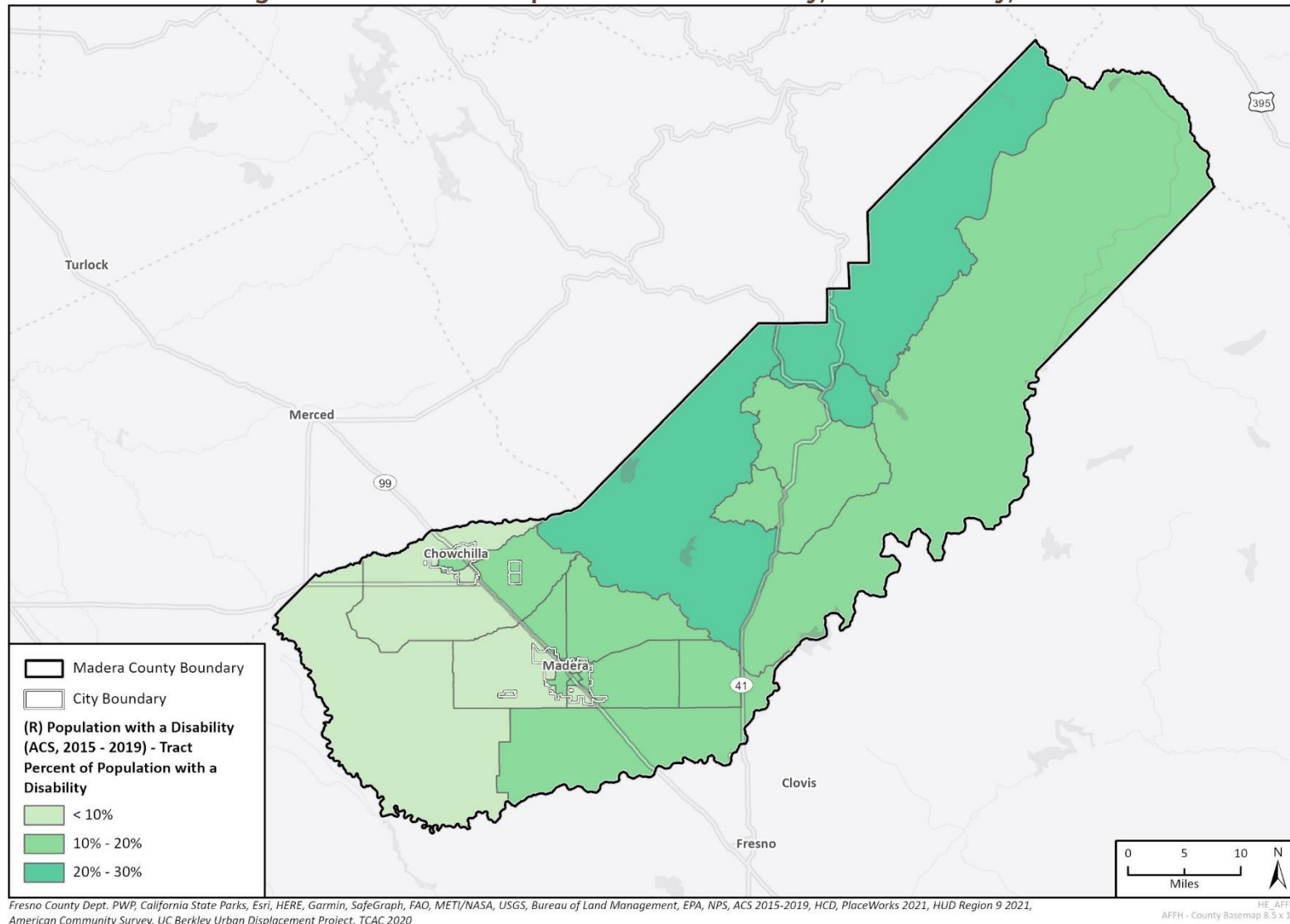
Figure 4-11 shows the percentage of population with a disability in 2019 within each census tract in Chowchilla. The central area of Chowchilla has a higher proportion of residents living with one or more disabilities (between 10% and 20% of the population with a disability). In contrast, less than 10% of the population outside the city center lives with a disability.

Local Data and Knowledge

- [There does not appear to be any areas or neighborhoods with concentrations of persons with disabilities.](#)
- [There does not appear to be any concentrations of group homes or residential care facilities. There are approximately 3-4 residential care facilities, but they are scattered throughout the community.](#)
- [There have been permits issued for construction of ramps or other accessibility modifications to homes in the area, primarily for older homes with raised foundations. Older homes need more repairs than newer homes.](#)

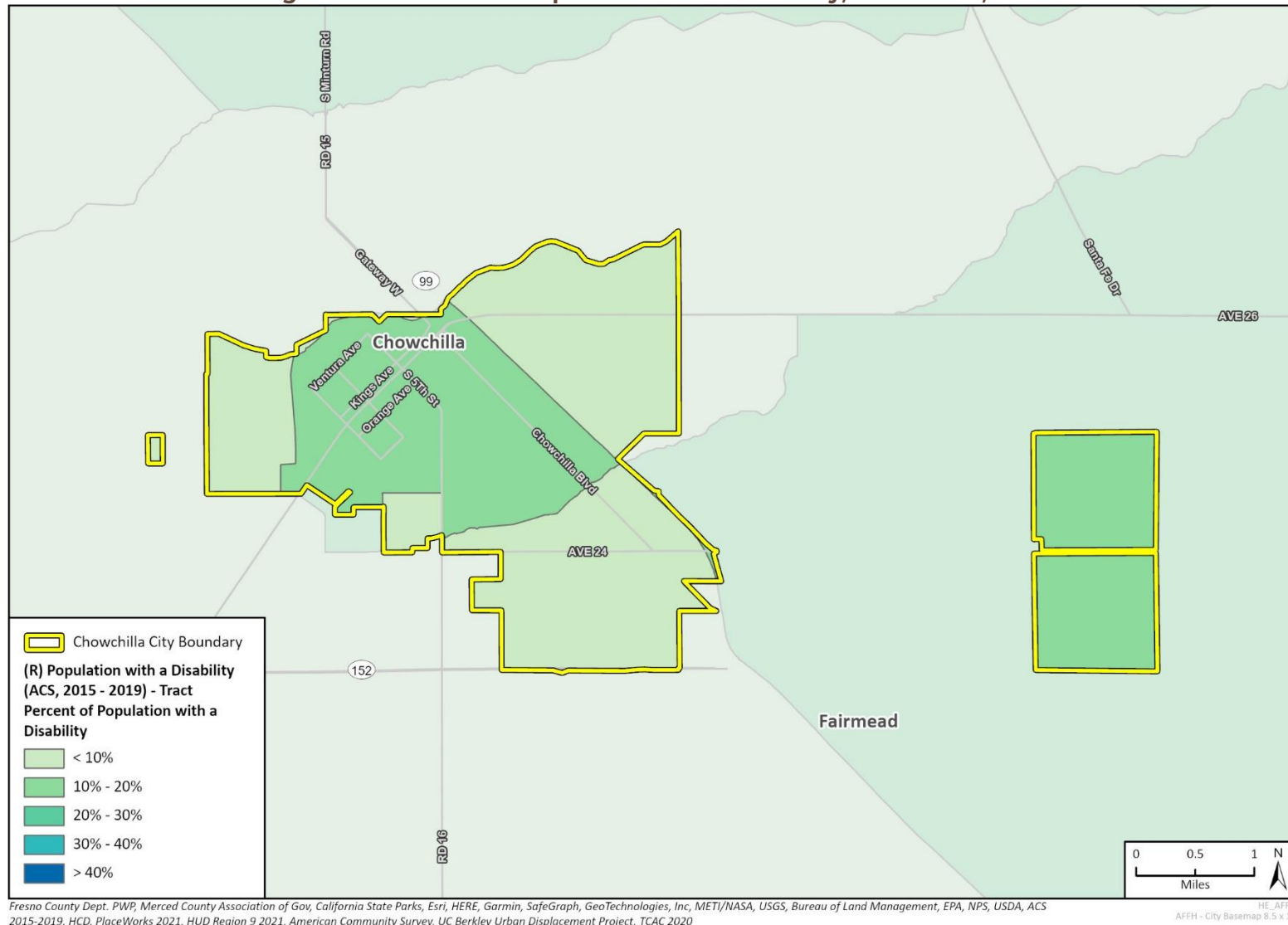
- [There have been requests for reasonable accommodation during the last planning period. The City worked with applicants to make the accommodation to private property at the cost of the applicant. The City also recently retrofitted City Hall to improve accessibility.](#)
- [The only locational differences in terms of disabilities are older versus newer homes. Older homes need more repairs and improvements. The City does receive ADA funding for improvements to public buildings and streets, as reflected in its Capital Improvement Program.](#)

Figure 4-10: Percent of Population with a Disability, Madera County, 2019



Source: AFFH Viewer 2022.

Figure 4-11: Percent of Population with a Disability, Chowchilla, 2019



Source: AFFH Viewer 2022.

4.3.3 Familial Status

Familial status refers to the presence of children under the age of 18 and the marital status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Examples of differential treatment include limiting the number of children in an apartment complex or confining households with children to a specific location are potentially discriminatory. Single-parent households are protected by fair housing law. A 2016 HUD study studied the effects of housing discrimination based on familial status. The study found that landlords presented households with children fewer housing options, and the units shown were generally larger, and as a result, slightly more expensive to rent.²⁴ Additionally, female-headed households with children require special consideration and assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services.

Regional Trends

Table 4-6 shows the presence of children in Madera County households in 2020. Households with children comprise 36% of the total households in Madera County in 2020. Married-couple families with children comprise the largest share of owner and renter households with children. A larger proportion of renter households (52%) have children present than owner households (28%). In addition, single-parent, female-headed households comprised 17% of renter-occupied households, but only 3% of owner-occupied households.

Table 4-6: Household Type and Presence of Children, Madera County, 2020

Household Type	Owner-Occupied		Renter-Occupied	
	Count	Percent	Count	Percent
Married couple family, with Children Present	6,887	23.5%	4,577	30.1%
Single-Parent, Male householder, no spouse present	539	1.8%	843	5.5%
Single-Parent, Female householder, no spouse present	823	2.8%	2,540	16.7%
Total Households with Children Present	8,249	28.2%	7,960	52.3%
Total Households	29,270	-	15,209	-

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115, 2016-2020 Estimates.

Figure 4-12 maps the percentage of children living in married-couple households per census tract in 2019. As shown, most children in Madera County live in married couple households. The highest percentage of children living in married couple households is located along the northern county boundary, where more than 80% of children live in married-couple households.

Figure 4-13 maps the percentage of children living in female-headed households per census tract in 2019. In most parts of Madera County, less than 20% of children live in female-headed, single-parent household. Areas with the highest percent of children living

²⁴ U.S. HUD. (2016). Discrimination Against Families with Children in Rental Housing Markets: Findings of the Pilot Study, <https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf>.

in female-headed, single-parent households are in Oakhurst and eastern parts of the City of Madera, where between 20% and 40% of children live in female-headed, single-parent households.

Local Trends

Table 4-7 shows the presence of children in Chowchilla households in 2020. Households with children present comprise 59% of the total households in Chowchilla, which is 23% higher than the county. Relative to Madera County as a whole, Chowchilla a substantially higher percentage of married couples with children. Similar to the county, married-couple families with children comprise the largest share of owner and renter households with children. However, on the contrary to Madera County, a larger proportion of owner households (67%) have children present than renter households (51%).

It is important to note that single-parent, female-headed households are more likely to rent than own, comprising 19% of renter-occupied households but only 1% of owner-occupied households. In contrast, married couple families and single-parent, male-headed households are more likely to own their home. This could indicate that single-parent, female-headed households have an overall lower household income than other household types.

Table 4-7: Household Type and Presence of Children, Chowchilla, 2020

Household Type	Owner-Occupied		Renter-Occupied	
	Count	Percent	Count	Percent
Married couple family, with Children Present	1,140	60.0%	478	30.6%
Single-Parent, Male householder, no spouse present	102	5.4%	21	1.3%
Single-Parent, Female householder, no spouse present	20	1.1%	295	18.9%
Total Households with Children Present	1,262	66.5%	794	50.8%
Total Households	1,899	-	1,563	-

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115, 2016-2020 Estimates.

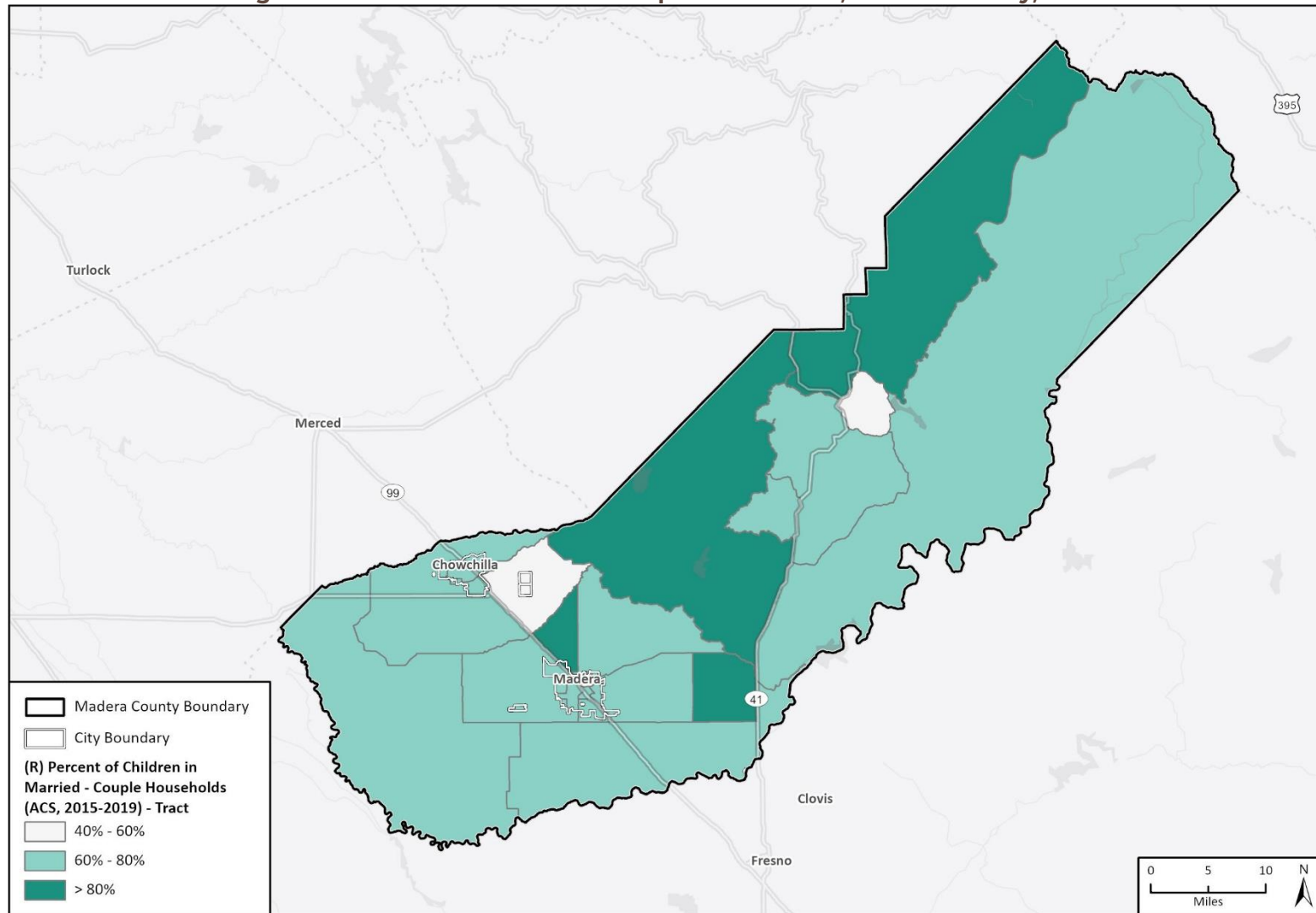
Figure 4-14 maps the percentage of children living in married-couple households per census tract in 2019. Most children in Chowchilla reside in married-couple households (between 60% and 80%). This is a higher percentage than in areas surrounding the City.

Figure 4-15 maps the percentage of children living in female-headed households per census tract in 2019. Less than 20% of children reside in single-parent, female-headed households, which is like most areas in the county. This is a lower percentage compared to areas surrounding the City.

Local Data and Knowledge

- [There do not appear to be any areas or neighborhoods with concentrations of families versus non-families.](#)
- [There are two large day care facilities and several smaller day care facilities. The facilities are spread throughout the community, primarily in residential areas.](#)

Figure 4-12: Children in Married-Couple Households, Madera County, 2019

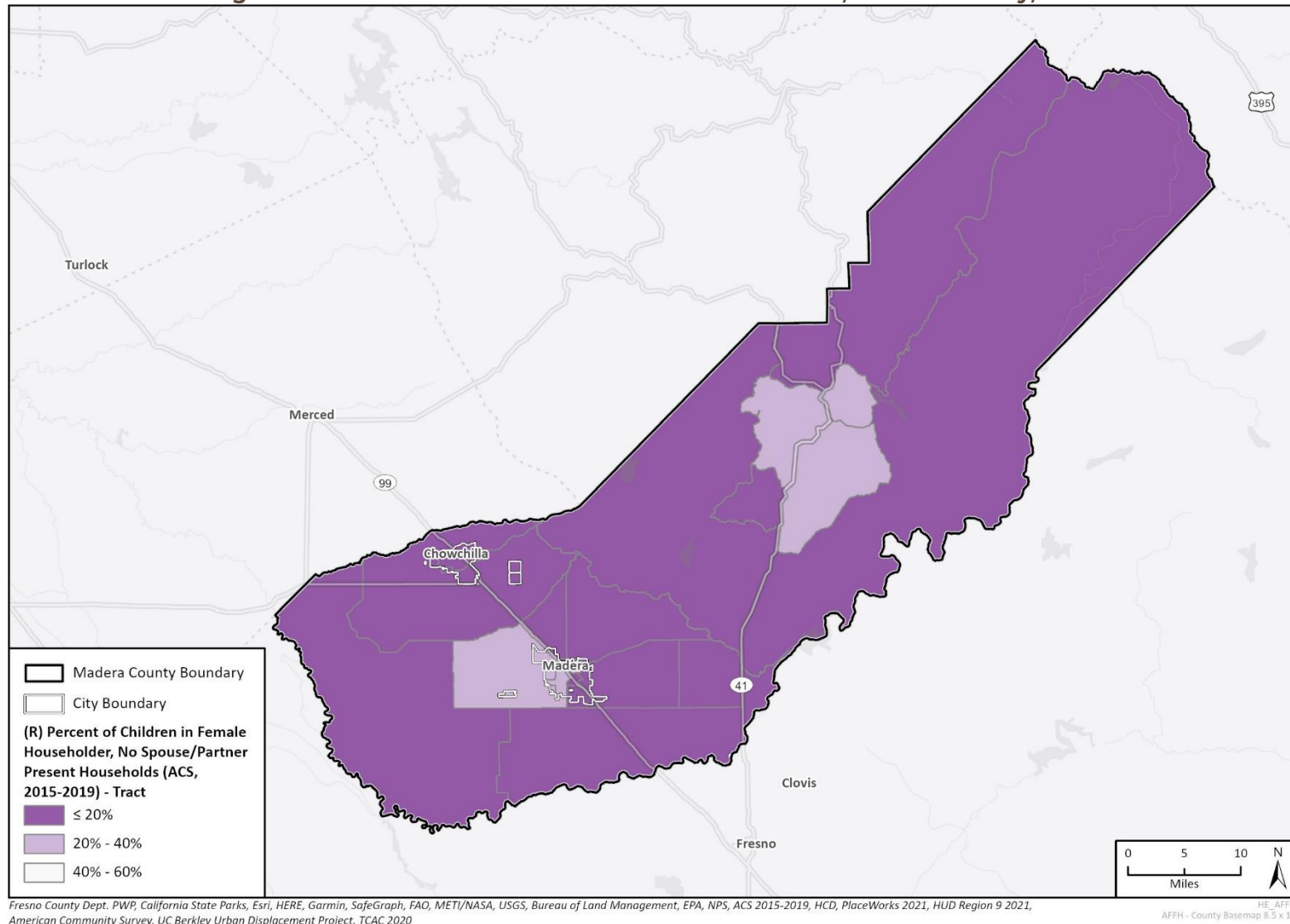


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - County Basemap 8.5 x 11

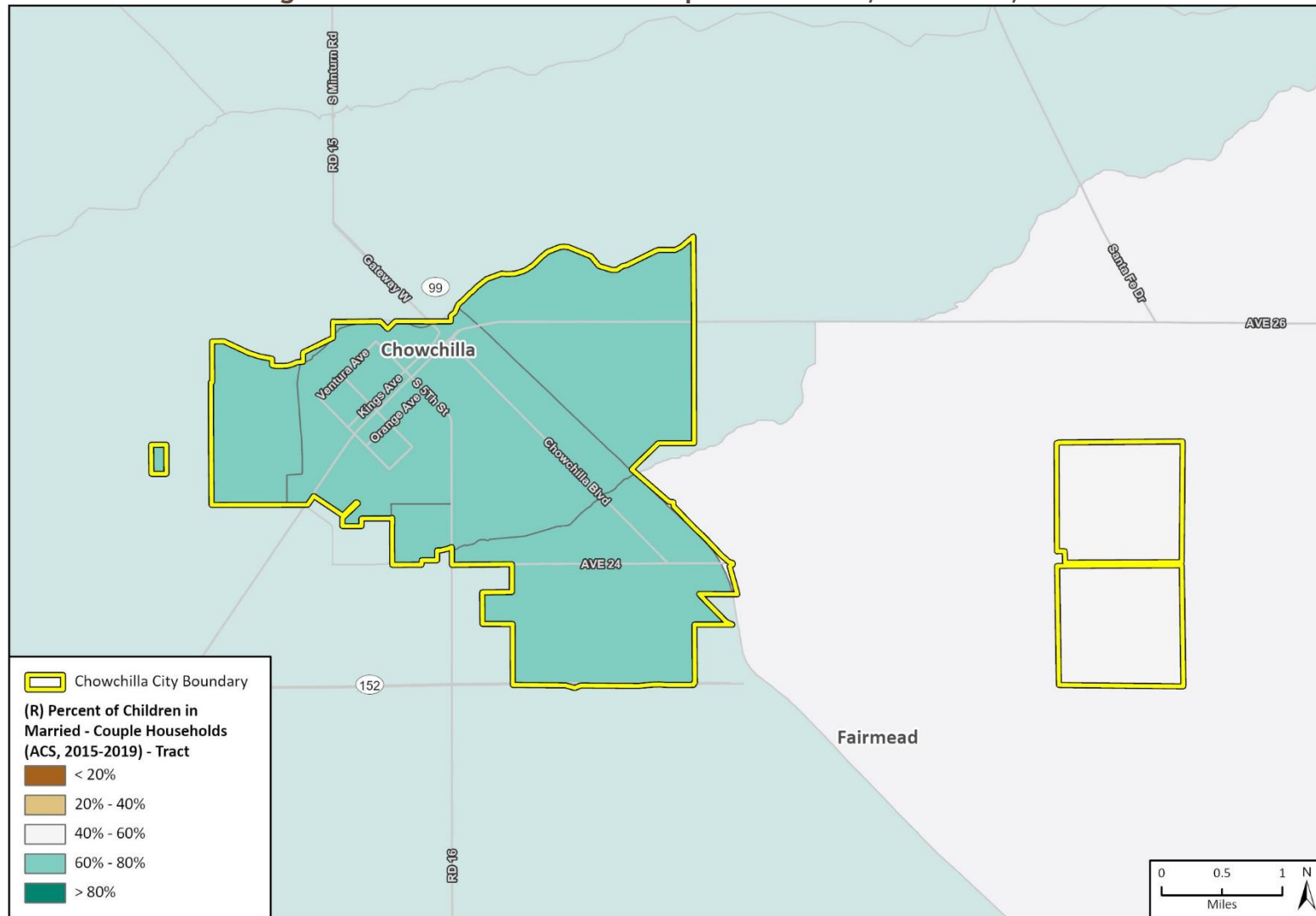
Source: AFFH Viewer 2022.

Figure 4-13: Female Headed Households With Children, Madera County, 2019



Source: AFFH Viewer 2022.

Figure 4-14: Children in Married-Couple Households, Chowchilla, 2019

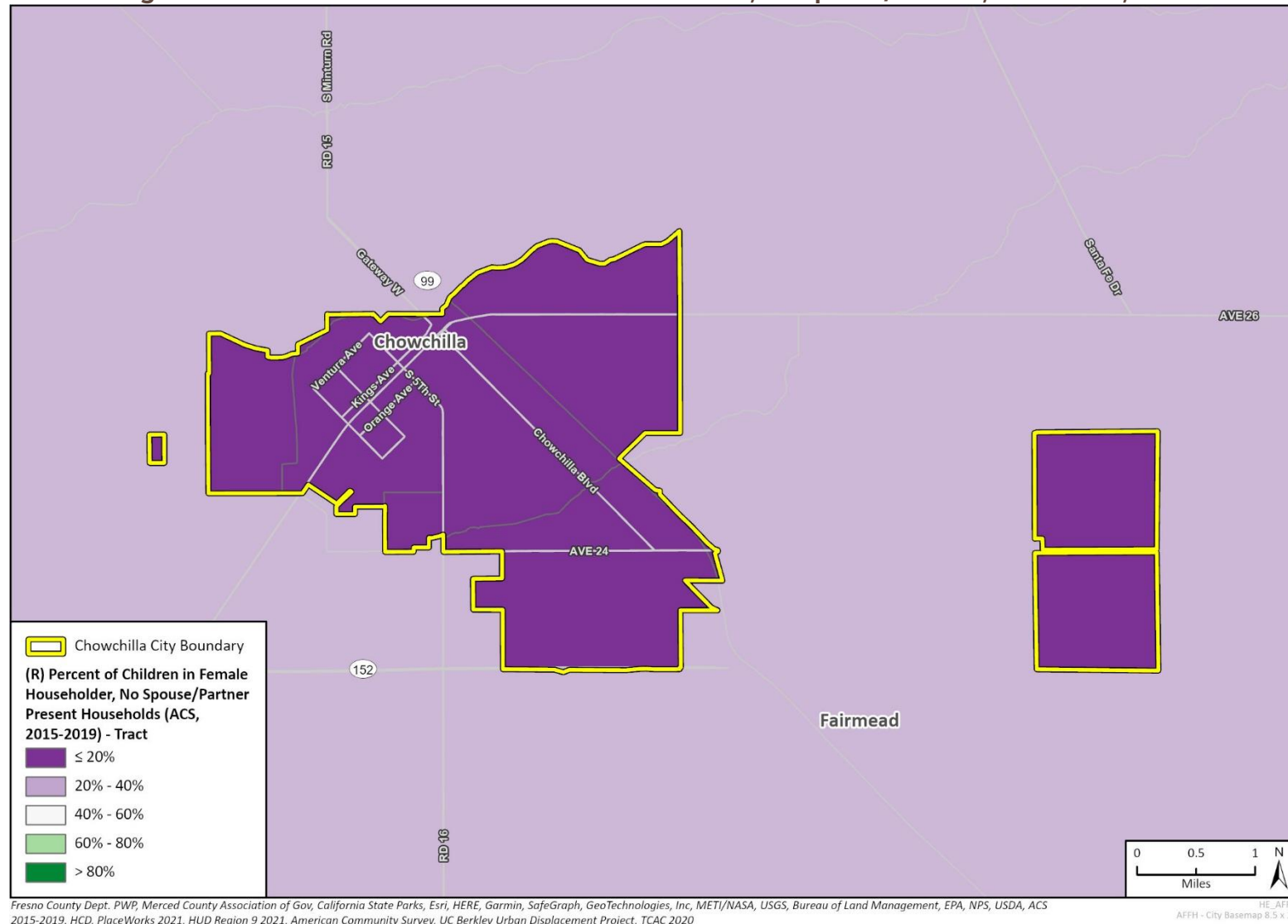


Fresno County Dept. PWP, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - City Basemap 8.5 x 11

Source: AFFH Viewer 2022.

Figure 4-15: Female Headed Households With Children, No Spouse/Partner, Chowchilla, 2022



Source: AFFH Viewer 2022.

4.3.4 Household Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have a choice in housing opportunities — that is, when they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

This section identifies income disparities using data based on median household income and low- or moderate-income (LMI) geographies. HUD defines an LMI area as a census tract or block group where over 51% of the population is LMI. The definition of low or moderate income is based on HUD income definitions of up to 80% of the AMI. Additional discussion regarding household income is included in **Section 3.1.3 Household Characteristics**.

Regional Trends

Madera County has a median household income of \$63,454 in 2021. **Figure 4-16** maps the median household income per census tract in Madera County in 2019. Median household income varies throughout the county; however, most households in the county have a median income that is lower than the state median income. Households near the northern county boundary tend to have lower median incomes. Generally, households in the urban core of cities have a lower income than rural or suburban areas.

Figure 4-17 maps the percentage of low and moderate income (LMI) population in Madera County in 2019. LMI population in the county are located in the eastern half of the county and in and around the cities of Madera and Chowchilla.

Local Trends

Compared to the county, Chowchilla has a lower median household income. In 2021, Chowchilla had a median household income of \$60,454. Similar to the county, the median household income of Chowchilla has significantly increased from 2015, when the city's median household income was \$34,559 (\$42,534 adjusted for inflation to 2023 value).

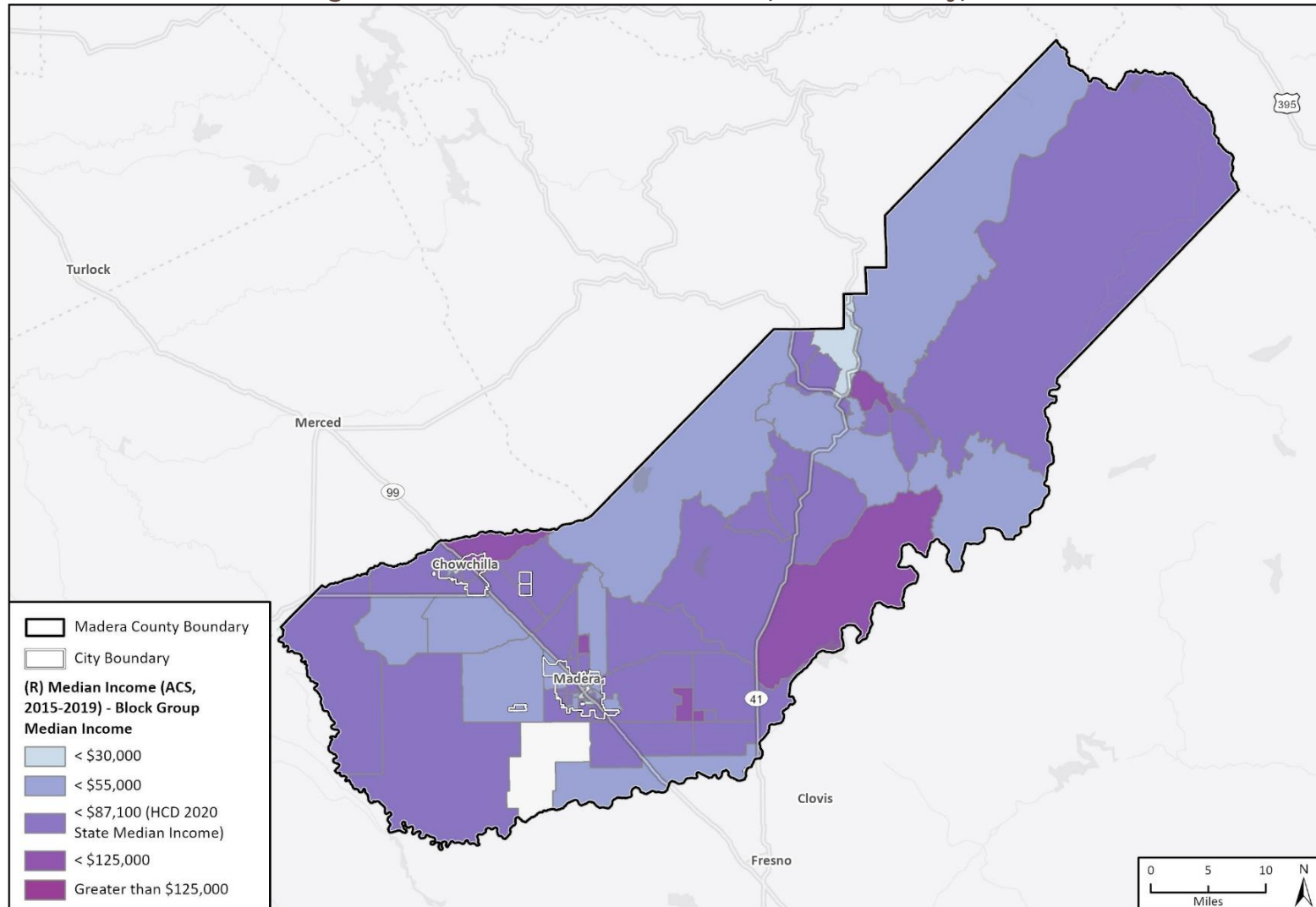
Figure 4-18 maps the median household income per census tract in Chowchilla in 2019. Central areas of the city have the lowest median household income, with a median household income below \$30,000. The northeastern part of the city has the highest median household income, between \$87,100 and \$125,000, which is higher than the household median income of most parts of the county and higher than the State median income. The disparity between household income is largely related to the housing type and housing price provided in these areas. The northeastern area of the City currently provides single-family residential homes solely, including Greenhill Estates priced from the low \$500s. Apart from Greenhill Estates, new construction is occurring and approved tentative maps for single-family residential homes are expected to expire during this housing element cycle.

Figure 4-19 maps the percentage of low and moderate income (LMI) population in Chowchilla in 2019. The highest percentage of LMI populations is in central areas of the city, with 75% to 100% of the population consisting of LMI populations. Other areas of the city have a considerably smaller percentage of LMI populations, with LMI populations consisting of less than 25% of the population in the northeast part of the city. Areas with high LMI populations also correspond with areas with high concentrations of non-White population and persons living with a disability.

Local Data and Knowledge

- [Areas along Washington Road are considered to be lower-income, higher poverty.](#)
- [Greenhills Estates is considered to be higher-income.](#)
- [HCV/Section 8 renters are spread throughout the community.](#)
- [Most housing assisted by public financing is located in the southwestern area of the city.](#)

Figure 4-16: Median Household Income, Madera County, 2019

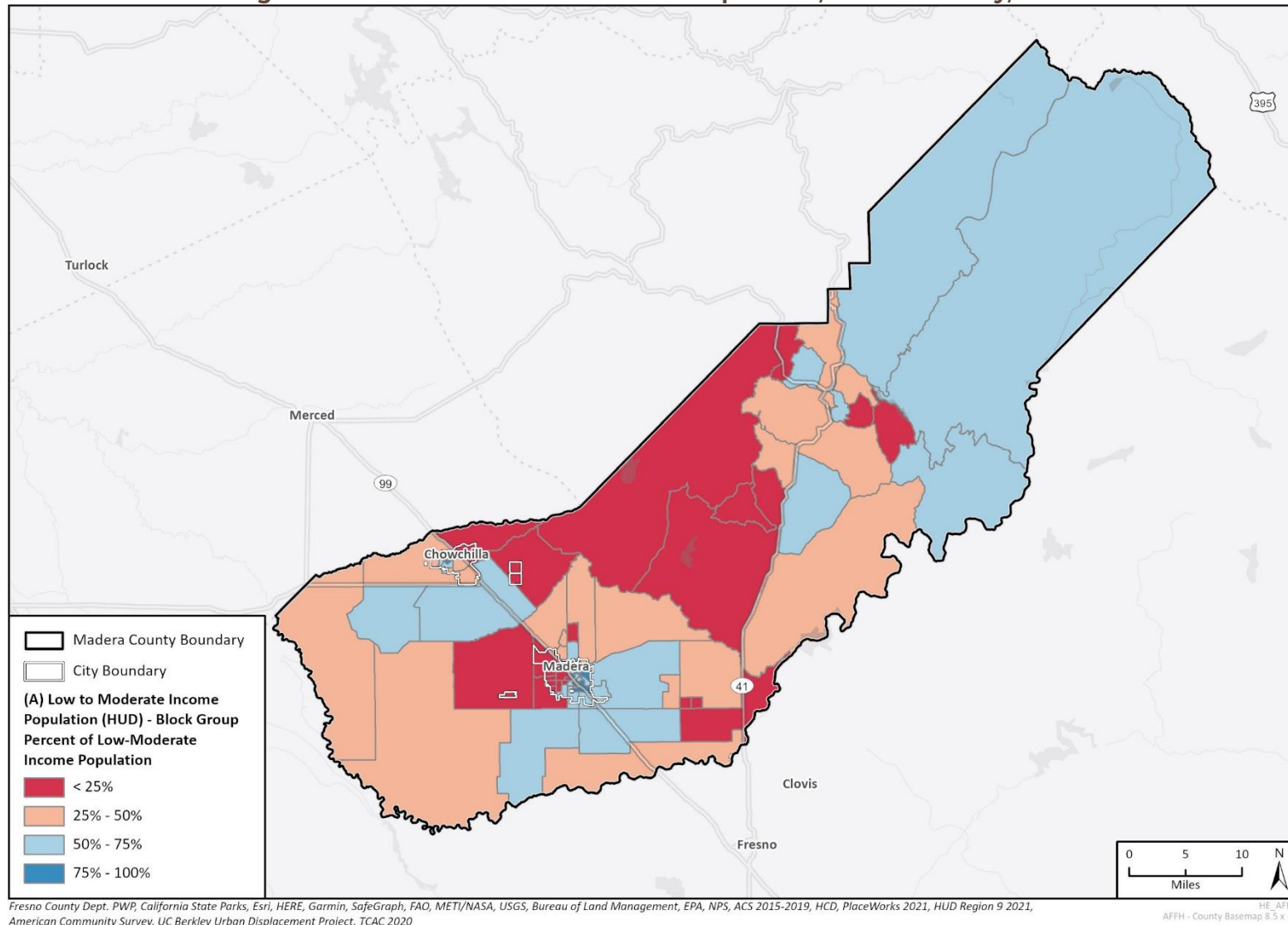


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

HE AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer 2022.

Figure 4-17: Low and Moderate Income Population, Madera County, 2019



Source: AFFH Viewer 2022.

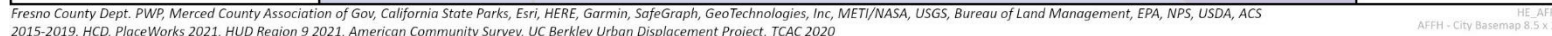
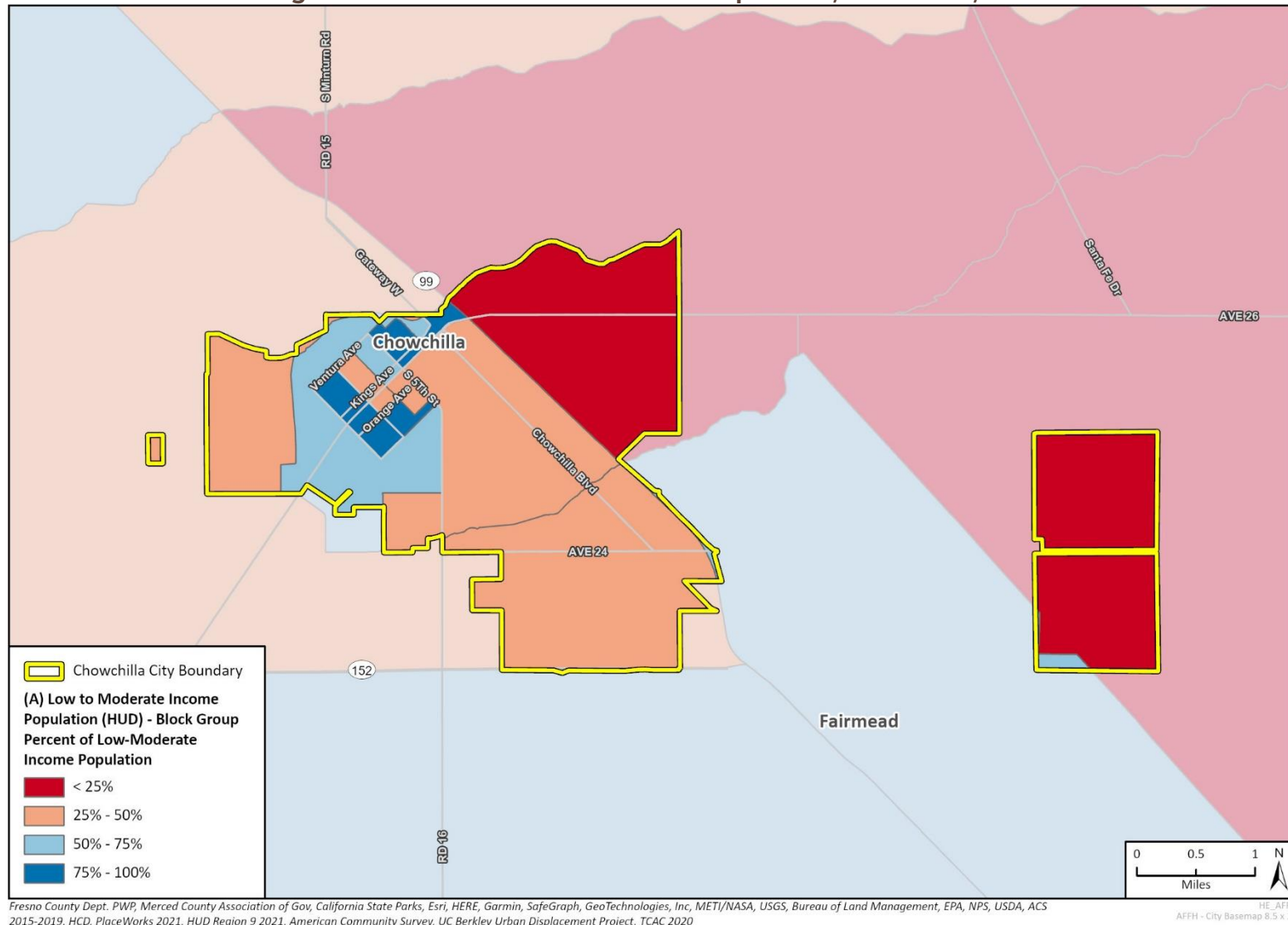


Figure 4-19: Low to Moderate Income Population, Chowchilla, 2019



Source: AFFH Viewer 2022.

4.3.5 Summary of Fair Housing Issues for Patterns of Segregation and Integration

Regarding race and ethnicity, segregation in Chowchilla is low compared to the state and county. Familial status is also similar throughout the city. However, segregation is substantial in person with disabilities and household income in Chowchilla. According to the analysis above, the central area of Chowchilla has a higher percentage of non-White population, higher percentage of disabled residents, and a lower median household income. Housing provided in the central area is also older. Developments in the pipeline (i.e., planned or approved projects under development that are presumed to be completed during the 2024-2032 planning period) are located in areas on the suburban fringe of Chowchilla. Most of these developments provide for moderate and above-moderate income housing, as listed in

Table 6-5. The lack of lower income housing provided in these areas could further increase segregation in Chowchilla.

Opportunity sites identified for lower income RHNA units are mostly located in the northeast area of the City, which is the block group with the lowest concentrations of non-White residents, person with disabilities, and the highest median household income. This will thus provide a diverse type of housing within Chowchilla, especially in areas that currently only provides higher-cost single-family homes, potentially decreasing segregation.

4.4 Racially and Ethnically Concentrated Areas of Poverty and Affluence

4.4.1 Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), HUD developed thresholds based on racial and ethnic concentration and income level. The definition for a racially and ethnically concentrated area is a geographic area (e.g., block group, census tract, etc.) with 50% or more non-White population and in “extreme poverty” in metropolitan or micropolitan areas. Extreme poverty are areas where 40% or more of households earn incomes at or below the federal poverty line, or where the poverty rate is three (3) times the average poverty rate in the metropolitan area, whichever is less. There are no R/ECAP tracts in Chowchilla, nor are there any R/ECAP tracts that abut Chowchilla.

Regional Trends

There are two (2) R/ECAP areas in Madera County, both located in the City of Madera, as shown in **Figure 4-20**. According to 2019 UDP estimates, most of the county have a Hispanic/Latino-White concentration.

Figure 4-21 show the neighborhood segregation in Madera County in 2019 by census tract. The census tracts in the center of the county consists of a three-group mix of Hispanic/Latino, other, and White. The R/ECAP in the northern part of the City of Madera have a Hispanic/Latino concentration and the R/ECAP in the center of the City of Madera have a Hispanic/Latino-White concentration.

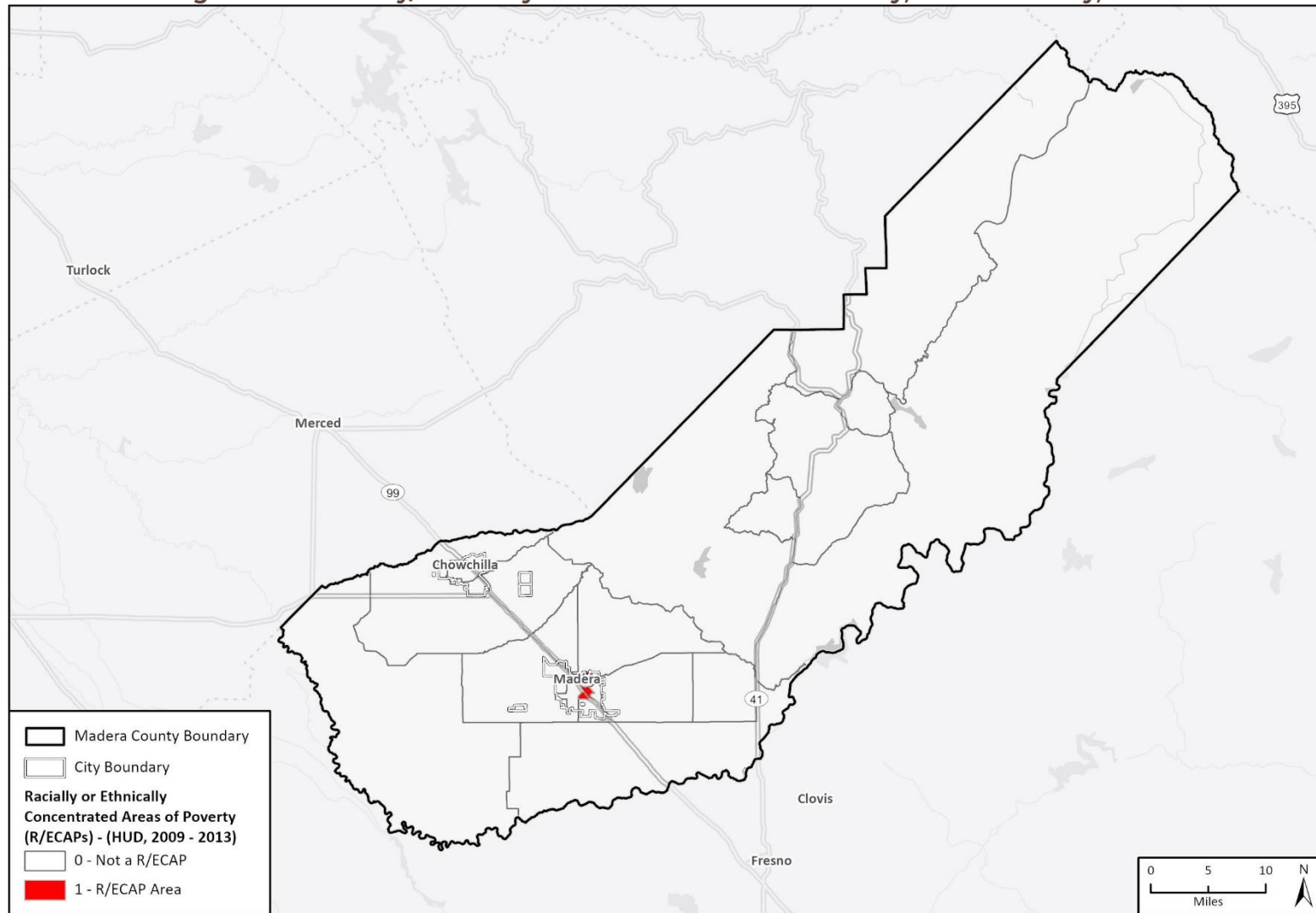
Figure 4-22 shows the poverty status in Madera County in 2019 by census tract. Poverty rates in Madera County are highest in urban areas and lowest in the rural, central area of the county. Areas within and near the cities of Chowchilla and Madera have the highest poverty rates in the county. Parts of the City of Madera have over 40% of the population living below the poverty line.

Local Trends

While there are no R/ECAPs or areas of high segregation and poverty in Chowchilla, there are areas with higher levels of poverty. In central parts of the city, between 20% and 30% of the population earn an income below the poverty line, as shown in **Figure 4-23**. In the rest of the city, between 10% and 20% of the population earn an income below the poverty line. The areas with the highest poverty levels correspond with areas that have a higher percent of residents with a disability and higher percent of non-White residents, as discussed in **Section 4.3 Segregation and Integration**.

Poverty rates in the center of the city decreased between 2014 and 2019, according to ACS 2010-2014 and 2015-2019 estimates. However, households below the poverty line living in the center of the city may have moved into other parts of the city since 2014, resulting in a decrease of poverty levels in the center of the city but an increase in poverty levels in the rest of the city. In 2014, the central area of the city had between 30% and 40% of the population below the poverty line and other parts of the city had about 12% of the population below the poverty line. In 2019, the central area of the city had between 20% and 30% of the population below the poverty line and other parts of the city had about 18% of the population living below the poverty line.

Figure 4-20: Racially/Ethnically Concentrated Areas of Poverty, Madera County, 2013

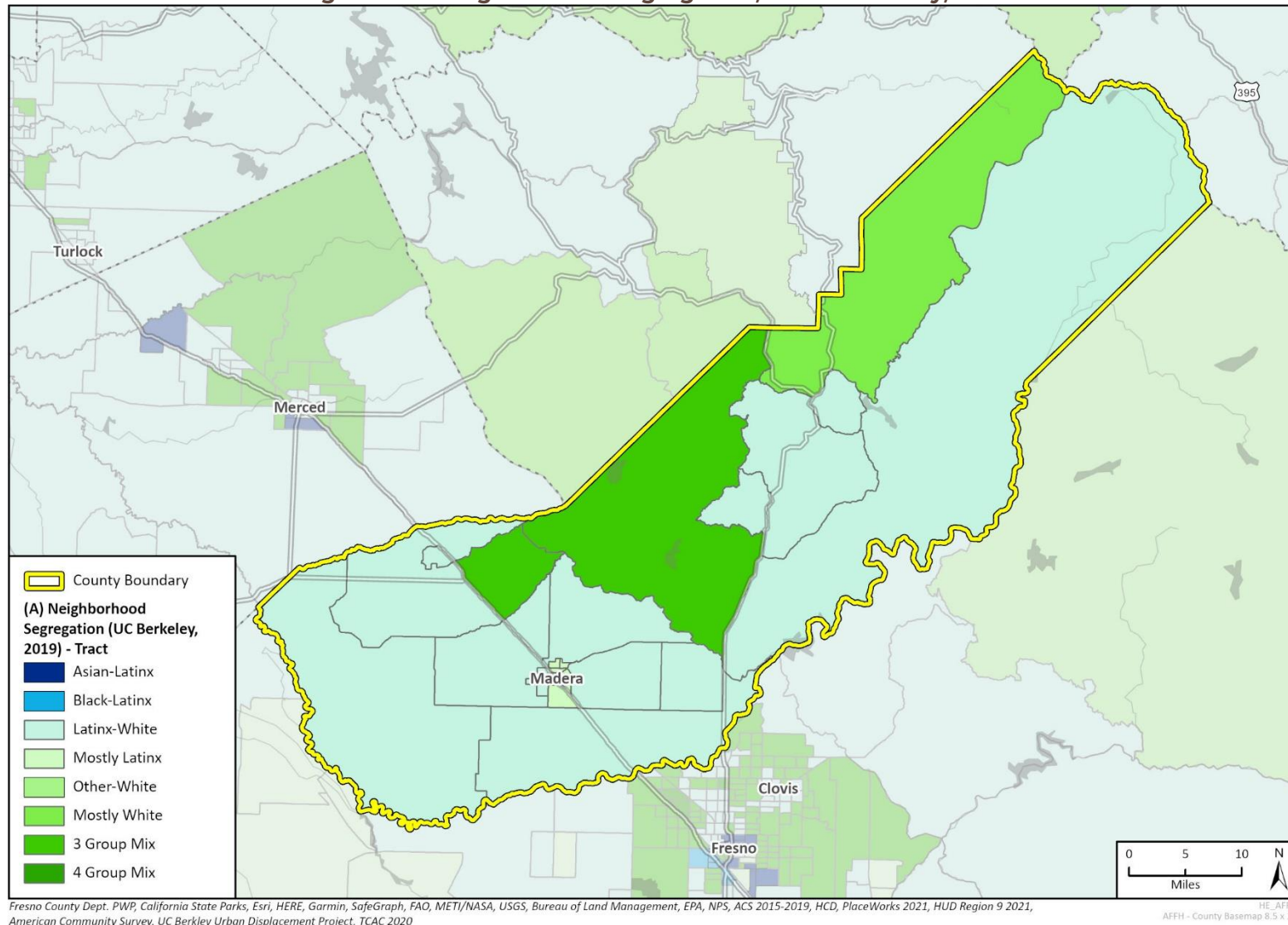


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - County Basemap 8.5 x 11

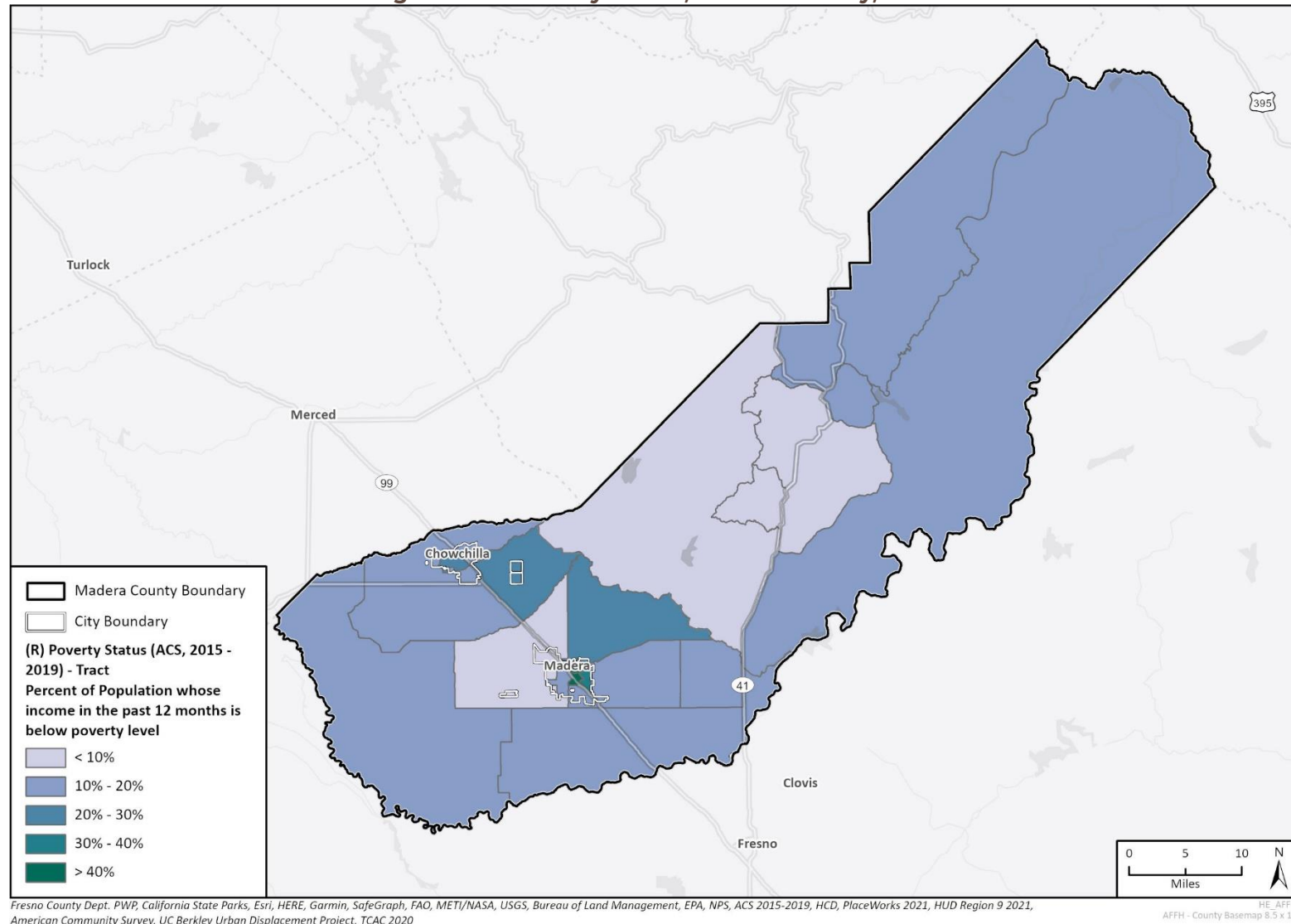
Source: AFFH Viewer 2022.

Figure 4-21: Neighborhood Segregation, Madera County, 2019



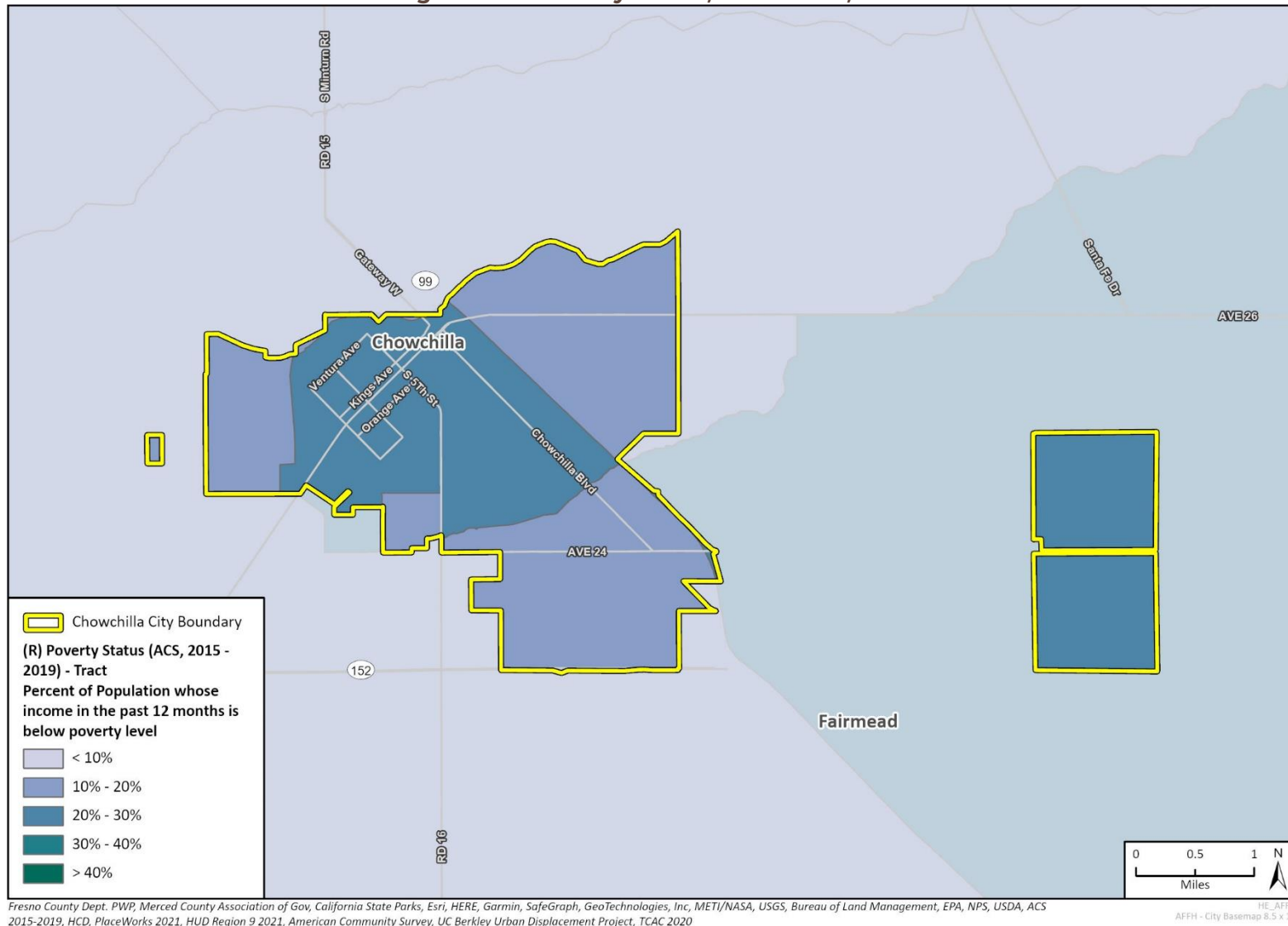
Source: AFFH Viewer 2022.

Figure 4-22: Poverty Status, Madera County, 2019



Source: AFFH Viewer 2022.

Figure 4-23: Poverty Status, Chowchilla, 2019



Source: AFFH Viewer, 2022

4.4.2 Racially and Ethnically Concentrated Areas of Affluence (RCAAs)

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated and promote equitable access to opportunity, a key to fair housing choice. RCAAs are defined as affluent, White communities.²⁵ According to a policy paper published by HUD, White residents are the most racially segregated group in the United States and those communities are typically more affluent than majority non-White communities. In addition to having a higher median income, areas of affluence experience less overcrowding, less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas, as described in **Section 4.3.4 Household Income**.

In June 2022, HCD published a map of RCAAs in California using data from ACS 2015-2019. The areas correspond to census tracts that have a percentage White population that is at least 25% larger than the regional average, plus a median income that is at least 50% higher than the regional average. There are no RCAAs in Madera County.

Regional Trends

There are no RCAAs in Madera County. However, there are several areas with a majority of White residents that have a relatively higher median household income than other parts of the county. Predominantly White census tracts in Madera County (**Figure 4-4**) with higher median household income levels (**Figure 4-16**) overlap with northeast Chowchilla and eastern Oakhurst. These areas have median incomes of \$93,750 (Chowchilla) and \$103,661 (Oakhurst).

Local Trends

There are no RCAAs in Chowchilla. However, areas with higher median incomes (**Figure 4-18**) within the city also have higher proportions of White residents (**Figure 4-6**) compared to areas with lower median incomes. Areas with the lowest percentage of non-White residents were located outside of the city center. The northeast area of Chowchilla has a higher percentage of white residents (47%) and the highest median household income in the city (\$93,750 per year). This area consists of the Greenhills Estates residential communities, a gated community that surrounds the Pheasant Run Golf Club.

Besides Greenhill Estates, which makes up approximately half of the northeastern area of Chowchilla, Rancho Calera, a master planned community of 579 acres, is planned to be developed with up to 2,042 residential units. Currently, two (2) approved tentative maps is expected to result in the construction of 219 above-moderate single-family units. The property owner/developer of Rancho Calera has also entered a development agreement that prevents the City from requiring the community to provide a minimum number of below-market rate housing units. As such, the northeastern area of the City is likely to remain the highest median household income due to the foreseen high housing costs.

²⁵ Goatz, Damanio and Williams (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation, <https://www.huduser.gov/portal/periodicals/cityscape/vol21num1/ch4.pdf>

However, as described in **Section 4.3.5**, opportunity sites identified for lower income RHNA units are mostly located in the northeast area of the City. This could provide a more diverse housing type and cost in that area.

4.5 Disparities in Access to Opportunities

Land use policies and urban planning impact the ability of residents to access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. The limits on housing choice and access experienced by people within protected classes, such as race, sexual orientation, or disability, have far-reaching impacts on access to job opportunity, quality education, and mental and physical health.²⁶ This section analyzes the following place-based characteristics linked to opportunity indicators: quality education, employment, transportation, and healthy environment. The primary objective is to understand the disparity between communities in terms of access to real and potential economic benefits and quality of life.

4.5.1 Transit Access and Walkability

Reliable public transit access and active transportation options, such as walking and biking, are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities. Lack of transportation options can impede fair housing choice and continue to reinforce barriers for low-income communities in accessing housing and employment opportunities.

Regional Trends

Madera County has varied access to public transit. While there are several bus and Dial-A-Ride services offered in the cities of Madera and Chowchilla, rural and eastern parts of the county have limited access to public transit. Accessible transportation infrastructure includes Madera County Connection (MCC) Transit, which provides bus service throughout the city of Madera and to Chowchilla and eastern Madera County. [There are five \(5\) bus stops in Chowchilla that are on the Chowchilla – Fairmead route, managed by Madera County Transit Services. This route provides five \(5\) trips each Monday through Friday from Downtown Madera to Chowchilla via Fairmead.](#)

MCC Transit connects to other transit services in the region, including the Fresno Area Express, Yosemite Area Regional Transportation System, City of Chowchilla Area Transit (CATX), and City of Madera Dial-A-Ride. The City of Madera also operates the Madera Metro, a fixed-route bus service. Other transit options in the county include Eastern Madera County Medical Escort Van, Eastern Madera County Senior Bus (for seniors 60 and older and persons with disabilities), MCC Madera Area Dial-A-Ride (for rides beginning or ending in county areas or the city of Madera), MCC Chowchilla Area Dial-A-Ride, Amtrak, and Greyhound bus systems.

²⁶ California Department of Housing and Community Development. (2021). Affirmatively Furthering Fair Housing: Guidance for All Public Entities for Housing Elements. Accessed November 15, 2023, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Dial-A-Ride is a public transit system primarily serving the elderly and disabled. Dial-A-Ride provides an alternative service for passengers preferring the convenience of curb-to-curb transportation due to age, disability, or distance from a transit route. Although Dial-A-Ride is available to any member of the public, its first priority is to provide complementary paratransit service in accordance with the Americans with Disabilities Act (ADA). The service operates weekdays from 7:00 a.m. to 6:30 p.m., Saturdays from 9:00 a.m. to 4:00 p.m., and Sundays from 8:30 a.m. to 2:30 p.m. The one-way Dial-A-Ride fare within the fixed route area, other parts of the City, and parts of the County is \$1.00 for ADA riders and seniors and \$3.00 for the public. The fare for all riders in the DAR service area outside the \$1.00 County area is \$3.00 for all riders. Dial-A-Ride operations take place within the Madera urban area, covering a five-mile radius from the downtown area, and transport approximately 70,000 riders annually. The City provides an ADA-Paratransit brochure in both English and Spanish.²⁷

Madera County received an average AllTransit performance score of 1.2 which equates to an exceptionally low combination of trips per week and number of jobs accessible by transit. Less than 1% (0.5%) of commuters use transit, 3% walk, and 0.6% bike to get to work.

Local Trends

Chowchilla has limited access to public transit. The City of Chowchilla operates CATX, a curb-to-curb Dial-A-Ride bus transit service with wheelchair accessibility available on weekdays. Other transit options in the city include bus service through MCC and MCC Dial-A-Ride. Chowchilla received an average AllTransit performance score of 1.2 which equates to an exceptionally low combination of trips per week and number of jobs accessible by transit. Approximately 0% of commuters use transit, 5% walk, and 1% bike to work.

According to the 2018 Madera County Active Transportation Plan, pedestrian infrastructure in Chowchilla is limited.²⁸ Many striped crosswalk lines were considered fading or no longer visible, curb ramps did not often include tactile areas or truncated domes to alert persons with disabilities to crossing locations, and there was a general lack of pedestrian-scale lighting.

Walk Score is a private company that offers a walkability index, which measures the pedestrian friendliness of a given location by analyzing walking routes to nearby amenities and examining population density and road metrics, including block length and intersection density.²⁹ According to Walk Score, Chowchilla had a walk score of 25 which means most errands require a car. The Environmental Protection Agency (EPA) also has a walkability index, which ranks block groups according to their relative walkability.³⁰ Areas

²⁷ City of Madera. (2020). Analysis of Impediments to Fair Housing Choice. Accessed November 15, 2023, <https://www.madera.gov/wp-content/uploads/2020/12/Madera-2020-2024-Analysis-of-Impediments-to-Fair-Housing.pdf>

²⁸ Madera County Transportation Commission. (2018). 2018 Madera County Active Transportation Plan. Accessed November 15, 2023, <https://www.maderactc.org/transportation/page/active-transportation-plan>

²⁹ Walk Score. (2021). Walk Score Methodology. Accessed November 15, 2023, <https://www.walkscore.com/methodology.shtml>

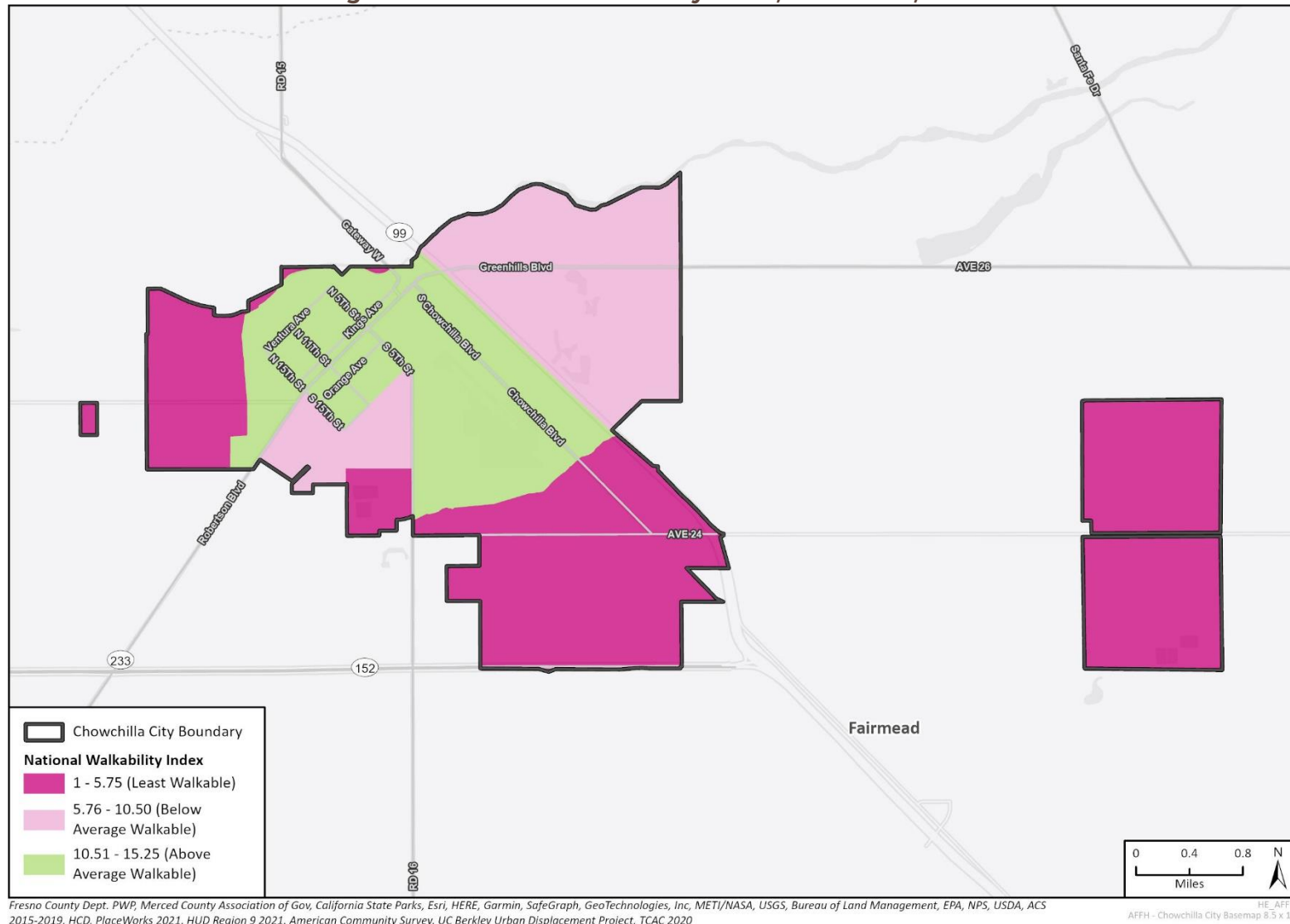
³⁰ U.S. EPA (2021). National Walkability Index User Guide and Methodology, <https://www.epa.gov/smartgrowth/national-walkability-index-user-guide-and-methodology>

in central Chowchilla are considered above average walkability, while the rest of the city is considered below average and least walkable (**Figure 4-24**).

Local Data and Knowledge

- [The City is working with Caltrans to promote walkability downtown, improve sidewalks along Robertson Boulevard, and improve visibility and reduction of speed.](#)
- [Residents without car access generally use the Dial-a-Ride service or CATX to travel to work or access resources like medical care.](#)
- [Major community facilities are primarily located downtown, including schools, City Hall, the Senior Center, and library. There are parks spread throughout the community.](#)

Figure 4-24: National Walkability Index, Chowchilla, 2022



Source: EPA National Walkability Index, 2022.

4.5.2 Education

Economics literature has consistently found about a 10% increase in wages/salary with each additional year of education.³¹ Therefore, educational attainment is linked to income and therefore housing opportunities. To assess educational opportunities by geography, this analysis uses TCAC education domain scores, which incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates, and student poverty rates at the census tract level.

Regional Trends

Education outcomes are highest in the rural, central, and eastern parts of Madera County (**Figure 4-25**). Educational outcomes in more urban areas of the county, including the cities of Madera and Chowchilla, as well as areas east and south of the city of Madera have fewer positive outcomes. Areas of the county with the least positive education outcomes are east of Chowchilla and south of the city of Madera. According to Kidsdata.org, a data compilation program of the Lucile Packard Foundation for Children's Health, Madera County high school graduation rates are highest among Asian-American students (89%), White students (87%), and Hispanic/Latino students (87%). Comparatively, graduation rates were lower among Black/African American students (80%) and American Indian/Alaska Native students (77%), and multiracial students (77%).

Local Trends

Chowchilla is served by the Chowchilla Elementary School District, which operates four (4) elementary schools and one middle school, and the Chowchilla Union High School District. In 2022, Chowchilla Elementary School District had a student enrollment of approximately 2,178 students, grades kindergarten through 8th grade.³² Chowchilla Union High School District operates Chowchilla Union High School, Gateway Continuation, a continuation school, and an Independent Study program. Chowchilla Union High School had a student enrollment of 1,090 students in 2022. About 75% of enrolled students are eligible for free or reduced-price lunch, indicating that most students reside in low-income households or live in households earning an income below the poverty line.³³ According to Kidsdata.org, Chowchilla had a high school graduation rate of 83% in 2020, a 9% decrease from the graduation rate in 2016 (92%).

Education outcomes in Chowchilla are considered less positive in the center of the city and more positive throughout the rest of the city, as shown in **Figure 4-26**. Less positive education outcomes in the central part of the city overlap with a larger non-White population (**Figure 4-5**), lower median incomes (**Figure 4-18**), and higher poverty rates (**Figure 4-23**).

³¹ Annual Disability Statistics Compendium, 2020. <https://disabilitycompendium.org/annualreport>

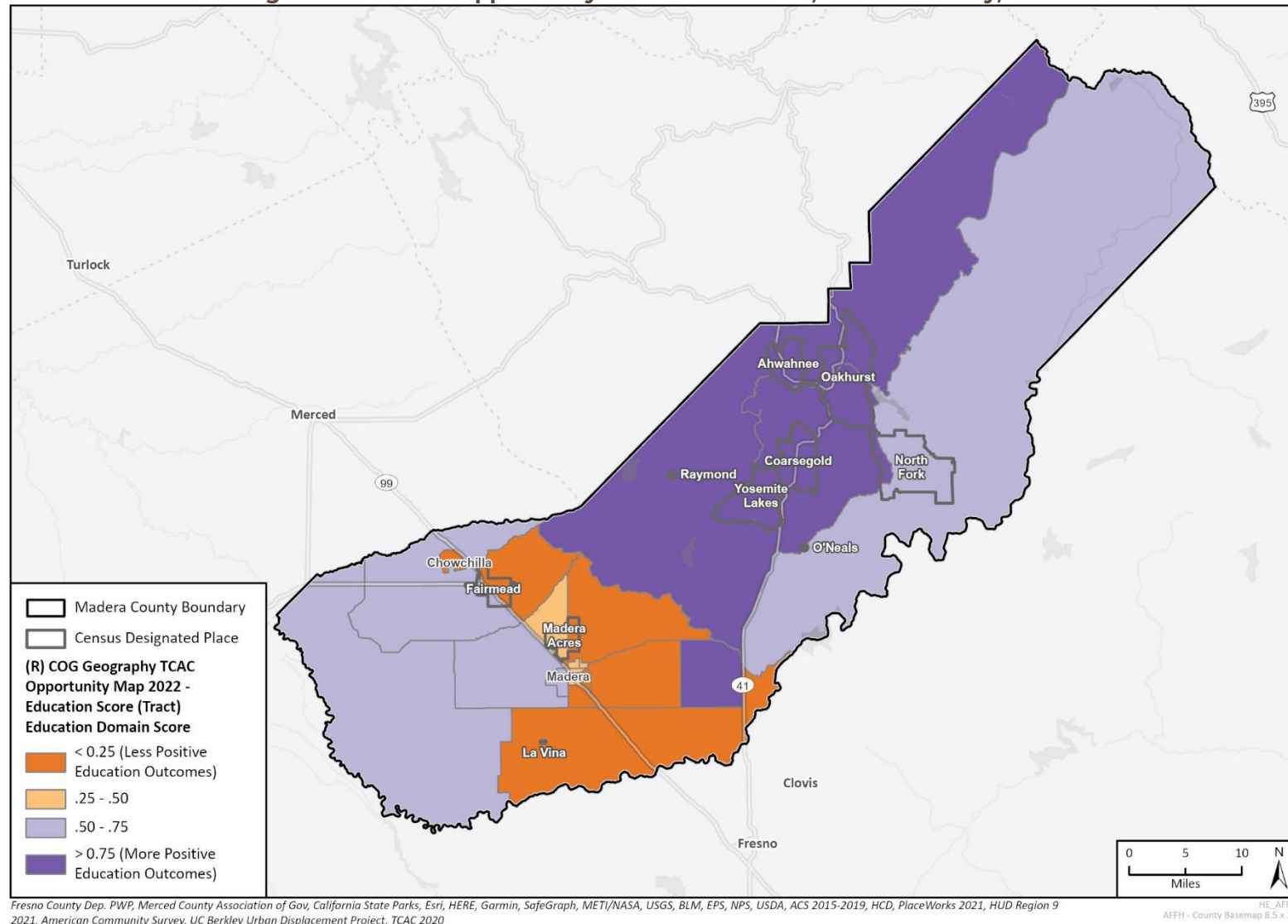
³² ED Data, 2022. <http://www.ed-data.org/district/Madera/Chowchilla-Elementary>

³³ National Center for Education Statistics, 2022. https://nces.ed.gov/ccd/schoolsearch/school_detail.asp?ID=060855000852

Local Data and Knowledge

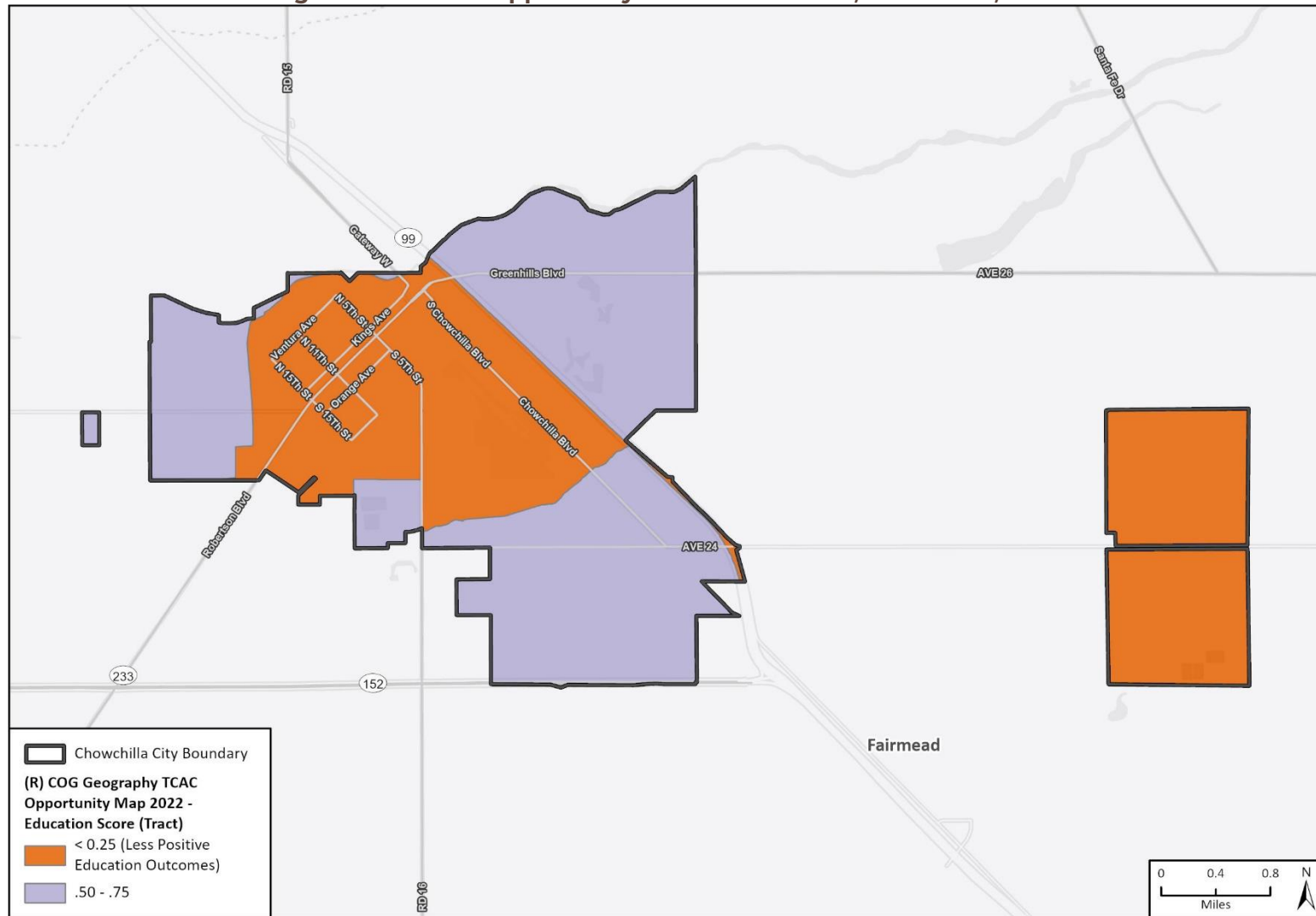
- There is one high school, one junior high school, and three elementary schools. All but two schools are located in the central area. Reagan Elementary School is located to the northeast and Fairmead Elementary School is located in Fairmead.
- The less positive educational outcomes appear to correlate with the known lower income, disadvantaged areas of the city.
- There are some vocational opportunities in the city that are provided through Merced College. Some trades are taught at the high school in partnership with Merced College. There are no other upper education opportunities in the city.
- Chowchilla Union High School District recently hired two community liaisons to conduct outreach to families. The District also got approved for a social worker to meet with families and provide information of social and financial services.
- Community members do not have the opportunity to select the schools that their students attend. Schools are divided by grades, with each school having specific set of grades that are taught. For example, all students attend first grade at Reagan Elementary School.
- There are no private or charter options located in the community. The nearest is the Stoneridge Christian School located in Merced County.
- The only known factor that influences the current rates of high school graduation or college attendance is the importance of farming in the community.
- There are no known organizations that provide services like tutoring that could help improve educational outcomes, other than after school programs.
- There are new subdivisions and new master planned areas, including Rancho Calera and Century Communities' Orchard View (construction began in 2024). Students in these new subdivisions will go to schools as described above.

Figure 4-25: TCAC Opportunity Areas – Education, Madera County, 2022



Source: AFFH Viewer 2022.

Figure 4-26: TCAC Opportunity Areas – Education, Chowchilla, 2022



Fresno County Dept. PWP, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - Chowchilla City Basemap 8.5 x 11

Source: AFFH Viewer 2022.

4.5.3 Economic Outcomes

Housing opportunities and economic opportunities are closely linked. Access to high quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC economic indicators, employment participation data from the ACS and the HUD Jobs Proximity Index.

TCAC economic opportunities are measured by census tract. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes. The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

Regional Trends

Economic outcomes vary across Madera County. Areas with more positive economic outcomes are in the eastern part of the county, and areas near Oakhurst and areas west and south of the city of Madera have the highest economic outcomes in the county, as shown in **Figure 4-27**. In contrast, areas within the cities of Madera and Chowchilla and in the western part of the county have the lowest economic outcomes in the county.

In 2020, Madera County had a labor force participation rate of 55% of persons 16 years and over. Estimates from the California Employment Development Department show that the average salary in Madera County in 2022 was \$54,790. Management, legal occupations, and healthcare professionals and technical occupations have the highest average salary, more than \$45,000 higher than the county average salary.³⁴ Occupations related to personal care and service, food preparation and serving, healthcare support, and fishing, farming, and forestry occupations have the lowest average salary, at less than \$40,000. The largest industries in Madera County in terms of employment include educational services, health care, and social assistance (22%); agriculture, forestry, fishing and hunting, and mining (15%); and retail trade (10%). Most jobs in these industries have lower average salaries.

Local Trends

In 2020, Chowchilla had a labor force of 4,867 for persons 16 years and over and a labor force participation rate of 32% (2016-2020 ACS). This is an increase of approximately 8% from the city's 2015 labor force participation rate. The largest employment industries in Chowchilla are educational services, health care, and social assistance (24%); construction, agriculture, forestry, fishing and hunting, and mining (10%); and public administration (10%). Major employers in Chowchilla includes the Valley State Prison for Women which employees over 1,000 people and Certain Teed Corp.

Access to employment opportunities varies across the city. The northeast and portions of the central part of the city have further job proximity index scores, while western and southeastern parts of the city had the closest job proximity index scores, as shown in **Figure 4-28**. While portions of the central part of the city had closer job proximity index scores,

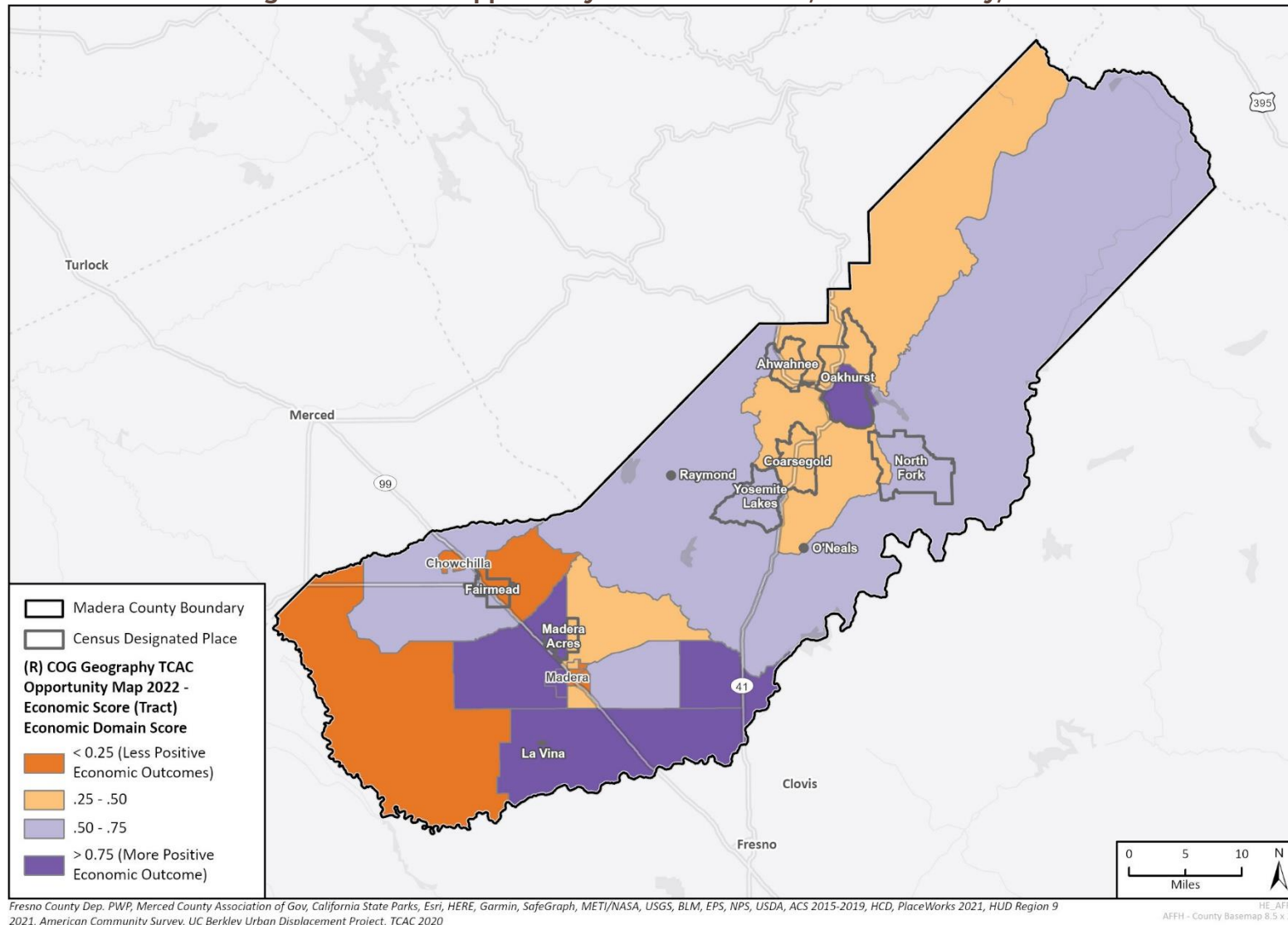
³⁴ California Employment Development Department, Occupational Wage data, 2022

this area had the least positive economic outcomes, as shown in **Figure 4-29**. The western, northeastern, and southeastern areas have more positive economic outcomes. Areas in the central and southern parts of the city with closer job proximity scores are primarily zoned light and heavy industrial, service commercial, and highway commercial. The northeastern part of the city had the most positive economic outcomes and the furthest job proximity scores in the city. This area is primarily zoned median and high density residential.

Local Data and Knowledge

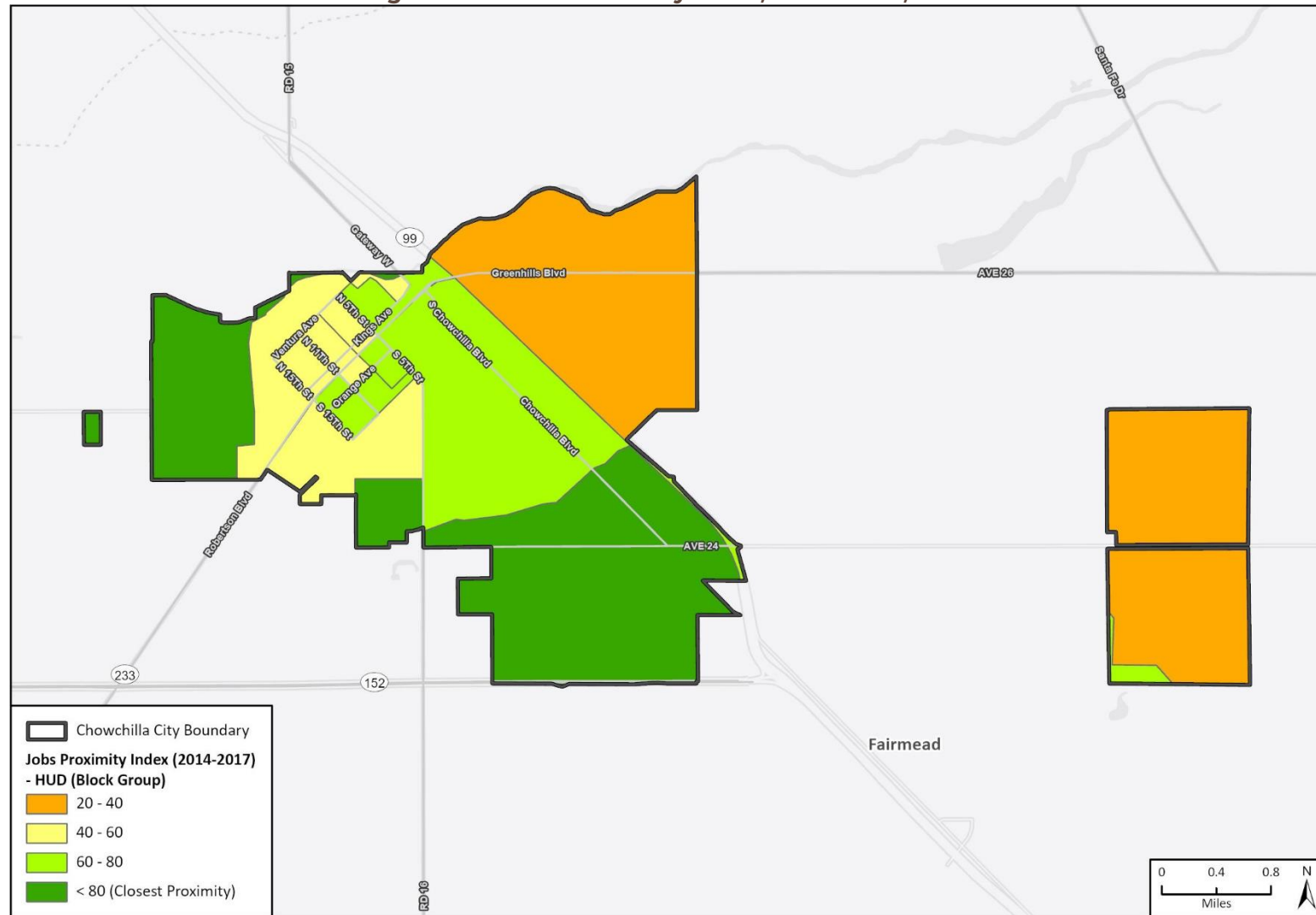
- [Major employers in the area are shown and discussed in Section 3.1.2. Employment Trends and in Table 3-14. The Auto Zone Distribution Center is expected to open in Chowchilla in 2024, employing 300-350 people.](#)
- [Outside Madera County, there are major industries in Merced County which is approximately 15 miles north of Chowchilla.](#)
- [Chowchilla is developing with commercial and industrial uses, which will create new employment opportunities in the near future.](#)
- [High-speed internet is readily available and there are no known areas with challenges for cell signal access.](#)
- [The City has various incentive programs designed to encourage job creation in the community. For example, the City will reduce the development impact fees for new industrial facilities by \\$4,000 per job created.](#)

Figure 4-27: TCAC Opportunity Areas – Economic, Madera County, 2022



Source: AFFH Viewer 2022.

Figure 4-28: Jobs Proximity Index, Chowchilla, 2022

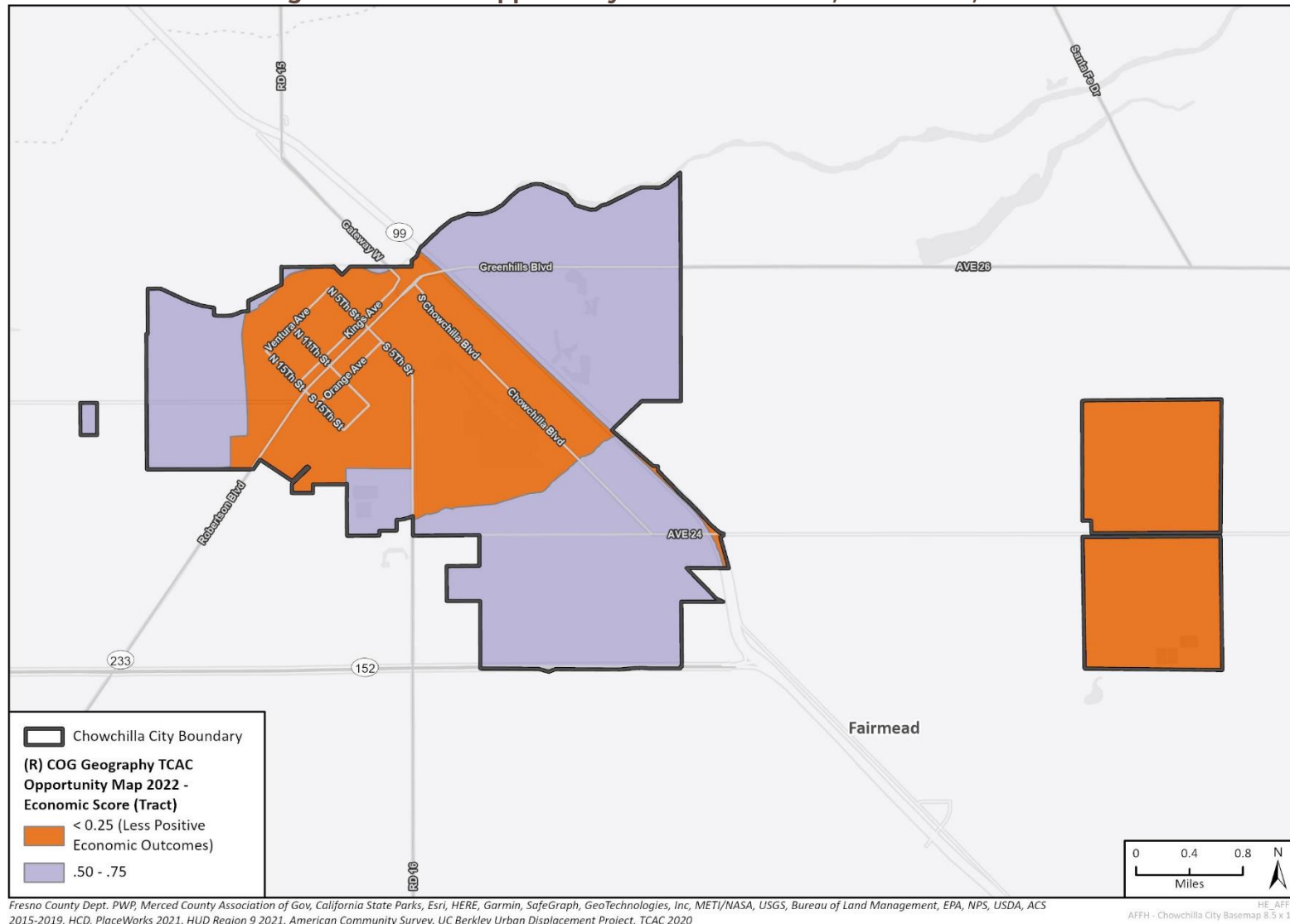


Fresno County Dept. PWP, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - Chowchilla City Basemap 8.5

Source: AFFH Viewer 2022.

Figure 4-29: TCAC Opportunity Areas – Economic, Chowchilla, 2022



Source: AFFH Viewer 2022.

4.5.4 Healthy Environment

Healthy Environment in AFFH addresses disparities in access to environmentally healthy neighborhoods by protected class groups. An assessment of environmentally healthy neighborhoods can include air and water quality, safety, environmental hazards, social services, and cultural institutions. Federal and state regulations require jurisdictions to analyze environmental justice in an effort to ensure people have equal access to safe and healthy housing. The California Office of Environmental Health Hazard Assessment developed CalEnviroScreen, a mapping tool that uses spatial data collected by various regulatory agencies (e.g., air quality indicators from California Air Districts, monitored chemical releases into the air or water table from Environmental Protection Agency, HUD socio-economic indicators, etc.). The dataset uses a methodology to identify communities disproportionately burdened by exposures to pollution, environmental effects of existing pollutants in communities, among other indicators of sensitive populations or socioeconomic factors. Residents in census tracts with high CalEnviroScreen scores as compared to other California census tracts (shown as percentiles) are disproportionately burdened by pollution and are more vulnerable to related effects.

Regional Trends

The CalEnviroScreen map for Madera County identifies the degree to which communities are considered burdened by pollution. Western parts of the county have less positive environmental outcomes, most notably within and south of the City of Madera, as shown in **Figure 4-30**. The central and eastern parts of the county, which includes portions of the Sierra National Forest, have more positive environmental outcomes. The western part of the county has higher levels of pollutants from ozone, particulate matter, and pesticide use. Most of western Madera County is considered a CalEnviroScreen disadvantaged community, which is a community that scores within the highest 25% of census tracts in the state.

TCAC's environmental scores for Madera County mirror the CalEnviroScreen map. The eastern and central parts of the county have more positive environmental outcomes and western parts of the county, including the cities of Chowchilla and Madera, have less positive environmental outcomes, as shown in **Figure 4-31**.

Local Trends

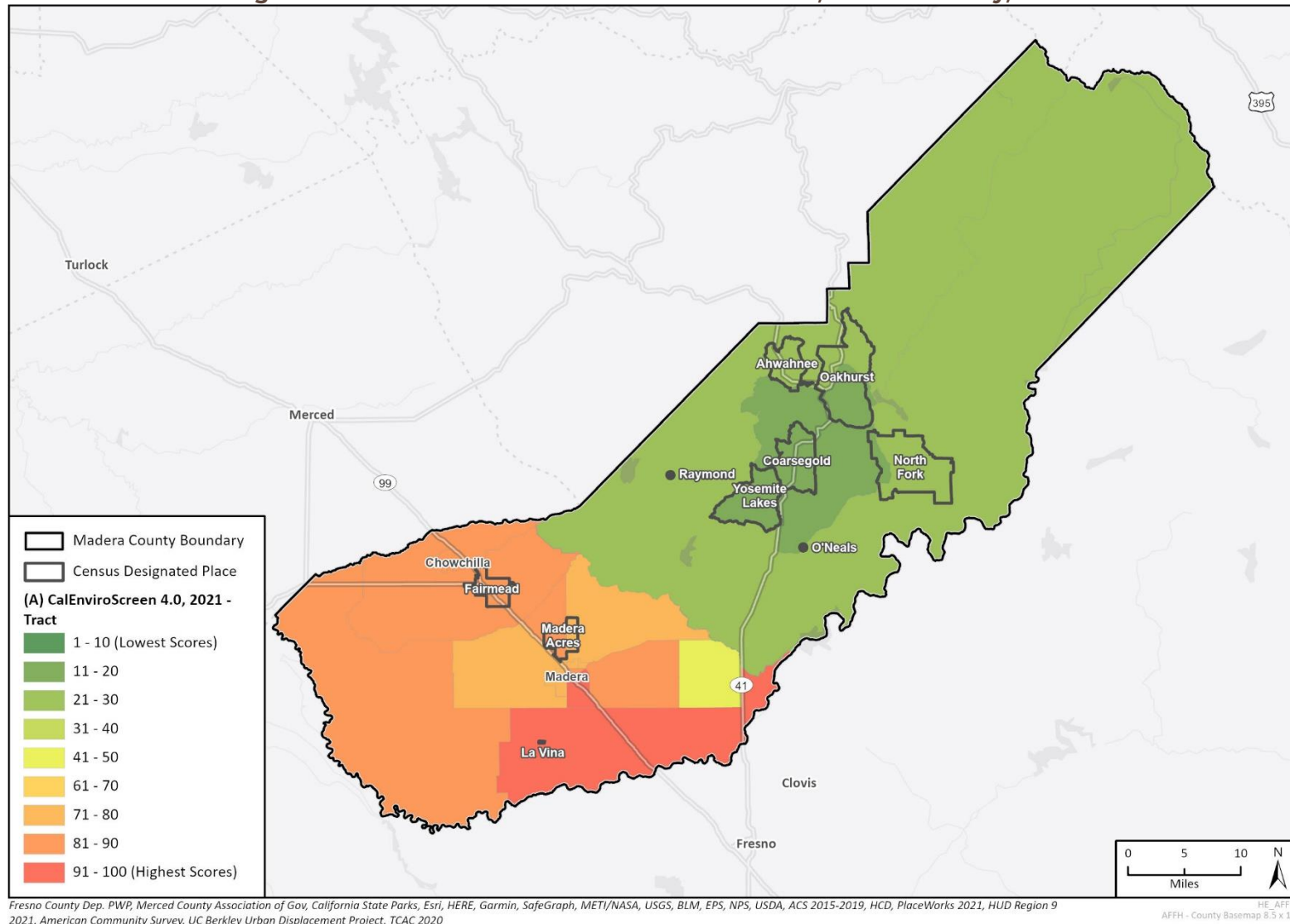
The entire city of Chowchilla has less positive environmental outcomes, with CalEnviroScreen percentiles over 80 throughout the city, as shown in **Figure 4-32**. The city has a high pollution burdened due to pesticide use, groundwater threats, and the presence of solid waste sites. The central area of the city has a higher pollution burden caused by particulate matter (PM2.5), diesel particulate matter, and traffic. The entire city of Chowchilla is considered a disadvantaged community, as shown in **Figure 4-33**.

TCAC environmental outcome scores are less positive throughout Chowchilla, as shown in **Figure 4-34**. In contrast to the CalEnviroScreen map, the TCAC Opportunity map for environmental outcomes shows the central part of the city had slightly more positive environmental outcomes.

Local Data and Knowledge

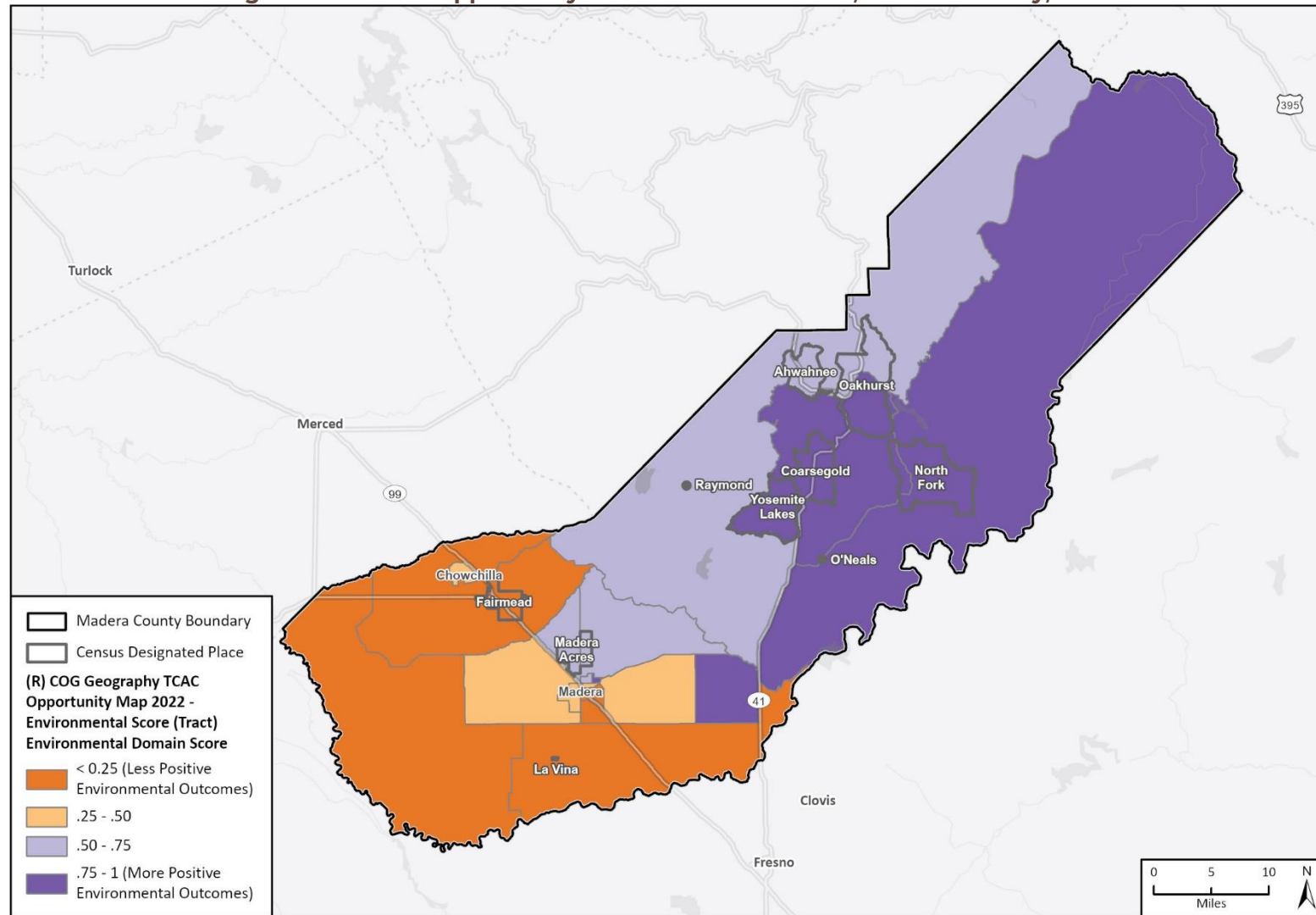
- Greenhills Estates has restricted access, as it is a gated community. Otherwise, all other neighborhoods have parks generally available within a quarter to half mile. There is one large park, Edward Ray Park, that connects several neighborhoods together.
- There are new subdivisions and master planned areas, including Rancho Calera and Century Communities Orchard View. Any new development will have parks or be required to dedicate land or pay fees per the Quimby Act.
- There are differences between neighborhoods with respect to access to shopping and healthy foods. The two full service grocery stores are Savemart (located on the east side of State Route 99) and State Foods (located on the west side of State Route 99). Other than these stores, there are several convenience stores and other smaller markets with limited selection.

Figure 4-30: CalEnviroScreen 4.0 Percentile Scores, Madera County, 2022



Source: AFFH Viewer 2022.

Figure 4-31: TCAC Opportunity Areas – Environmental, Madera County, 2022

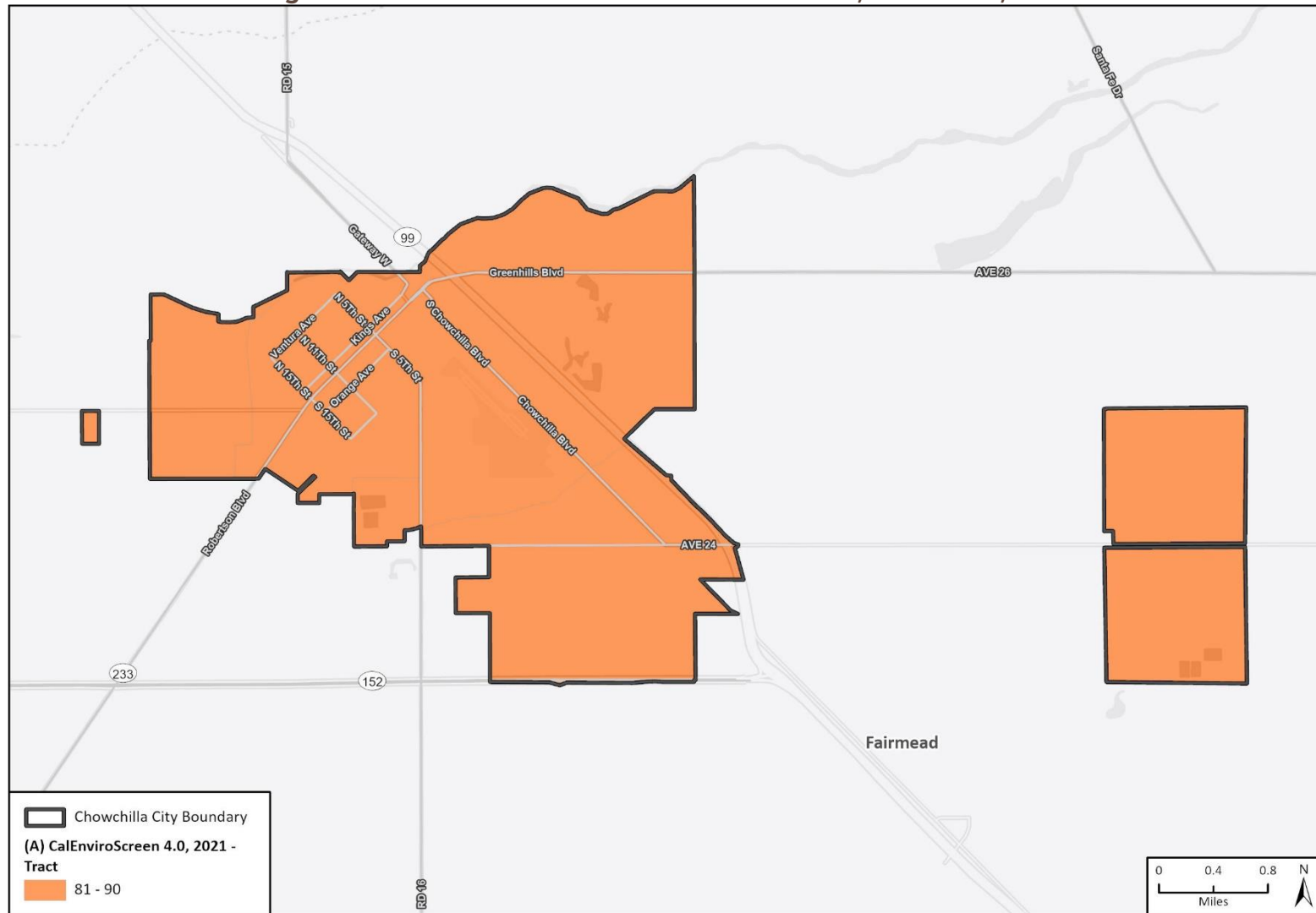


Fresno County Dep. PWP, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, BLM, EPS, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - County Basemap 8.5 x 11

Source: AFFH Viewer 2022.

Figure 4-32: CalEnviroScreen 4.0 Percentile Scores, Chowchilla, 2022

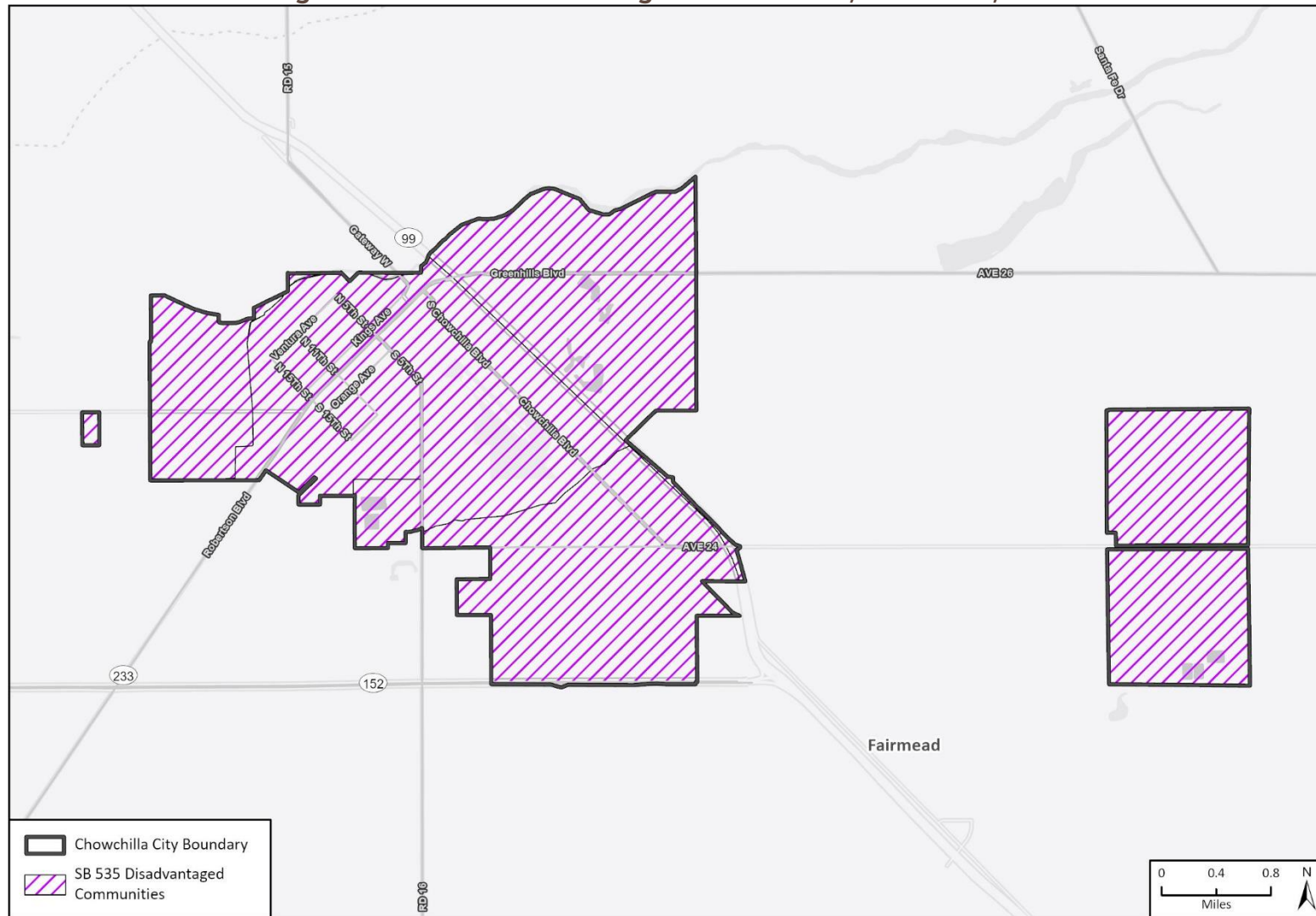


Fresno County Dept. PWR, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - Chowchilla City Basemap 8.5 x 11

Source: AFFH Viewer 2022.

Figure 4-33: SB 535 Disadvantaged Communities, Chowchilla, 2022

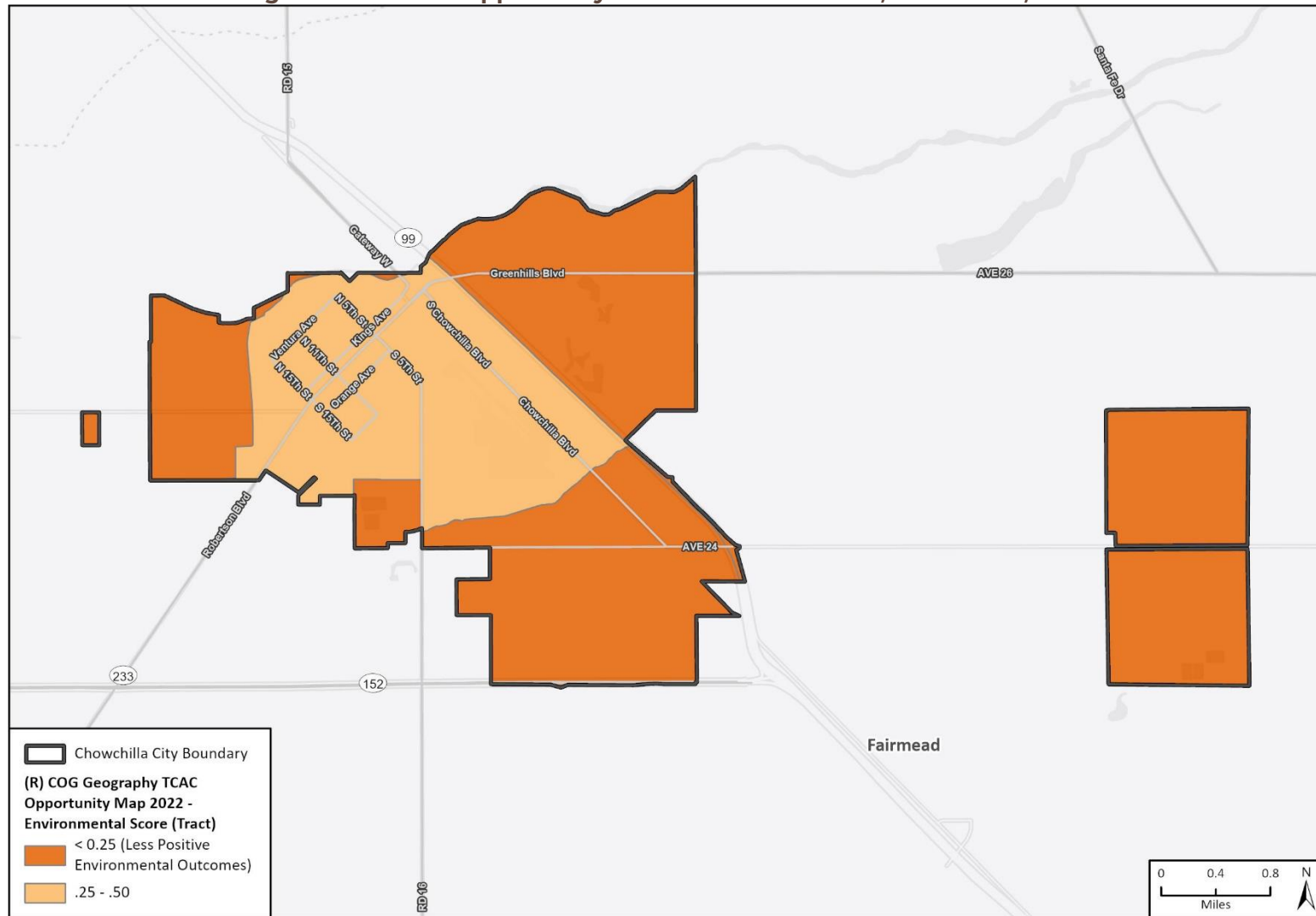


Fresno County Dept. PWP, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - Chowchilla City Basemap 8.5

Source: AFFH Viewer 2022.

Figure 4-34: TCAC Opportunity Areas – Environmental, Chowchilla, 2022



Fresno County Dept. PWP, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - Chowchilla City Basemap 8.5 x 11

Source: AFFH Viewer 2022.

4.6 Disproportionate Housing Needs

Disproportionate housing needs refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need, or the total population experiencing that category of housing need in the applicable geographic area. To analyze the extent of disproportionate housing needs in the City of Madera, this section reviews data on housing cost burden and severe housing cost burden, overcrowding, homelessness, and substandard housing conditions. Information for this section relies on the HUD CHAS data.

4.6.1 Housing Problems

Housing Cost Burden

Housing cost burden is defined as the proportion of a household's total gross income spent on housing costs. Households that spend at least 30% of their total gross income on housing costs (rent, mortgage, utilities, and other housing-related costs) are considered "cost burdened," and households spending over 50% on housing costs are considered "severely cost burdened." The higher the housing cost burden, the more likely residents are to live in overcrowded and substandard conditions and are less likely to afford to relocate. Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing cost burden, or overpayment, is also analyzed in **Section 3.2.5 Overpayment**.

Regional Trends

Cost burden, or overpayment, is widespread for renters (**Figure 4-35**) and homeowners (**Figure 4-36**) across Madera County. The central and eastern parts of the county and areas in and surrounding the city of Madera have high rates of cost burden by renters, between 40% to 60%. Two (2) census tracts within the city of Madera have between 60% and 80% of renters who are cost burdened. Similar to renters, homeowners in central and eastern parts of the county have higher rates of cost burden compared to other parts of the county, (between 40% and 60%). In other parts of the county, between 20% and 40% of homeowners are cost burdened. Areas in the central and eastern parts of the county with higher rates of cost burden by renters and homeowners correspond with areas that experienced higher rates of poverty (**Figure 4-22**), higher percentage of residents living with a disability (**Figure 4-10**), and larger LMI populations (**Figure 4-17**).

Local Trends

Approximately 30% of all households in Chowchilla are cost burdened, including 14% that are severely cost burdened (**Table 4-8**). Generally, as household income increases, the rate of cost burden decreases. Approximately 75% of extremely low-income households (0% to 30% AMI) are cost burdened while only 9% of moderate (80% to 120% AMI) and above moderate households (>120% AMI) are cost burdened. Renters experience greater rates of cost burden than homeowners. Approximately 35% of all renter households are cost burdened, and 17% are severely cost burdened, while 25% of all owner households are cost burdened and 12% are severely cost burdened. However, among extremely low-income (0%

to 30% AMI) and low-income households (51% to 80% AMI), a greater percentage of homeowners are cost burdened compared to renters.

Table 4-8: Assistance Needs of Lower-Income Households, Chowchilla 2014-2018

Household by Tenure, Income, and Housing Problem	Renters		Owners		Total Households	
	Total	Percent	Total	Percent	Total	Percent
Extremely low-income (0-30% AMI)	380		160		540	
With any housing problem	295	77.6%	145	90.6%	440	81.5%
With cost burden >30%	260	68.4%	144	90.0%	404	74.8%
With cost burden >50%	230	60.5%	140	87.5%	370	68.5%
Very low-income (31-50% AMI)	390		135		525	
With any housing problem	235	60.3%	80	59.3%	315	60.0%
With cost burden >30%	235	60.3%	80	59.3%	315	60.0%
With cost burden >50%	45	11.5%	45	33.3%	90	17.1%
Low-income (51-80% AMI)	345		265		610	
With any housing problem	90	26.1%	95	35.8%	185	30.3%
With cost burden >30%	70	20.3%	80	30.2%	150	24.6%
With cost burden >50%	0	0.0%	25	9.4%	25	4.1%
Moderate & Above Income (>80% AMI)	530		1,120		3,425	
With any housing problem	64	12.1%	205	16.8%	269	15.4%
With cost burden >30%	14	2.6%	144	11.8%	158	9.0%
With cost burden >50%	0	0.0%	4	0.3%	4	0.2%
Total Households						
With any housing problem	680	41.3%	525	29.5%	1,205	35.2%
With cost burden >30%	579	35.2%	448	25.2%	1,029	30.0%
With cost burden >50%	275	16.7%	214	12.0%	489	14.3%

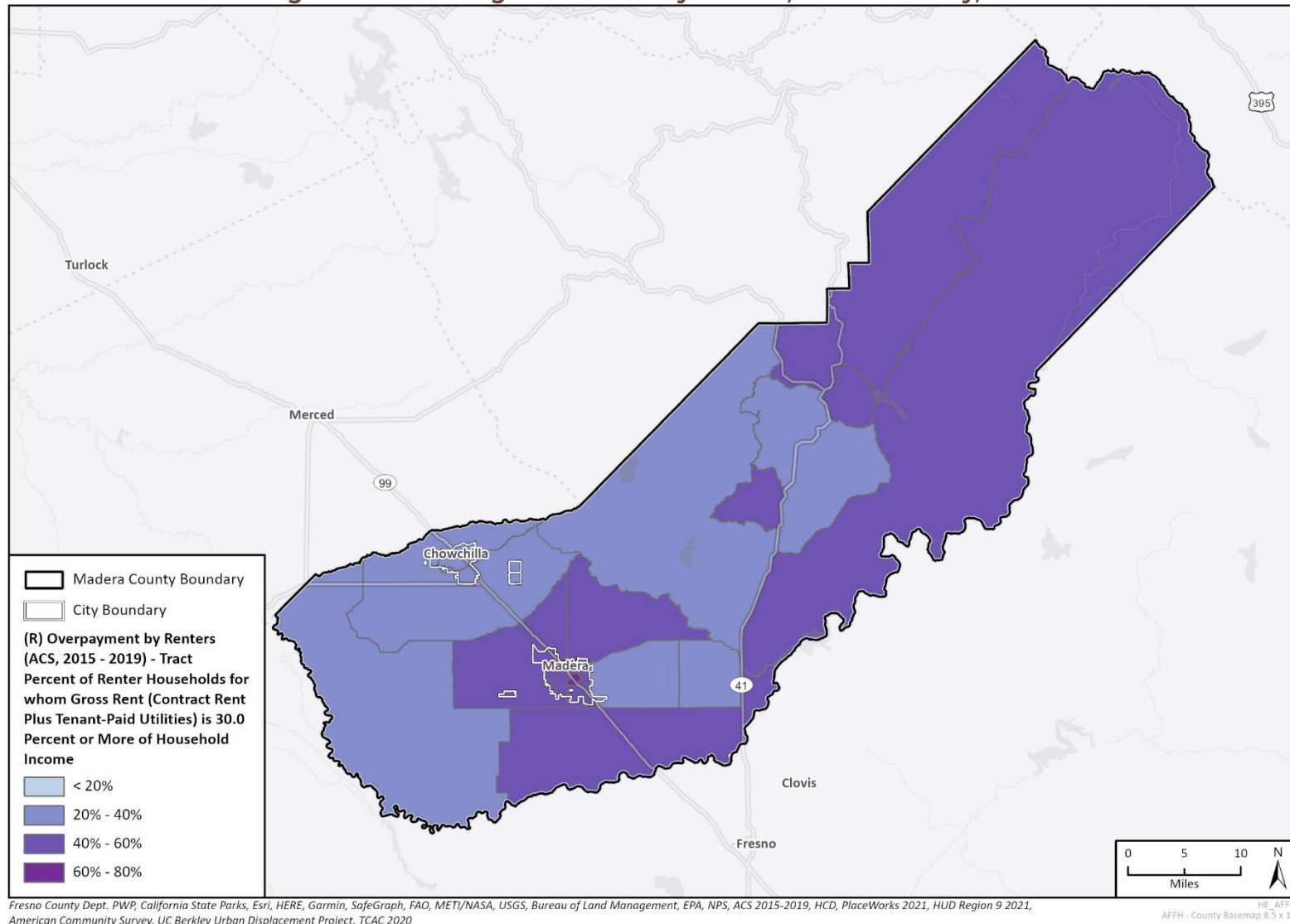
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2014-2018 release

Cost burden among renters is highest in the central part of Chowchilla, as shown in **Figure 4-37**. 40% of renters experience cost burden there compared to 26% of renters in other parts of the city. Cost burden among homeowners is also prevalent throughout Chowchilla. Approximately 32% of homeowners with a mortgage are cost burdened, as shown in **Figure 4-38**.

Local Data and Knowledge

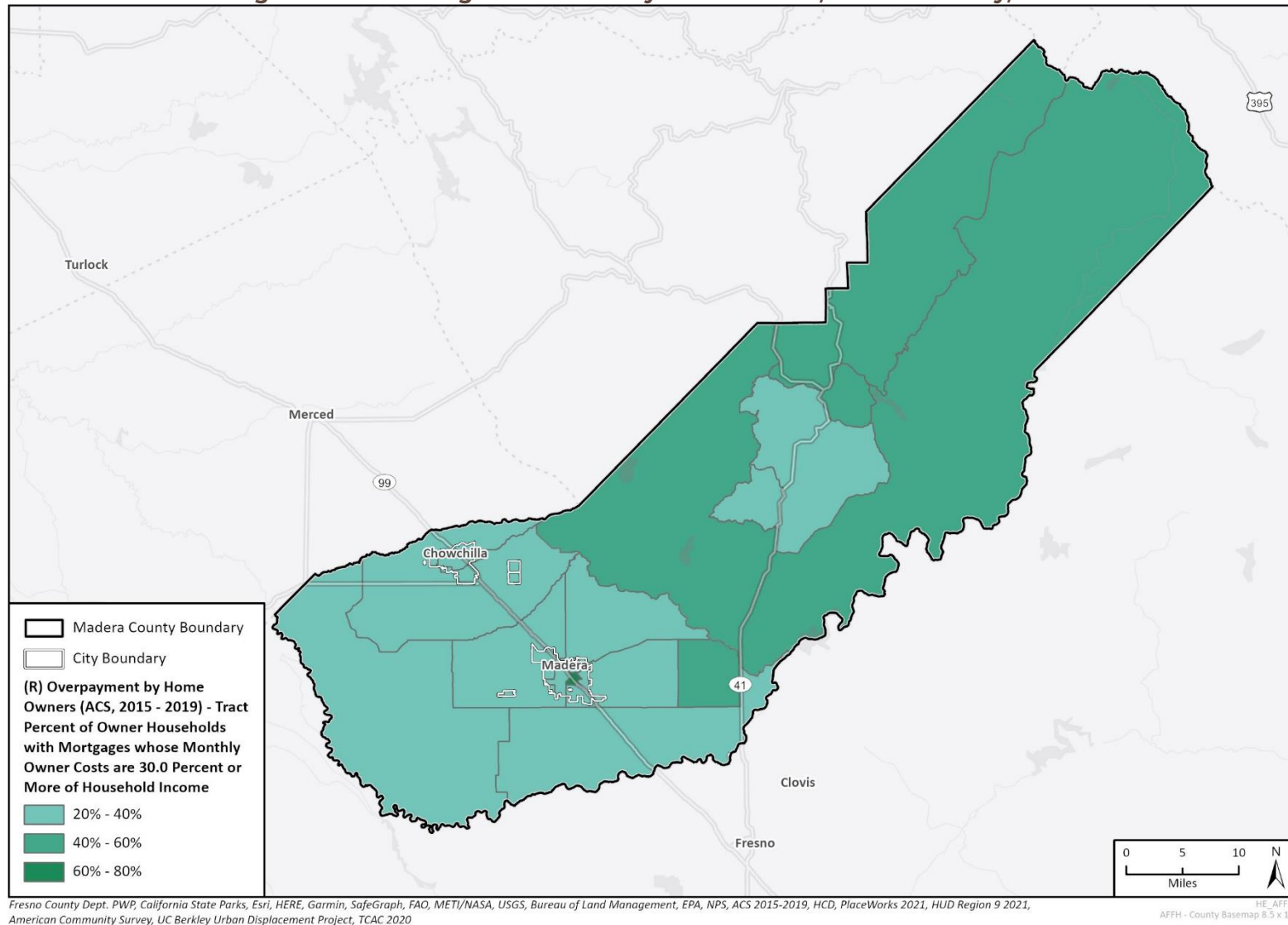
- [Newer neighborhoods with newer homes in the West, Central, and East tend to have higher rents and sales prices.](#)
- [There are no known patterns of evictions or foreclosures between neighborhoods. Foreclosures have occurred throughout the community, primarily due to not paying property taxes or having substantial property liens.](#)

Figure 4-35: Housing Cost Burden by Renters, Madera County, 2019



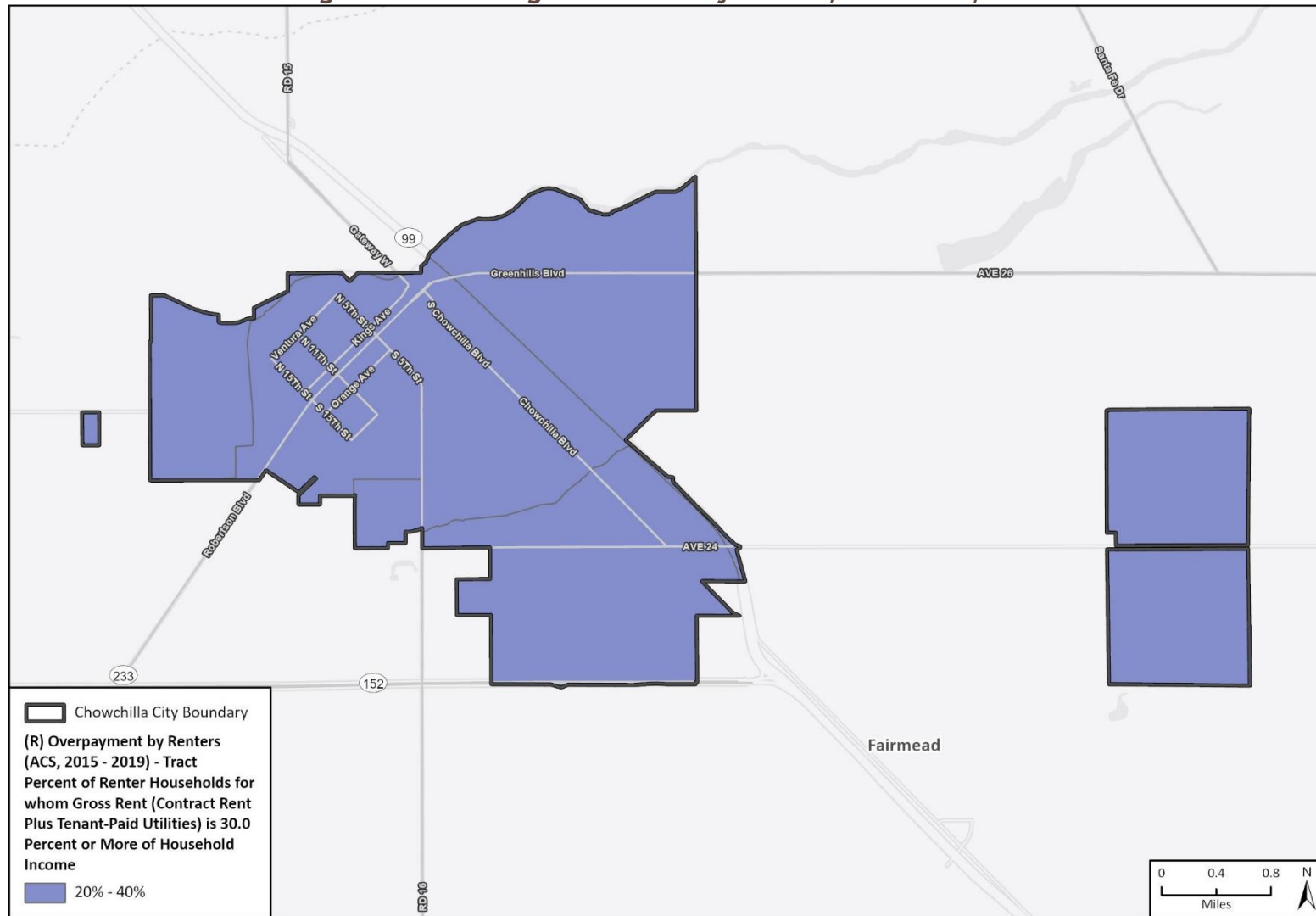
Source: AFFH Viewer 2022.

Figure 4-36: Housing Cost Burden by Homeowners, Madera County, 2019



Source: AFFH Viewer 2022.

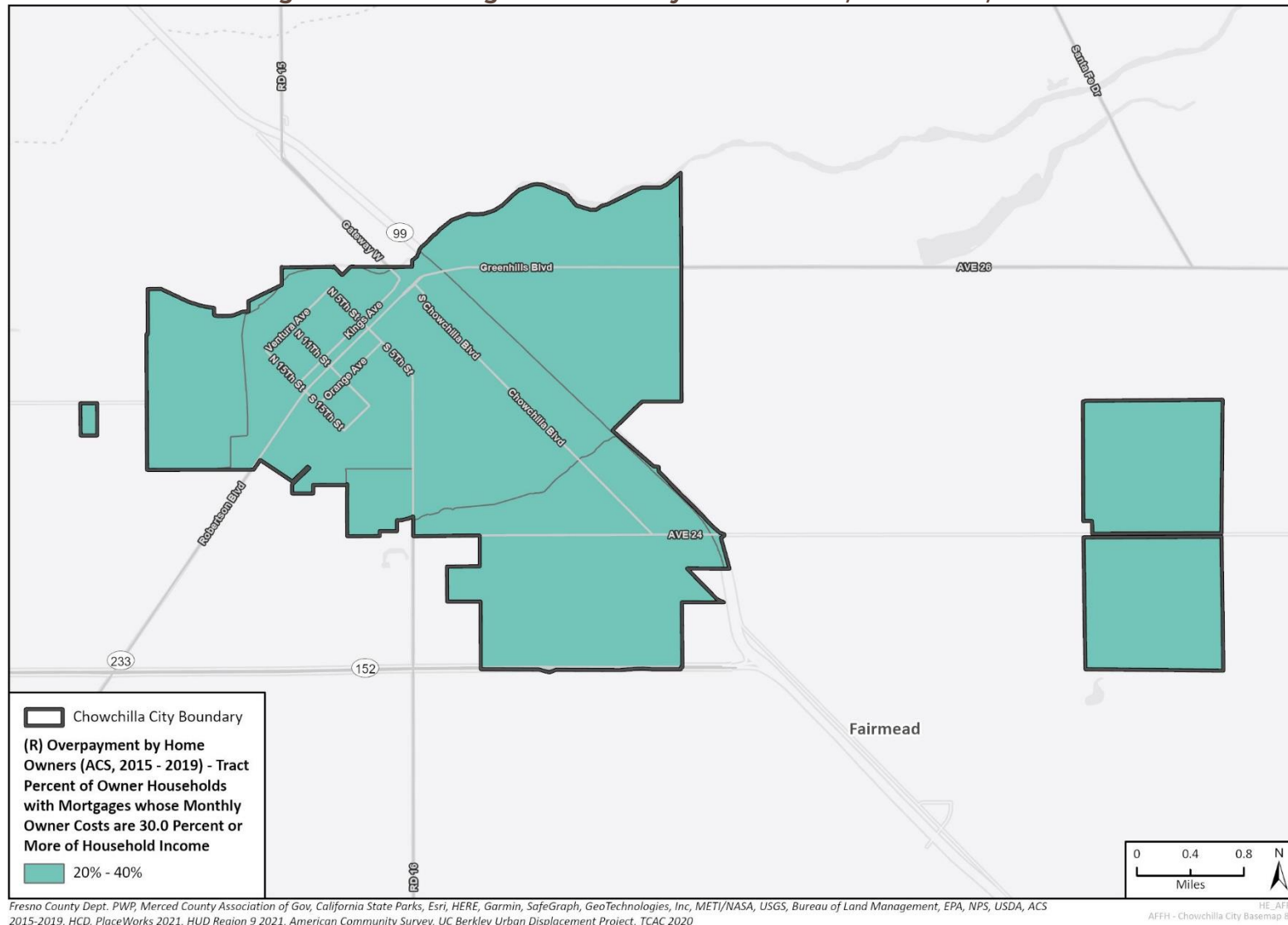
Figure 4-37: Housing Cost Burden by Renters, Chowchilla, 2019



Fresno County Dept. PWP, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - Chowchilla City Basemap 8.5

Source: AFFH Viewer 2022

Figure 4-38: Housing Cost Burden by Homeowners, Chowchilla, 2019

Source: AFFH Viewer 2022.

Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Overcrowding is a measure to understand the needs of large families where there are five or more persons per household. Generally, large households have special housing needs due to lower per capita income and the need for housing with three or more bedrooms.

Some large households may not be able to accommodate high-cost burdens for housing and accept housing with too few rooms. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding reflects various living situations, including housing units that are inadequately sized to meet a household's needs; the necessity or desire to have extended family members reside in an existing household; or unrelated individuals or families that share a single housing unit. Overcrowding is also analyzed in **Section 3.2.6 Overcrowding**.

Not only is overcrowding a potential fair housing concern, but it can also potentially strain electrical systems in older housing that have not been updated or contribute to a perceived shortage of parking. As a result, some property owners/managers may be more hesitant to rent to large households, thus making access to adequately sized housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with different preferences for housing size and/or ability to pay according to the household size standards identified.

Regional Trends

Overcrowding is low throughout most of Madera County, as shown in **Figure 4-39**. Western areas of the county and parts of the cities of Madera and Chowchilla experience greater rates of overcrowding compared to central and eastern areas of the county. Areas with greater rates of overcrowding correspond with areas that are predominantly Hispanic/Latino (**Figure 4-4**).

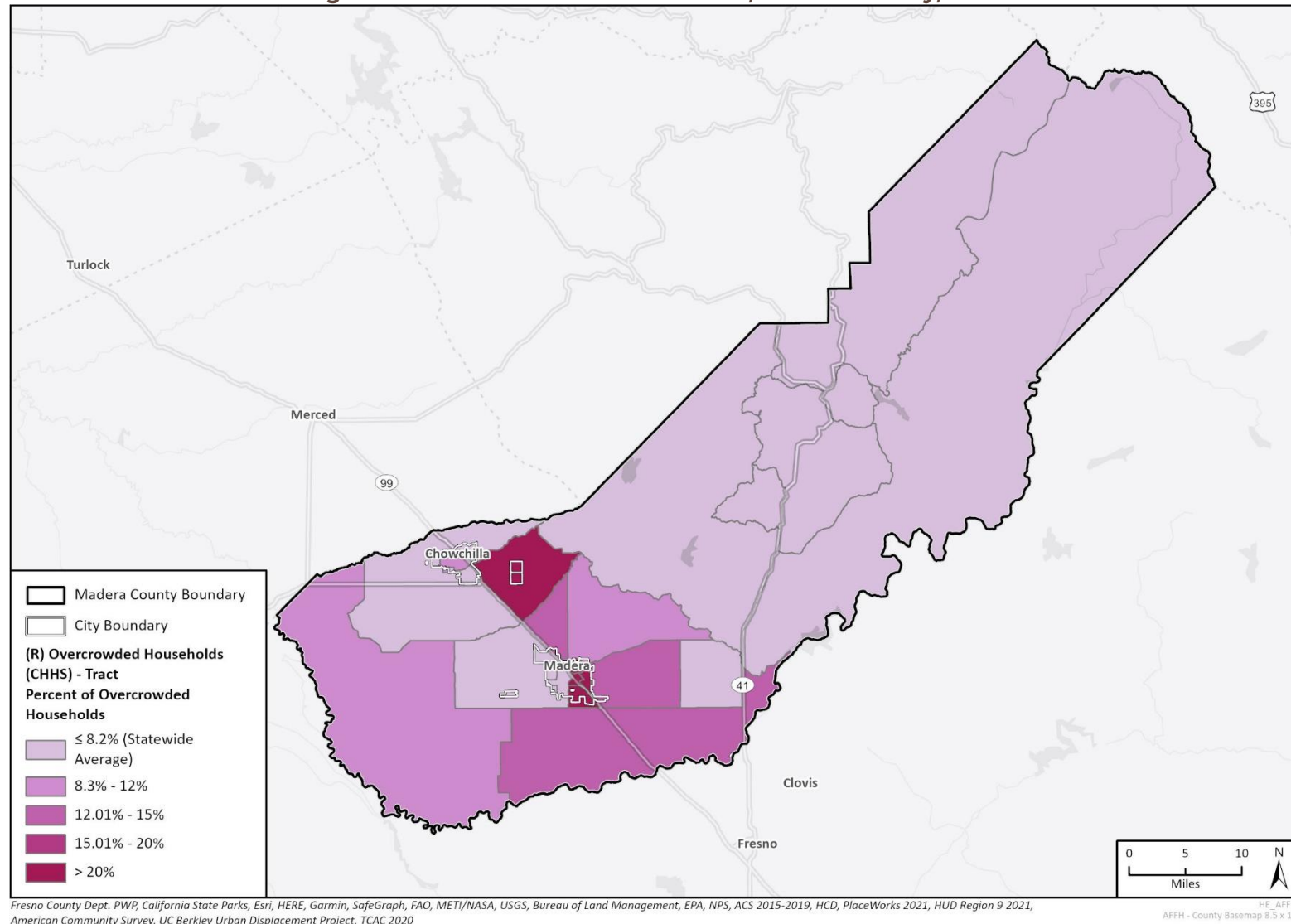
Local Trends

Approximately 6% of households in Chowchilla are overcrowded, which is less than the county (11%). The central area of the city has a higher rate of overcrowding with approximately 12% of households that were overcrowded, as shown in **Figure 4-40**. In other parts of the city, approximately 5% of households were overcrowded. The central area of the city with a higher rate of overcrowding also experiences greater racial diversity (**Figure 4-5**), higher percentage of persons living with a disability (**Figure 4-11**), and higher poverty rates (**Figure 4-23**).

Local Data and Knowledge

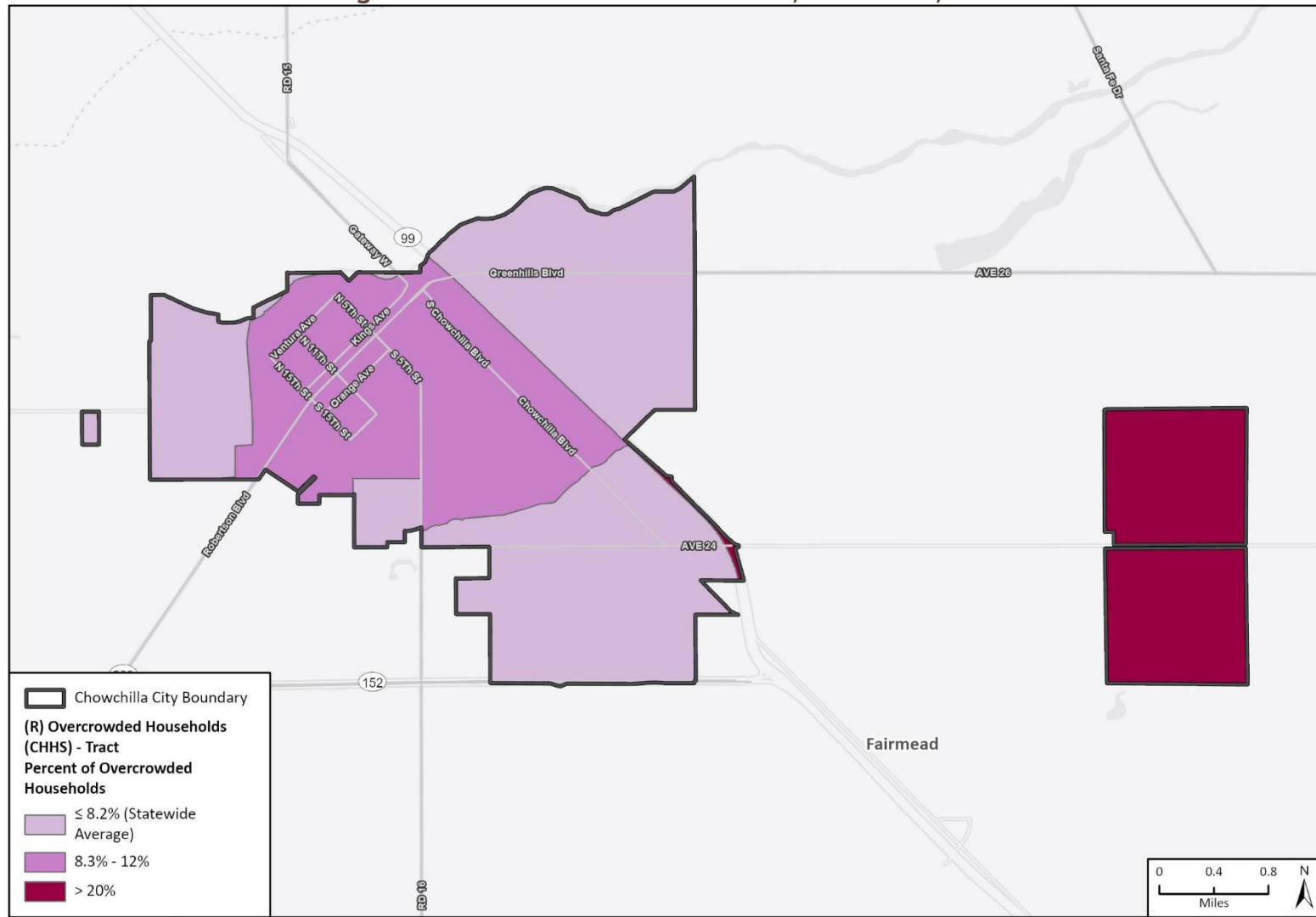
- More established, older neighborhoods tend to have more overcrowding versus newer neighborhoods with newer homes. Newer homes typically are larger with more bedrooms, whereas older home, especially those in the central area that have 2-3 bedroom homes.

Figure 4-39: Overcrowded Households, Madera County, 2022



Source: AFFH Viewer 2022.

Figure 4-40: Overcrowded Households, Chowchilla, 2022



Fresno County Dept. PWP, Merced County Association of Gov, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, ACS 2015-2019, HCD, PlaceWorks 2021, HUD Region 9 2021, American Community Survey, UC Berkeley Urban Displacement Project, TCAC 2020

HE_AFFH
AFFH - Chowchilla City Basemap 8.5

Source: AFFH Viewer 2022.

Housing Stock

HUD considers housing units to be “standard units” if they comply with local building codes. Many federal and state programs use the age of housing as a factor to determine a community’s housing rehabilitation needs. Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Typically, housing over 30 years old is more likely to have rehabilitation needs that may include replacing plumbing, roof repairs, foundation work, and other repairs. Housing units built before 1978 may have health risks such as lead-based paint and asbestos. Housing issues prompted by disrepair such as mold may elevate health conditions such as asthma. The conditions of housing stock are also analyzed in **Section 3.2.1 Housing Conditions**.

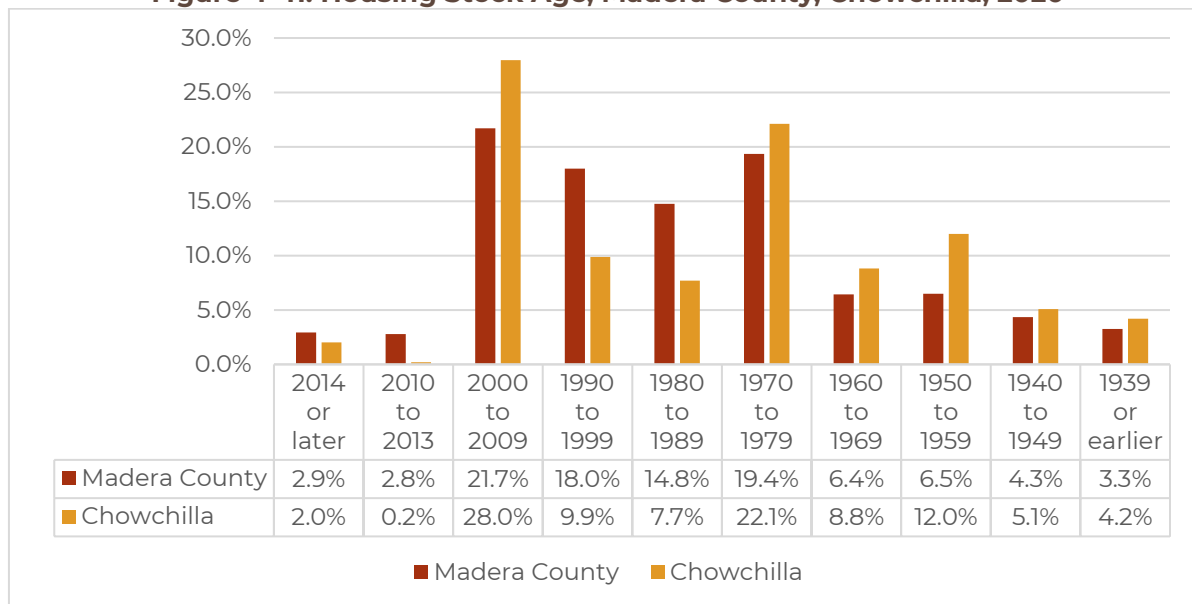
Regional Trends

A housing unit is considered substandard if it lacks complete plumbing or kitchen facilities. Approximately 0.6% of housing units are considered substandard housing units, according to the 2020 Census data.

Approximately 39% of households in Madera County experience housing problems (units having incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and households with a cost burden greater than 30%) and 23% experience severe housing problems, according to the 2015-2019 CHAS.

Approximately 55% of the housing stock in Madera County is more than 30 years old. These units are potentially in need of repair and modernization improvements. Most of the county’s housing stock was constructed between 1970 and 2009, as shown in **Figure 4-41**.

Figure 4-41: Housing Stock Age, Madera County, Chowchilla, 2020



Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25034 Year Structure Built, 2016-2020 Estimates

Local Trends

Approximately 35% of total households in Chowchilla experience housing problems and 21% experience severe housing problems, which is slightly lower than the rate of housing problems in Madera County (2015-2019 CHAS). Housing problems are more prevalent among renter households than owner households. Renter-occupied housing units comprise 56% of the total number of households with problems, compared to 44% of owner-occupied housing units.

Approximately 60% of housing units in Chowchilla more than 30 years old, indicating these units are potentially in need of repair or maintenance (**Figure 4-41**). Housing in the northeast part of the city consists of the Greenhills Estates which has been under construction since 2005. As of 2022, approximately 75 homes have been built. Housing in other areas of the city, particularly the city center, consists of older housing developments that may be in need of repair or maintenance.

Local Data and Knowledge

- [Homes in the central part of the community show signs of poorer conditions, including paint, roofing, and windows \(e.g., single versus dual pane\).](#)
- [Multi-family apartments appear to be in better condition than single-family homes, especially when there are property management companies. The larger apartment complexes are located in the southwestern portion of the city and smaller, multi-family apartments are in downtown.](#)
- [There are no known areas where the physical conditions of housing suggest a high need for rehabilitation for safety or accessibility reasons, other than older homes on raised foundations.](#)
- [There have been subdivisions developed in the past 10 years. These subdivisions average 8,000 to 12,000 square foot lots. Newer subdivisions average 5,000 to 6,000 square foot lots. Older subdivisions with larger lots are located in Greenhills Estates and Montgomery Farms. Newer subdivisions are located on the westside of the community.](#)
- [Mixed use development and mobile homes are types of housing that are known to be not widely available. The City is encouraging more residential uses in downtown.](#)
- [The South part of the community has a higher rate of code enforcement complaints, largely due to blight caused by vacancy/foreclosures.](#)

4.6.2 Homelessness

State law (Section 65583(a)(7)) requires municipalities to address the special needs of persons experiencing homelessness within their boundaries. "Homelessness," as defined by HUD, describes the condition of an individual, who is not imprisoned or otherwise detained, who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Regional Trends

The Fresno-Madera Continuum of Care (FMCoC) conducted a Point-in-Time (PIT) Count in February 2022 in Fresno County and Madera County. A total of 4,216 people were identified as experiencing homelessness in Fresno County and Madera County, 278 of which were in Madera County.³⁵ The total number of persons experiencing homelessness in both counties increased compared to the previous PIT Count in 2020, from 3,641 total persons. There was a decrease in people identified experiencing homelessness in Madera County between the 2020 and 2022 PIT Counts. The FMCoC 2020 PIT Count identified 390 people experiencing homelessness in Madera County in 2020.³⁶

Of those experiencing homelessness in Madera County in 2022, 150 were sheltered and 128 were unsheltered. Most people identified as experiencing homelessness in Madera County were located in the City of Madera (80%). The PIT Count for Fresno County and Madera County identified that non-White residents disproportionately experienced homelessness compared to their relative general populations. Additionally, Black/African Americans and Native American/Alaskan Natives were overrepresented in the homeless population. **Table 4-9** shows an overview of the PIT Count results by race for Fresno County and Madera County and compares to the overall population in the two (2) counties.

Table 4-9: Homelessness in Fresno County and Madera County (2022)

Race	Count	Percent	Percent of Total Population in Fresno and Madera County
White	2,577	61.1%	33.9%
Black/African American	657	15.6%	4.1%
Multi-Racial/Other	538	12.8%	50.9%
Native American/Alaskan Native	255	6.0%	1.3%
Asian American	157	3.7%	9.8%
Native Hawaiian/Pacific Islander	32	0.1%	0.2%
Total	4,216	100.0%	-

Source: Fresno-Madera Continuum of Care, 2022 Point-in-Time Count & Housing Inventory Count, 2022

³⁵ Fresno-Madera Continuum of Care. (2022). 2022 Point-in-Time Count & Housing Inventory Count. Accessed November 15, 2023, <https://static1.squarespace.com/static/5cc7bc02e8ba44aa938ccd4f/t/62d78e818b2769187698c774/1658293890315/July+2022+FMCoC+Community+HIPIT+Report.pdf>

³⁶ Fresno Madera Continuum of Care Total Homeless count, 2020. <https://static1.squarespace.com/static/5cc7bc02e8ba44aa938ccd4f/t/5fac1ee5d3284066720aecc1/1605115621901/PIT+2020+Total+Homeless+Count.pdf>

79% of homeless individuals were single adults, 6% were parents, and 11% were children. Approximately 19% of the homeless population identified as having a serious mental illness, 15% identified as survivors of domestic violence, and 5% were veterans.

Local Trends

The FMCoC 2022 PIT Count did not provide information on the number of people experiencing homelessness in Chowchilla specifically. Using the ratio of total population in Chowchilla compared to Madera County, it is estimated there were 33 people experiencing homelessness in Chowchilla. More specific demographic data is not available on a citywide basis, except for the cities of Fresno and Madera.

Local Data and Knowledge

The largest concentrations of unhoused population in Chowchilla are in the central area of the City in public parks. This aligns with areas that are estimated to be at risk of displacement according to the UC Berkeley Urban Displacement Project (see **Figure 4-44**). This area also has a higher percentage of disabled residents, a lower median household income, less positive education outcomes, and less positive economic outcomes. However, transportation access (MCC bus stops) covers most of the concentrated areas and existing services and amenities are in place since this is a mostly developed area of the City.

According to Homeless Shelters Directory, there are no homeless shelter listings within Chowchilla. The closest homeless shelter is the Connections Emergency Shelter located at 5069 St. Andrews Road, Mariposa, CA 935338, which is 30 miles from Chowchilla. Homeless assistance provided by Madera County includes Madera County Rescue Mission, 18 miles from Chowchilla, located at 644 W 20th Street, Merced, CA 95340. The City of Madera's Rescue Mission is located at 1305 Clinton Street, Madera, CA 93638, approximately 16 miles from Chowchilla. Assistance provided includes shelters, clothing, food, social services, dental, housing assistance, medical assistance, etc.

4.6.3 Displacement

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionately impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness.

For the purpose of AFFH analysis, “displacement is used to describe any involuntary household move caused by landlord action or market changes.”³⁷ Contributing factors to displacement include rising housing costs, rising income inequality and stagnant wages, and insufficient market-rate housing production.³⁸ Neighborhoods can experience displacement for a variety of reasons:

- Disinvestment-driven displacement occurs when lower-income communities which receive less public sector investment deteriorate. Evaluating access to opportunity, including access to transit, high performing schools, parks, and other services/amenities can identify areas that lack investment in infrastructure improvements and are considered low resource.
- Investment-driven displacement generally occurs after a period of disinvestment, when the market encourages a flood of public and private investment leading to real estate speculation and infrastructure improvements.
- Disaster-driven displacement occurs when housing is destroyed or compromised by disasters and the result is that the housing is not rebuilt. Lower-income households who tend to rent (and therefore lack control over whether their homes are rebuilt) or lower-income homeowners who have fewer financial resources to rebuild their homes are most at risk of this type of displacement.

The [Urban Displacement Project](#) (UDP) identified communities at greatest risk of displacement based on characteristics like share of renters, share of very low-income rent-burdened residents, and other demographic and housing market characteristics. Communities are designated sensitive if the share of very low-income residents is greater than 20% and have any of the two (2) following characteristics: the share of renters is above 40%, the share of people of color is above 50%, the share of very low-income households that are severely rent burdened is above the county median, the percent change in rent is above the county median for rent increases.

[Regional Trends](#)

Sensitive communities [are](#) located in the western part of the county, particularly in the cities of Madera and Chowchilla, as shown in **Figure 4-42**. There were no sensitive communities in the central or eastern parts of the county.

[Local Trends](#)

The central area of Chowchilla is considered a sensitive community and is vulnerable to displacement, as shown in **Figure 4-43**. The central area of the city consists of 62% renter-occupied housing units. As analyzed above, the central area of Chowchilla has a [higher percentage of non White population](#) higher percentage of disabled residents, a lower median household income, less positive education outcomes, less positive economic outcomes, [and a high percentage of aged housing stock](#). [Similarly, According to the UDP](#)

³⁷ California Department of Housing and Community Development. (2021). Affirmatively Furthering Fair Housing: Guidance for All Public Entities for Housing Elements,. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

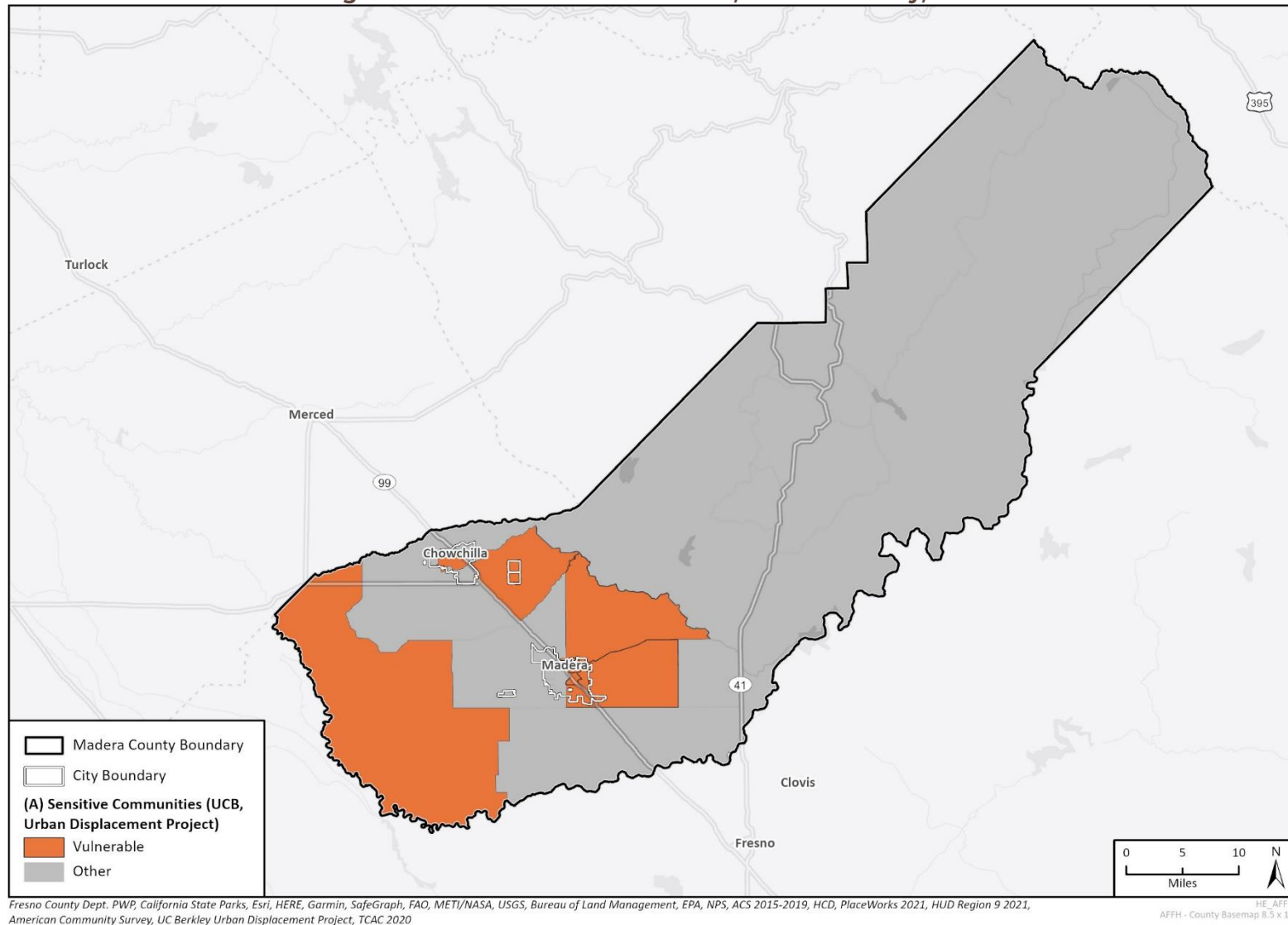
³⁸ Been, V., Ingrid, E., & O'Regan, K. 2019. Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40.

shown in **Figure 4-44**, ~~extremely low-income and low-income~~ households in the central area of the city were at risk of displacement.

Local Data and Knowledge

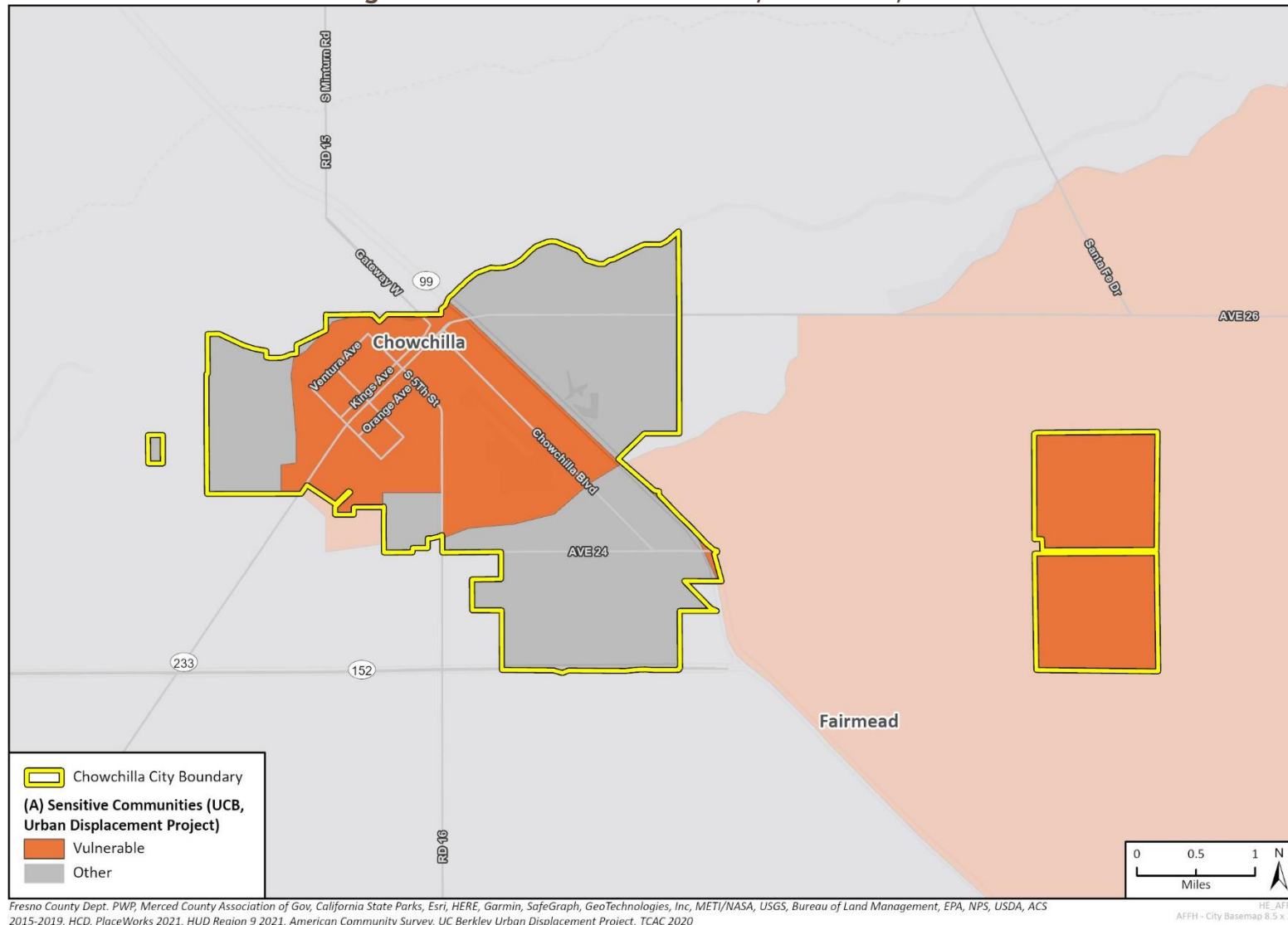
- There are signs that Greenhills Estates is experiencing increases in sales prices, due to increases in home valuations. Some houses have gone into foreclosure.
- There are no local events that have led to displacement.
- There are no areas that have a higher percentage of housing with higher susceptibility to environmental damage due to building age or design.
- Defensible space inspections are performed by the Fire Inspector throughout the weed abatement program.
- There are no areas that might not be in a FEMA zone but which might have a tendency to experience flash floods during storms due to lack of stormwater infrastructure or ground absorption/permeability. The city has sandy soils, which allows for good water absorption.

Figure 4-42: Sensitive Communities, Madera County, 2022



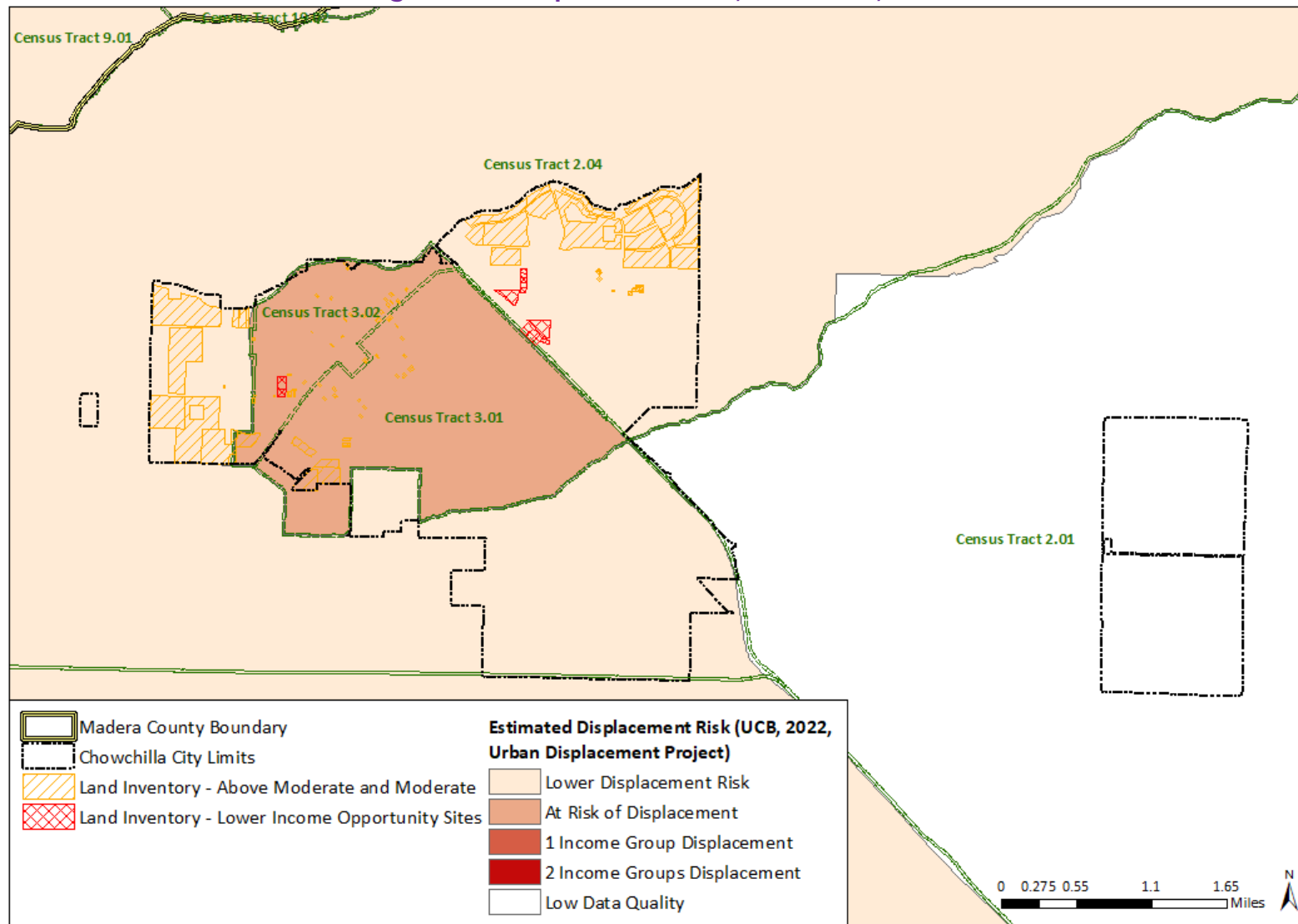
Source: AFFH Viewer 2022.

Figure 4-43: Sensitive Communities, Chowchilla, 2022



Source: AFFH Viewer 2022.

Figure 4-44: Displacement Risk, Chowchilla, 2022



CITY OF CHOWCHILLA 2024-2032 HOUSING ELEMENT - AFFIRMATIVELY FURTHERING FAIR HOUSING
Source: HUD AFFH Data Viewer & Mapping Resources

MAP CREATED 3/15/2024

4.7 Other Relevant Factors

The following local data and knowledge is compiled from City officials, local and regional stakeholders and advocates, community survey responses, news articles and podcast episodes, and City documents and plans including the City's 2040 General Plan.

Historic Growth Patterns

Chowchilla Ranch was originally settled by the Yokut tribe. Its recent history is rooted in agriculture starting in the early 1900s when large companies based in Los Angeles and San Francisco began selling off agricultural land in the San Joaquin Valley. This movement emerged to establish small towns and colonies throughout the Valley with land sold to family farmers.

In 1912, Orland Robertson purchased the Chowchilla Ranch from the California Pastoral & Agricultural Company LTD. Orland Robertson then parceled and developed the northeastern portion of the Ranch as the town site of Chowchilla. Robertson's development included the 12-mile palm lined Robertson Boulevard, 300 miles of county roads, streetlights, and a town water system.

The town site was incorporated on February 7, 1923. The City of Chowchilla gained some importance due to its location along the Southern Pacific Railroad corridor. A 12-mile railroad spur line (Chowchilla Pacific Railroad) off the Southern Pacific Railroad mainline corridor was constructed to serve the agricultural needs of the area. The 12-mile spur line was eventually absorbed by the Southern Pacific Railroad. Many of the early white settlers to the Chowchilla area were Dustbowl migrants who settled and became farm laborers in Chowchilla Ranch south to the Fairmead community.

With no lakes or rivers through town, the growing agricultural community started to experience water constraints. By the 1920s, the promised abundant water that attracted settlers had to be pumped from the ground by digging hundreds of feet into the earth. At a certain point, farming in the outlying areas including Fairmead started to become infeasible. As a result, the area experienced white flight as the white settlers moved into Chowchilla Ranch where there was a water system.

According to residents who lived in Chowchilla at the time, the City was a bustling, self-sustaining community with a creamery, cotton mill, and cotton oil mill providing many local jobs. During this time, residents had everything they needed – jobs, schools, shopping, and other services and amenities – without needing to leave town. However, due to racist housing covenants, Chowchilla became a predominantly white community.

Property values in the outlying areas including Fairmead plummeted until a property owner began selling lots to Black families at a fair market price. Over the next 30+ years, Fairmead transformed into a thriving Black community of successful farm laborers. By the 1950s, Fairmead had the largest dairy in the State. The passage of the Civil Rights Act in 1965 led to changes in Fairmead when Black families were finally able to purchase land in cities, including Chowchilla. These new opportunities allowed Chowchilla to absorb a new population. During this time, Fairmead started to transform from predominately Black to Hispanic. Over the years, Fairmead has changed. Today there are a couple of churches, a

school, and homes surrounded by agricultural fields with a population of nearly 1,000 people. Fairmead has experienced several challenges over the years, including the need for a water system, opposing the placement of High Speed Rail through its school and churches, and keeping the community whole.

Beyond the original Chowchilla Ranch town site, growth of the City has mainly been influenced by the availability of developable land to the north and west of the City and the availability of City services. With the Eastside Annexation in 1990, the City's urban footprint and City Limits extended east beyond Highway 99 for the first time. The annexations of the 1980s and 1990s to the west and east of the City more than doubled the overall size of the community. By 1996, the City annexed 1,280 acres of non-contiguous land east of the City consisting of the Central Valley Women's Facility and the Valley State Prison for Women built by the California State Department of Corrections. Except for industrial development, growth reached the City Limits in all directions by 2005. The City's urban footprint and City Limits were further extended to the west and south in 2006. In January 2010, the Chowchilla City Limits extended over approximately 5,170 acres, which includes the lands for the State Women's Correctional Facilities.

Transportation Investments

Chowchilla also experienced several other significant changes during this time. The stretch of Highway 99 through Chowchilla was realigned further east of the present-day Union Pacific Railroad Company (UP) main rail corridor. Within the City and immediate area, much of what was the former Highway 99 can be found in the multiple alignments. In the early days following incorporation, the former Highway 99 followed Chowchilla Boulevard directly adjacent to central Chowchilla. By the 1930s, a new planned alignment of Highway 99 would provide a new junction with future State Route 152 as well as a rail subway to be constructed by the Southern Pacific Railroad. The realignment was completed in the 1950s, resulting in a grade separated highway to the east of Chowchilla. Today, Chowchilla is geographically located at the connection of two regional state highways – Highway 99 serving the Central Valley and Highway 152 serving as a vital link between the Central Valley and the San Francisco Bay Area, the City and immediate surroundings are strategically located for urban development interests.

Building Conditions

Overtime, investment in the new growth areas has outpaced investment in the central area of the City within the historic Chowchilla Ranch town site. Most of the City's older buildings are concentrated in this area, which have slowly given way to newer structures or have undergone substantial remodel. Most of the oldest buildings are located to the west of the intersection of Chowchilla and West Robertson Boulevards. The City block between Second and Third Streets contains the largest concentration of older buildings that remain in the City's downtown. Newer buildings can be found as infill and in the outer reaches of the City. Moving further west, south or east from the City's core, one can trace the progression of the City's growth through time, with more investments targeted toward new growth areas than the central city. It's within this central area that we see more low-income households experiencing poor housing conditions and high cost burdens.

Other relevant factors that have not been previously discussed relating to fair housing include the location of households using housing choice vouchers, the location of subsidized and affordable housing, and the lack of sufficient farmworker housing. These contributing factors limit the accumulation of wealth and access to housing resources in historically marginalized communities.

Housing Choice Vouchers

The HACM administers the Housing Choice Voucher (HCV) program for the City of Chowchilla. According to HACM, 741 vouchers are administered throughout the county. It is unknown how many vouchers are administered to residents of Chowchilla.

There is a higher concentration of HCV recipients in the central area of Chowchilla, where approximately 7% of households are HCV recipients (**Figure 4-45**). In the rest of the city, between 0% and 5% of households are HCV recipients. This is expected, since the central area has a lower household median income and cost burden than other areas of the city.

Location of Subsidized and Affordable Housing

Federally and state subsidized housing in the city is concentrated in the western and central part of the city, primarily in low-resource census tracts, as shown in **Figure 4-46**. A list of federally assisted units is provided in **Table 3-31**. There are no federally or state subsidized housing complexes located in the northeast part of the city. There are some affordable units expected to be built during the eight (8)-year period. These are shown in

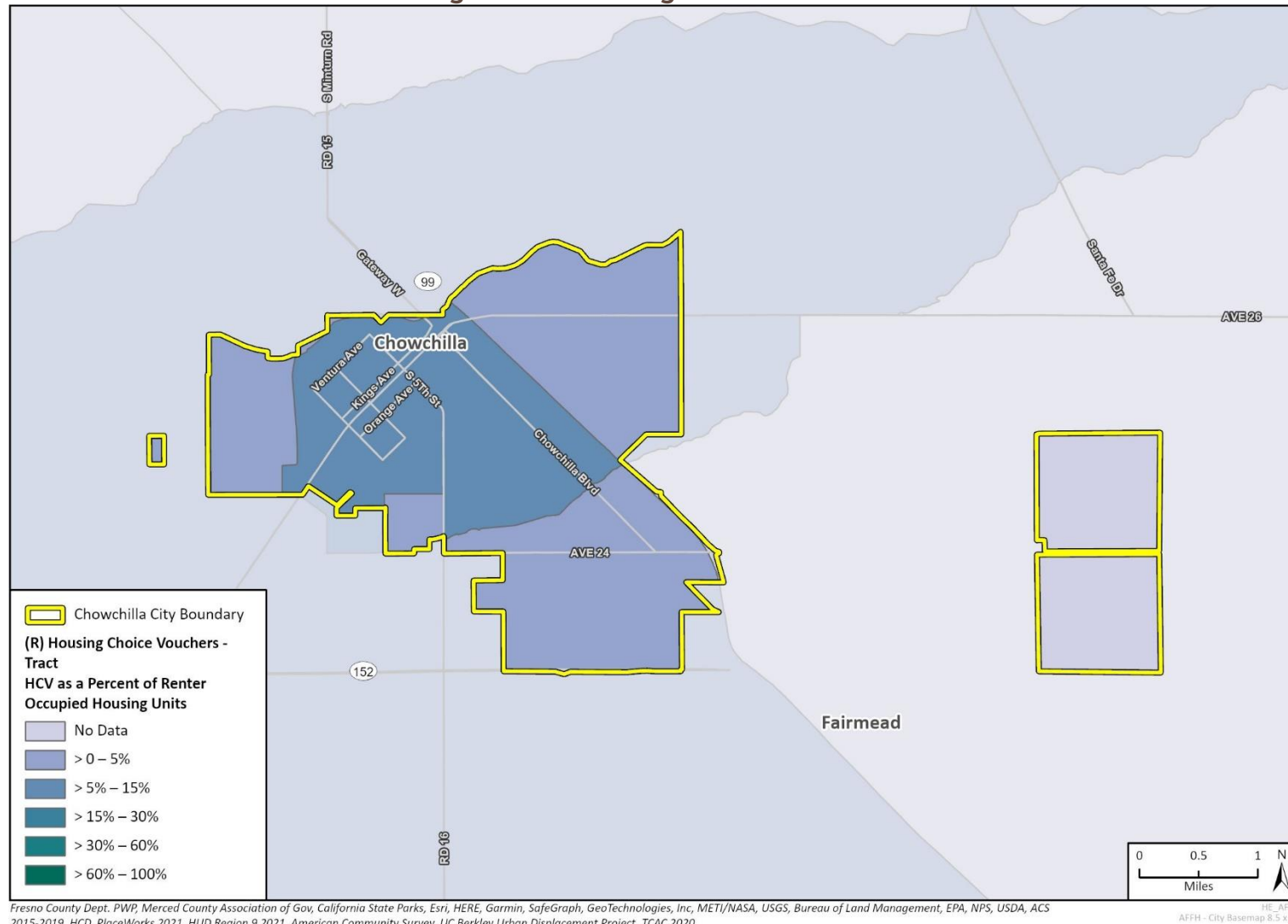
Table 6-5.

Farmworker Housing

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or related activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. Farmworkers are discussed in greater detail in **Section 3.3.1 Farmworkers**. As discussed, there are no housing projects exclusively for farmworkers within Chowchilla city limits. The availability and concentration of farm worker housing is in the City of Madera and vicinity. Resources and opportunities are discussed further in the section.

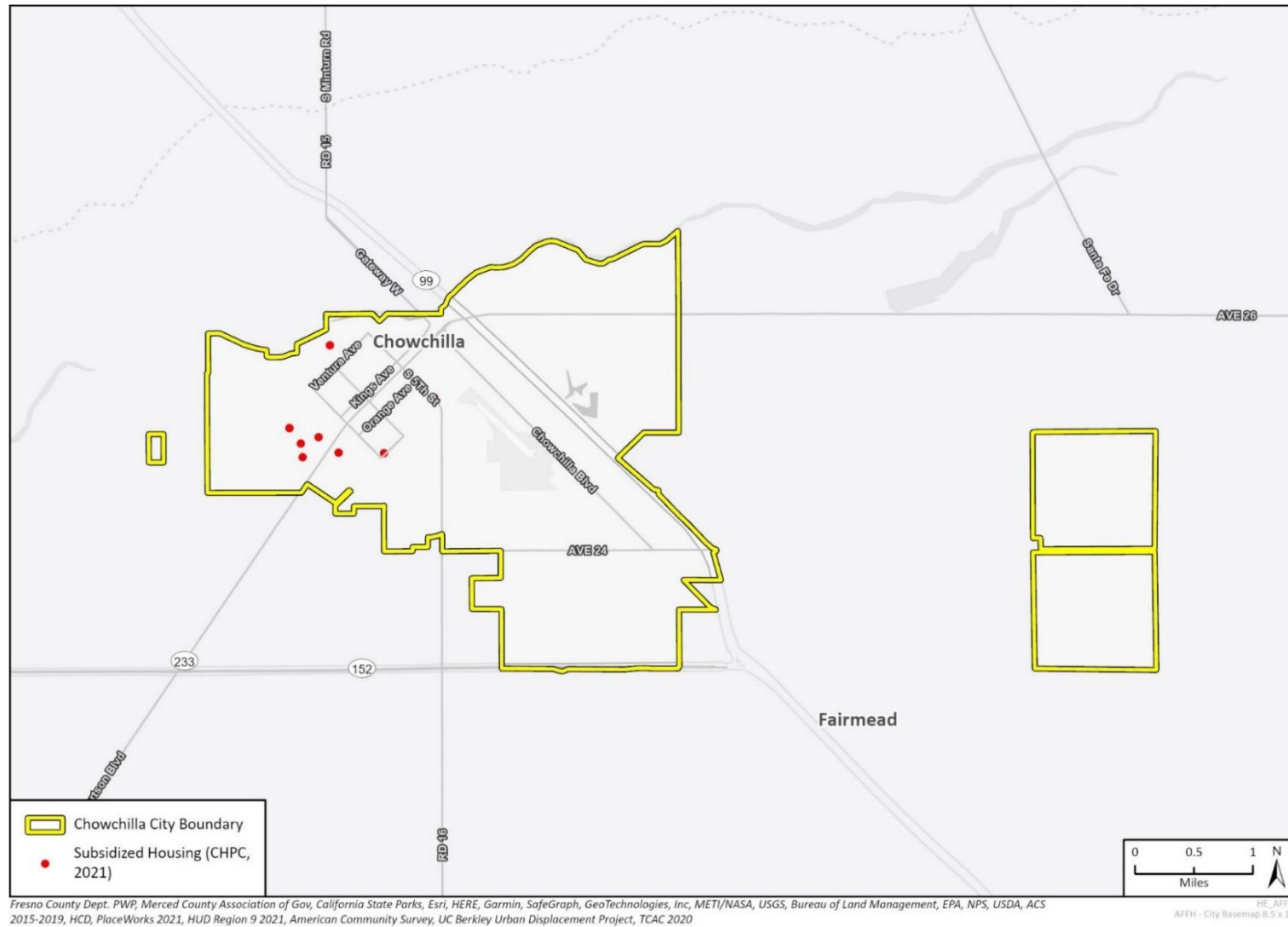
In addition to farmworker housing, housing for special needs, such as large households, female-headed households, and seniors are discussed in **Section 3.3 Special Needs Housing**.

Figure 4-45: Housing Choice Vouchers



Source: AFFH Viewer 2022

Figure 4-46: Public Housing Buildings



Source: AFFH Viewer 2022.

4.8 Assessment of Fair Housing Issues and AFFH Programs

4.8.1 Assessment of Fair Housing

This section considers the effects that the selected RHNA sites may have on fair housing. Pursuant to AB 686, or Government Code Section 65583(c)(10), housing sites must be identified throughout the community in a manner that affirmatively furthers fair housing. This means that sites identified to accommodate the lower income need should not be concentrated in “low resource” areas as defined by HCD and TCAC. Low resource areas are neighborhoods with less than positive education outcomes, poor environmental health indicators, and less access to jobs and economic opportunity. The State’s AFFH mandate also means that housing opportunities should be geographically distributed so that no single neighborhood is overly impacted.

Figure 4-47 shows the TCAC Opportunity Map for Chowchilla. The TCAC map is used by the State of California to determine how tax credits for lower income housing are allocated. Lower income housing projects in “high resource” areas are rated more favorably for financing than those in “low resource” areas to create more affordable housing in locations with better resources and opportunities.

As discussed in the previous sections, much of the fair housing analysis is based upon census data provided at the census tract level. Chowchilla is covered by a total of four (4) census tracts. **Figure 4-1** displays the census tracts in the City and the RHNA sites within those census tracts. It should be noted that two (2) of the census tracts, Tract 2.01 and 2.04, are not solely in Chowchilla and have portions in the County so demographic information for these census tracts reflects County properties, as well as Chowchilla. To provide a place-based analysis focused on lands within Chowchilla, the assessment of fair housing analysis in this section is discussed by splitting the city into four (4) Housing Element “planning areas”. A definition of each planning area and an overview of RHNA inventory sites within each planning area is summarized below. **Figure 4-48** shows the conceptual boundary of each planning area for the housing element.

- **Central Planning Area:** The Central planning area includes Tract 3.02 and 3.01. The Central planning area defines the city’s downtown area, which is characterized with higher density development and older structures. Most existing developments are not master planned communities and vacant residential lands are primarily infill lots. However, at the southern edge of the Central planning area, there are larger sites available for residential development, including four (4) parcels near city limits that are larger than five (5) acres. There is also a large, 605-unit, master planned, pipeline development in the southern area of this planning area. There are two (2) parcels that are categorized as lower income inventory sites.
- **South Planning Area:** The South planning area includes Tract 3.01 block group 1 and is adjacent south to the Central Planning Area. The Central planning area is characterized by large, vacant sites that are currently under agricultural operations. Most lands in this area are vacant. The largest vacant site identified with RHNA units is the Legacy Ranch subdivision, which is a pipeline project with an anticipated 605

units. This is a smaller area that acts as an extension of the Central planning area, and there are no sites allocated for lower income units in this area.

- **Northeast Planning Area:** The Northeast planning area is a portion of Tract 2.04. Inventory sites are mainly within the Rancho Calera Specific Plan area and larger sites along State Route 99. There are 11 lower income inventory parcels near State Route 99. There are also lower income units anticipated in pipeline projects.
- **West Planning Area:** The West planning area is a portion of Tract 2.04. Inventory sites are predominately large, vacant sites at the edge of city limits that are currently under agricultural operations. There are no low income inventory parcels in this area, however, there are lower income units anticipated in pipeline projects.
- **Other Areas:** The south portion of the City and lands along State Route are planned for commercial and industrial uses. No inventory sites exist in these areas since there are no residential or mixed-use land use designations within this area. Other areas not included as a Housing Element “planning area” includes the Valley State Prison and Central Valley Women’s Facility. While this area is a part of the City, it is not included in this fair housing assessment.

Table 4-10 compares the four (4) planning areas to provide analysis for furthering fair housing. The demographic makeup of the tracts is similar, with no R/ECAP or RCAA present within the city. Currently, higher density, multi-family development opportunities are primarily located in the Central planning area of the city. The Central planning area has a lower median household income and a significantly higher percentage of renters and homeowners experiencing cost burden and overpayment. This area is also categorized as a sensitive community and is at risk of displacement according to the UC Berkeley Urban Displacement Project in 2022. Compared to the other planning areas, which are at the edge of the City with larger, vacant lots, the Central planning area has a substantially higher percentage of overcrowded households and severely overcrowded households.

As shown in **Table 4-10**, all RHNA sites are generally geographically distributed throughout each planning area. Infill sites are mostly located within the Central planning area where urbanized development is existing. Larger sites are mostly within the Northeast and West planning area at the fringe of the City, where a lot of large, new, master-planned residential developments are taking place.

Selected lower income RHNA sites are located within the Central and Northeast planning area due to the availability and capacity of sites and proximity to job opportunities and other commercial resources such as schools and grocery stores. Chowchilla selected 11 sites to contribute a total of 560 lower income RHNA units in the Northeast planning area to increase opportunities for higher density housing in areas of the City that currently have less overpayment, crowding issues, and are less vulnerable to displacement. These lower income RHNA sites are within the area categorized by the TCAC as Moderate Resource. Five (5) of the 11 parcels are planned and zoned for Mixed Use, which would encourage mixed-use development within the area, providing increased job proximity to the lower income units. The inclusion of the lower income opportunity sites in this area is not expected to negatively change or exacerbate fair housing considerations of segregation and will increase housing mobility and access to opportunity for lower income households. This also

meets HCD's guiding objectives of AFFH, 1) to avoid further segregation and poverty concentrations and 2) to increase access to opportunity for low-income families.

Though lower income units are not identified in the West planning area, there are 56 units expected to be built by pipeline projects during the planning period. No lower income sites are allocated to the South planning area; however, this is a small area with larger, vacant land that is adjacent to the Central planning area. It is expected that lower-income units in the Central planning area could serve this area. In addition, this area does not provide infill opportunities, is in a low resource area, has little services and amenities, and has a below-average walkability.

The geographic distribution of RHNA sites, compounded with the consideration of location of pipeline projects, will help to combat existing fair housing issues in Chowchilla through development of mixed income units in each planning area, which reduces concentrations of affluence and poverty and provide increased housing opportunities in moderate resource areas (Central and Northeast) and areas that will reduce the displacement risk resulting from overpayment and overcrowding (Central).

Table 4-10: Comparison of Fair Housing Issues with Respect to Census Tract

Planning Area	Central		South	Northeast	West
Census Tract	3.02	3.01	3.01	2.04	2.04
Census Block Group	all	2, 3	1	3	1, 2
Pipeline Units – Lower	0		0	21	56
Pipeline Units – Moderate	16		300	0	348
Pipeline Units – Above Moderate	0		305	300	0
Lower Income RHNA Units	115		0	560	0
Moderate Income RHNA Units	75		0	11	167
Above-Moderate Income RHNA Units	86		260	868	1,699
TCAC Composite Category	Moderate, Low Resource		Low Resource	Moderate Resource	Low Resource
Median Household Income (2022) *	\$65,000		\$75,475	\$110,625	\$88,108
% of Overpayment - Renters	60.0%	45.8%		9.7%	
% of Overpayment - Homeowners	45.9%	50.6%		9.7%	
% with Disability	16.8%	5.9%		12.1%	
% of Children in Female-Headed Households	34.1%	6.4%		7.1%	
CalEnviroScreen Percentiles	80.4%	80.4%		86.4%	
Job Proximity Index (Average)	60.3	66.3		58.5	
% Non-White (2022) *	64.1%	64.0%		51.0%	65.6%
R/ECAP Present	No		No	No	No
RCAA Present	No		No	No	No
Sensitive Communities	Yes		Yes	No	No
Displacement Risk	At Risk		At Risk	Low Risk	

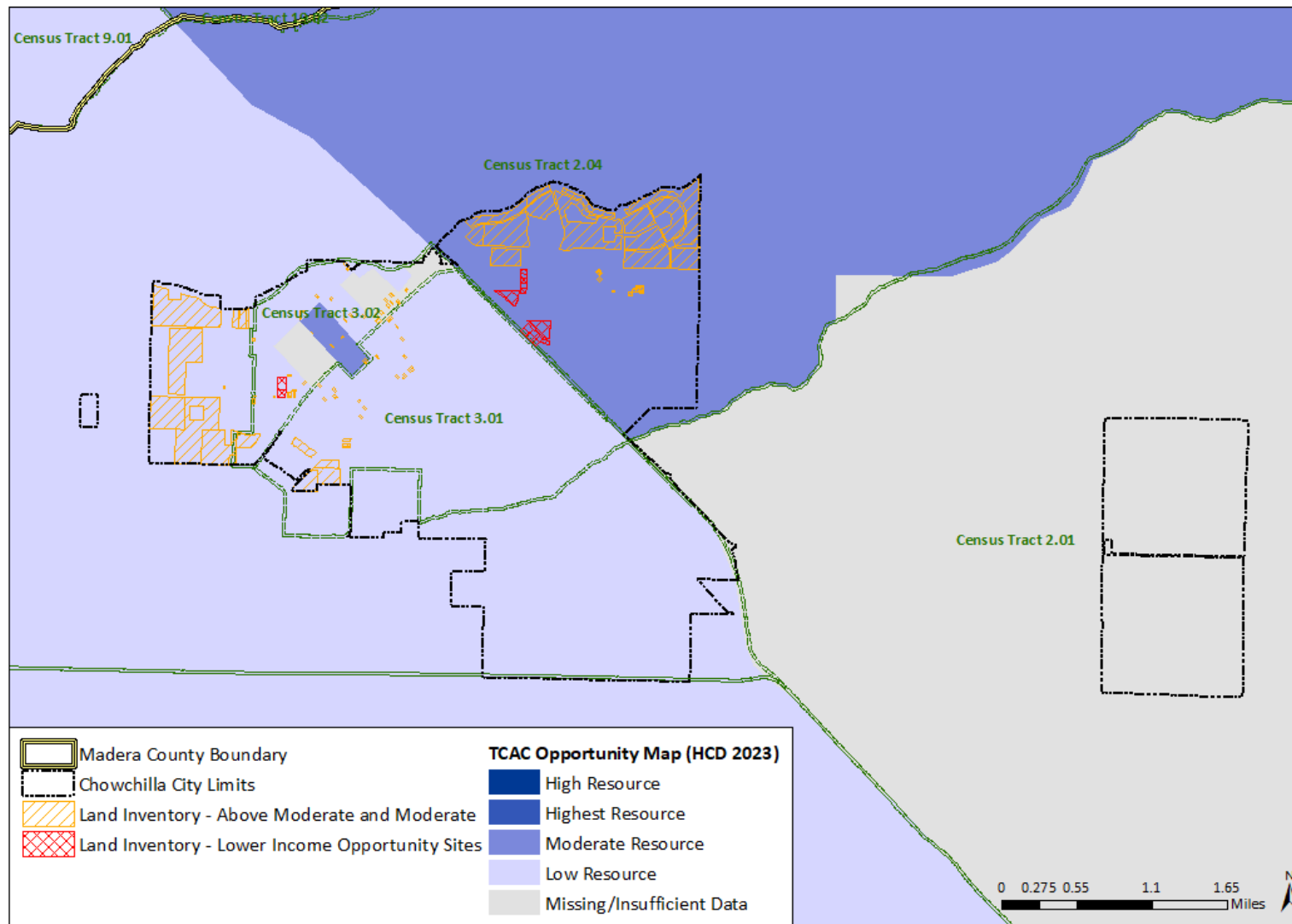
<u>% Overcrowded</u>	<u>10.1%</u>		<u>3.9%</u>	
<u>% Severely Overcrowded</u>	<u>6.4%</u>		<u>0.5%</u>	
<u>Walkability Index</u>	<u>Above Average</u>	<u>Below Average</u>	<u>Least Walkable</u>	<u>Below Average</u>
<i>* Statistics are provided by block group.</i>				

Chowchilla establishes a number of housing programs to encourage the development of different housing types within the City. These efforts go beyond the sites that are included in the Land Inventory to:

1. Help improve housing choice and mobility, by providing opportunities to increase the number and type of dwelling units in residential zones. These programs include increasing residential density in Medium, Medium High-, and High-Density Residential Zones, promoting ADU development, permitting multi-family and special housing by-right in various zones, etc.
2. Move towards more integrated living patterns by addressing older, naturally occurring affordable housing through rehabilitation programs.
3. Ensure place-based strategies to address issues within each planning area. These programs provide assistance and funding for people at-risk of displacement (Central planning area), special needs housing (Central planning area), provide subsidized affordable housing on city-owned land in areas without affordable housing (Northeast planning area), etc.
4. Provide opportunity for all residents to engage with the City's planning activities, with consideration of language spoken and type of communication media. This allows various programs and resources to be advertised to and participated in by more people in the community.

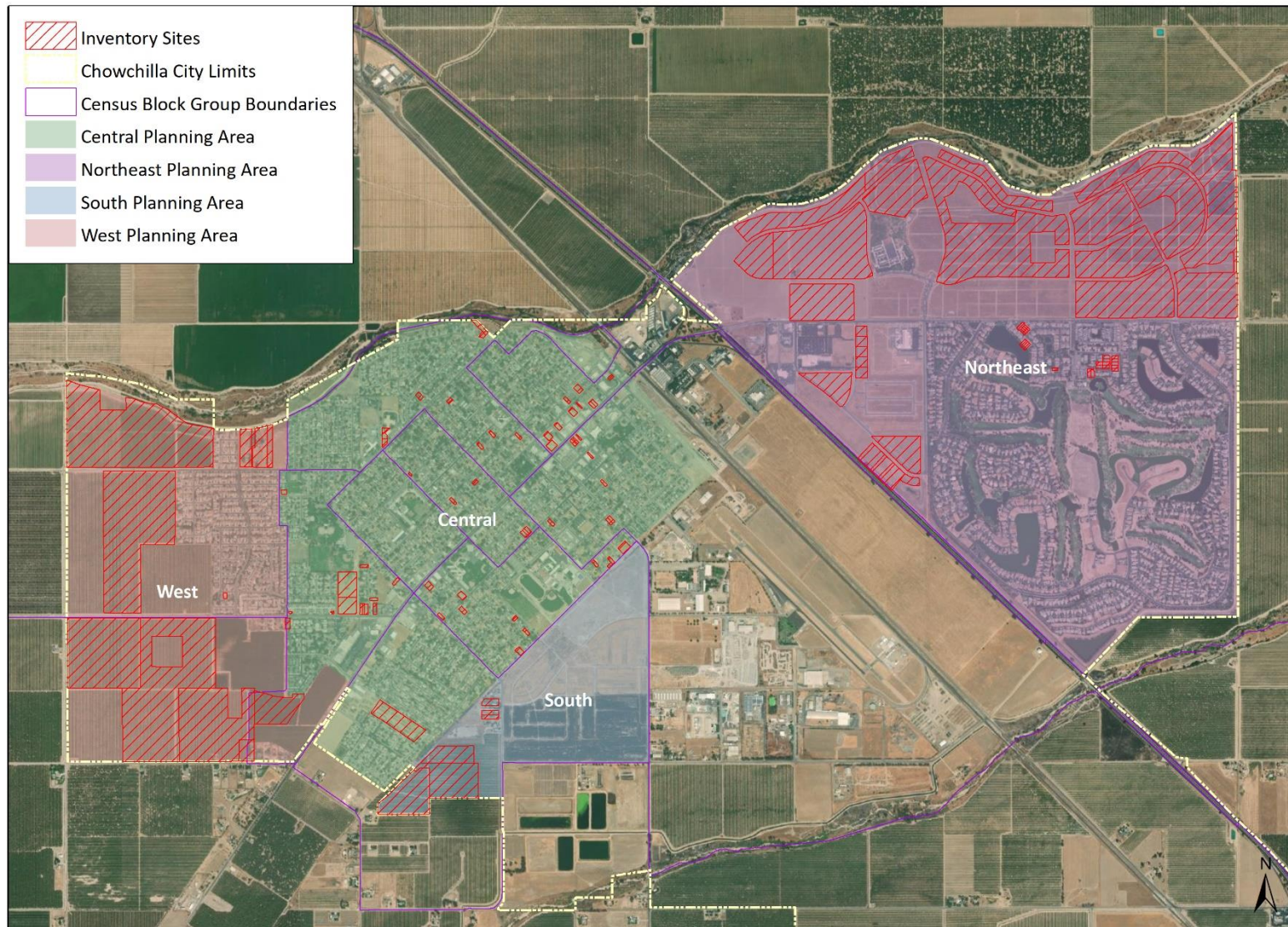
More information on how the housing element programs AFFH are discussed in the next section.

Figure 4-47: Inventory Sites Distribution by AFFH Resource Ratings



CITY OF CHOWCHILLA 2024-2032 HOUSING ELEMENT - AFFIRMATIVELY FURTHERING FAIR HOUSING
Source: HUD AFFH Data Viewer & Mapping Resources

Figure 4-48: Housing Element Planning Areas



4.8.2 Fair Housing Issues and AFFH Programs

The City has adopted goals and actions that specifically address the contributing factors identified in the AFFH analysis. **Table 4-11** lists the identified fair housing issue, contributing factors to the issue, programs that will be taken to address the issue, and the priority level for each issue. High priority is given to factors that limit fair housing choice and/or negatively impact fair housing per Government Code Section 65583(c)(10)(A)(iv). Prioritized contributing factors are **bolded** and associated actions to meaningfully affirmatively further fair housing related to these factors are **bold and italicized**.

Table 4-11 Fair Housing Issues and AFFH Programs

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
Identified Fair Housing Issue 1: Enforcement and Outreach					
1. Information is increasingly obtained through media platforms compared to print forms.	1.a Infill Incentive Program	These programs will be advertised and promoted on the City's website, social media, and newsletter, in addition to other forms of communication (meetings, summits, newspaper publications, printed materials, etc.)	Ongoing, reevaluated Q1/Q2, 2025	Infill lands Citywide	1 participating developer
	1.b Surplus Lands Act Compliance (City Owned Property Inventory)		Every two (2) years	Citywide	Land inventory
	2.a Developer Outreach and Partnership		Ongoing	Citywide/ RHNA sites	Connect with 5 developers
	2.c Grant Applications and Outreach for Low-income Housing		Ongoing	Citywide	Assistance as requested and funds available
	2.d Housing Choice (Section 8) Voucher Program		Ongoing	Citywide	10 households and 2 developers/property managers annually; 16 units that qualify for the Voucher Program
	2.e Identifying Development Ready Infill Sites		Within 24 months of adopting Housing Element	Infill lands Citywide	2 developers annually; 40 new construction units built on infill sites
	3.f ADU Ordinance Updates, Tracking, and Incentives		Q1, 2026	Citywide	Implementation of ADU Program

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
	3.r Maximizing Use of City Websites to Increase Transparency		Q1, 2027	Citywide	Updated checklist, flowcharts, and materials posted on the City's webpage
	5.a Promote, Encourage, and Assist with Development of Sites for Varying Special Needs		Ongoing	Citywide	4 funding applications; 3 new construction; 24 lower-income units
	5.b City Assistance with Rental Housing Development (Large Households)		Ongoing	Citywide	12 new lower-income units
	5.c Childcare Integrated into Affordable Housing		Q1, 2026	Citywide	\$100,000 for childcare services; posting
	6.a Equal Opportunity Housing Information and Referral Services		Q1, 2026	Citywide	Dissemination of information
	7.c Promote Assistance/Resources to Low-income Households related to Energy		Ongoing	Citywide	5 rehabs for lower-income households annually
2. Two (2) parcels that are previously identified for the development of lower income housing is being developed with moderate income housing (only 15% of the units are affordable).	1.h No Net Loss Monitoring and Inventory	City will ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category.	Continuously as developments are approved	Mainly in the western portion and northeastern area of the city ³⁹	No net loss of capacity below the unmet RHNA requirement
		City will ensure replacement sites be made available if development is approved at a lower	Before approval of a project		

³⁹ Geographic targets focuses on the identified inventory sites for lower income housing since this housing category is the only category that has a RHNA after readjusting for ADUs and pipeline projects. Possible replacement site, i.e., residential vacant sites, are also mostly located within the western and northeastern area of the City.

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		density on a housing element site.			
	2.c Grant Applications and Outreach for Low-income Housing	City will apply for State and Federal funding to provide financial aid and technical assistance for the development of housing affordable to extremely low-income households.	Ongoing	Targeted to the Central Area of the City	\$400,000 total funds; 127 new constructed lower-income units and 15 lower-income units preserved.
	2.I Lower income opportunity sites	City will allow residential developments where at least 20% of the units are affordable to lower-income households “by-right” in residential zone districts.	Q1, 2027	Citywide	Adoption of Zoning Ordinance Text Amendment
	5.b. City Assistance with Rental Housing Development (Large Households)	City will aid rental housing development with at least 10% of 3-/4-bedroom units to lower-income households.	Ongoing	Citywide	12 new lower-income units
	5.d. Funding for Construction of Housing for Seniors and those with Disabilities	City will utilize funds for low-income family housing for seniors and those with disabilities.	Ongoing	Citywide	3 lower-income units for seniors or those with disabilities
Identified Fair Housing Issue 2: Segregation and Integration					
1. Cost burden among renters is highest in central area of the city.	2.d. Housing Choice (Section 8) Voucher Program	City will encourage participation in the Housing Choice Voucher Program. This Program	Ongoing	Central area of the city, where renter’s overpayment is most prominent	10 households and 2 developers/property managers annually; 16 units to qualify the

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
2. Median household income is lowest in the central area of the city.		provides assistance to low-income families, seniors, and person with disabilities to afford rental units. This will the burden of housing costs.			Program throughout the planning period
	3.i. Loan Information	City will advertise the availability of loans for rental, ownership, and rehabilitation. This would provide financial assistance to cost-burdened households.	Q1, 2026, and annually thereafter	Central area of the city, where income is lowest	Annual postings
	5.b. City Assistance with Rental Housing Development (Large Households)	City will aid rental housing development with at least 10% of 3-/4-bedroom units to lower-income households.	Ongoing	Citywide	12 new lower-income units
	6.c. <i>Place-based strategies to encourage community conservation and revitalization in Central and South Taft.</i>	City will work with partner and community organizations to 1) focus housing rehabilitation in Central and South Chowchilla and 2) implement the Robertson Boulevard Revitalization Strategy, 3) prioritize capital improvement projects, including electrification of	Ongoing	Central and South areas	Provide at least two (2) housing rehabilitation grants per year for a total of 16 housing units during the 2024-2032 planning period. Carry out implementation of Robertson Boulevard Revitalization Strategy and complete

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		transit system, 4) develop new affordable multi-family residential project.			improvements by end of planning period. Begin and complete transition to clean electric vehicles by end of planning period. Assistance as requested and funds available, anticipated to be \$400,000 during the planning period, with a total of 127 new construction lower-income units constructed and 15 lower-income units preserved.
3. Patterns of racial/ethnic concentration are present in the central area of the city.	3.n. Allow Duplexes by-right in medium density single family zones	The City will amend the Zoning Ordinance to allow duplexes “by-right” in Medium Density Residential Zones. This will allow more housing choice in single family neighborhoods outside of the Central Area of the City.	Q1, 2026	Citywide, but targeted towards single family neighborhoods outside of the central area	Revised TCAC/HCD map with at least one (1) tract within the City designated as “highest resource”
	2.d. Housing Choice (Section 8) Voucher Program	City will encourage participation in the Housing Choice Voucher Program. This Program provides assistance to low-income families, seniors, and	Ongoing	Citywide	10 households and 2 developers/property managers annually; 16 units to qualify the Program throughout the planning period

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		person with disabilities to afford rental units. This program allows residents to find housing throughout the City, not just concentrated in the Central Area.			
4. A higher proportion of disability residents are concentrated in the central area of the city.	5.a. Special Needs Housing Sites Inventory	The City will utilize its sites inventory to promote and encourage development of sites suitable for special needs populations, including homeless, farmworkers, disabled, seniors, etc. The City will focus this effort citywide, rather than in just the central area of the City.	2025, annually thereafter	Citywide	4 funding applications; 3 new constructions; 24 lower-income units
	5.d. Funding for Construction of Housing for Seniors and those with Disabilities	City will utilize funds will utilize AHDC funds to incentivize the construction of rental housing for seniors and those with disabilities. The City will focus this effort citywide, rather than just in the central area of the city.	Ongoing	Citywide	3 lower-income units for seniors or those with disabilities

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
	5.f. Funding for Group Homes for Persons with Special Needs	City will provide assistance to organizations seeking to develop or convert residential buildings for use as group homes and residential care facilities for persons with special needs. Given that many single family homes are outside the Central Area, this program would allow for this type of housing to be citywide, rather than concentrated in the central area.	Ongoing	Citywide	3 applications during the planning period: 1 new group home accommodating at least six (6) persons, or 1 conversion accommodating at least ten (10) persons
5. Single-parent female-headed households are concentrated in the central area of the city.	5.c. Childcare Integrated into Affordable Housing	The City will integrate affordable residential projects that provide housing for lower-income, single working parent households and childcare services, using federal and State grant fund sources for childcare services, and actively recruiting community-based non-profit and/or private for-profit organizations for such services.	Ongoing	Citywide	Adopted guidelines, \$100,000 for childcare services

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		Encouraging these services in all affordable housing projects, including projects proposed outside of the city center will help facilitate single parent households to move out of the central area of the city.			
6. A higher proportion of renter households have children compared to owner households	5.b. City Assistance with Rental Housing Development	The City will provide assistance to rental housing developments that contain at least 10% of three (3)- and four (4)-bedroom dwelling units affordable to lower income households without overpayment. This program will help facilitate rental housing to accommodate larger household sizes.	Ongoing	Citywide	Annual reporting to City Council of the number of units that were assisted; total of 12 new construction lower-income units over the planning period
7. No federally or state-subsidized	1.b. City Owned Property Inventory	The City will review, evaluate, and update	Every 2 years	Citywide	City owned land inventory

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
housing complexes in the northeast part of the city.		inventory of City-owned land for possible housing developments. The City will encourage subsidized affordable housing on city-owned land in the northeast part of the city, if land is available.			
	3m. Modify Parking and Open Space Requirements	The City will evaluate the current parking and open space requirements and amend the Zoning Ordinance as appropriate in order to increase buildable area on a parcel, which could subsequently reduce constraints for housing development. In past discussions with subsidized affordable housing developers, parking and open space is often an issue when making a development work. Reducing requirements will improve the chance that subsidized housing will be built	Q1, 2026	Citywide	Adoption of Zoning Ordinance Amendment. Text

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		on the more valuable land in the northeast part of the City.			
Identified Fair Housing Issue 3: Disparities in Access to Opportunities					
1. No commuters use public transit, and only 6% walk or bike to work.	1.a. Infill Incentive Program	The City will reduce impact fees by 50% for all new infill, mixed use and high-density residential development if certain requirements are met. Incentivizing infill development will encourage more public transit use.	Ongoing	Central City near existing infrastructure	One (1) participating builder/developer per year
2. Education outcomes are less positive in the center area of the city.	3.f. Availability of School Facilities to new residential projects	When residential projects subject to the Subdivision Map Act and Subdivision Ordinance are submitted, the Chowchilla Elementary School District and Chowchilla Union High School District will both be notified through the entitlement review process in order to ensure the availability of adequate school facilities. This will ensure that new development in the	As-needed	Citywide, but targeted to housing projects proposed in the central area of the City.	Internal record keeping and completion of Dwelling Unit Worksheet

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		central part of the City will not result in overcrowding.			
3. Western, northeastern, and southeastern areas have more positive economic outcomes.	1.a. Infill Incentive Program	The City will reduce impact fees by 50% for all new infill, mixed use and high-density residential development if certain requirements are met. Incentivizing infill development will lead to more home ownership in the central areas, which will lead to generation wealth.	Ongoing	Infill Areas, targeted in the Central Area of the City	One (1) participating builder/developer per year
	4.b. Housing Rehabilitation Program	The City will support public and private efforts to rehabilitate and improve existing housing stock. Improving existing housing stock will increase housing values, while also reducing costs associated with maintenance and repair, thus resulting in more positive economic outcomes for households in the central area.	On going	Citywide, targeted in the Central Area of the City	Facilitate rehab for 5 households annually for a total of 40 rehabs for lower-income households over the planning period and two (2) demolitions annually for a total of 16 demolitions.
	1.b. City Owned Property Inventory	The City will review, evaluate, and update inventory of City-	Every 2 years	Citywide	City owned land inventory

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		owned land for possible housing developments. Evaluation will include the availability of amenities and services near the sites.			
	1.c. Service Systems for Infill	The City will apply for funds including Infill Infrastructure, HOME, and CDBG funds to acquire and/or extend necessary services (water and sewer hookups) to in-fill parcels sites for housing development. This will result in more housing near the Central Area of the City, near amenities.	Ongoing, annually thereafter	Central City or Infill Parcels elsewhere lacking infrastructure	Three (3) new construction, lower-income units annually for a total of 24 lower-income units over the planning period
Disparities in Access to Opportunities 4: Disproportionate Housing Needs					
1. Unaffordable rents and sale prices/ Lack of affordable housing options.	6.b. Revise CTCAC/HCD Opportunity Map	The City will advocate for the revision of the TCAC/HCD Opportunity Map to include at least one (1) of the City's tracts to be within a "highest resource" or "high resource" area. This will allow the City to be able to be eligible for additional	By 2026	Central City near resources	Revised TCAC/HCD map with at least one (1) tract within the City designated as "highest resource"

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		resources to fund affordable housing.			
	2.i. Manufactured Home	The City will revise the Zoning Ordinance to allow Manufactured Homes (on Permanent Foundation) by-right in all zones that allow single-family	Q1, 2026	Citywide	Adoption of Zoning Ordinance Text Amendment
	1.b. City Owned Property Inventory	The City will review, evaluate, and update the inventory of City-owned land for possible housing developments. The City partnering with an affordable housing developer on City owned land would provide additional affordable housing options.	Every 2 years	Citywide	City owned land inventory
	2.j. Emergency Housing	The City will revise the Zoning Ordinance to allow Emergency Housing by right in areas zoned for mixed uses and nonresidential zones that permit multi-family uses <u>R-MH and R-H zoning districts.</u>	Q1, 2026	Citywide	Adoption of Zoning Ordinance Text Amendment
	3.e. Fee Deferral Program for Residential Development	The City will allow developers /homebuilders to pay	Q1/Q2 2025	Citywide	Resolution adopted by City Council

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		a small portion of development impact fees at building permit, and defer or delay paying the remainder of the fees until a later date. This will incentivize lower to moderate income housing development by reducing upfront costs.			
	3.p. Removal of Subjective Judgment from Entitlement Review	The City will amend the Zoning Ordinance to remove subjective language from entitlement review for Site Plan Review, Conditional Use Permit, and Planned Unit Development. This will result in an easier entitlement process, resulting in more approvals and more housing, including more affordable types of housing.	Q1, 2027	Citywide	Adoption of Zoning Ordinance Text Amendment
	1.d. Expedited processing for lower-income housing	The City will create a new electronic workflow and record type for multi-family housing developments consisting of affordable units in	Q1, 2026	Citywide	Creation of a new electronic workflow and record type for multi-family housing developments consisting of affordable units

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		the City's new land management system (Tyler Technologies) to provide expedited permit processing and approval for multi-family housing developments. This will result in more affordable housing within the City.			
	<u>6.c. Place-based strategies to encourage community conservation and revitalization in Central and South Taft.</u>	<u>City will work with partner and community organizations to 1) focus housing rehabilitation in Central and South Chowchilla and 2) implement the Robertson Boulevard Revitalization Strategy, 3) prioritize capital improvement projects, including electrification of transit system, 4) develop new affordable multi-family residential project.</u>	<u>Ongoing</u>	<u>Central and South areas</u>	<u>Provide at least two (2) housing rehabilitation grants per year for a total of 16 housing units during the 2024-2032 planning period.</u> <u>Carry out implementation of Robertson Boulevard Revitalization Strategy and complete improvements by end of planning period.</u> <u>Begin and complete transition to clean electric vehicles by end of planning period.</u> <u>Assistance as requested and funds available, anticipated to be \$400,000 during the planning period, with a</u>

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
					total of 127 new construction lower-income units constructed and 15 lower-income units preserved.
2. Dominance of single-family housing, which is typically more expensive than multi-family.	1.g. Employee Housing Act	The City will add “large” employee housing as a permitted use by right in the use table for Industrial and Office Zones (I-H, PF, and OS) to further clarify the provision under the Employee Housing Act (Section 17021.6)	Q1, 2026	Industrial and Office Zoned Parcels	Approved Ordinance Amendment Zoning Text
	2.f. Small Residential Care Facilities	The City will revise the Zoning Ordinance to allow residential care facilities serving six (6) or fewer people to be allowed by-right in all zones where residential uses are permitted subject to only to the requirement of other residential uses of the same type in the same zone.	Q1, 2026	Citywide	Adoption of Ordinance Amendment Zoning Text
	2.h. Transitional and Supportive Housing	The City will amend the Zoning Ordinance to allow transitional and supportive housing	Q1, 2026	Citywide	Adoption of Ordinance Amendment Zoning Text

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		as a use by right in all zones allowing residential uses subject to only the requirements of other residential uses of the same type and in the same zone including parking standards.			
	2.i. Manufactured Home	The City will revise the Zoning Ordinance to allow Manufactured Homes (on Permanent Foundation) by-right in all zones that allow single-family	Q1, 2026	Citywide	Adoption of Zoning Ordinance Text Amendment
	2.k. Guest House	The City will revise the Zoning Ordinance to define the term “guest house” or “guesthouse” as an accessory building not intended for permanent occupancy	Q1, 2026	Citywide	Adoption of Zoning Ordinance Text Amendment
	5.b. City Assistance with Rental Housing Development	The City will provide assistance to rental housing developments that contain at least 10% of three (3)- and four (4)-bedroom dwelling units affordable to lower	Ongoing	Citywide	Annual reporting to City Council of the number of units that were assisted; total of 12 new construction lower-income units over the planning period

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		income households without overpayment. This program will help facilitate the development of multi-family housing.			
4. 32.8% of Chowchilla's household experience housing problems, including incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, and overpayment.	4.b. Housing Rehabilitation Program	The City will support public and private efforts to rehabilitate and improve existing housing stock by applying annually to State and Federal housing rehabilitation funding sources to provide funds to qualifying property owners	On going	Citywide	Facilitate rehab for 5 households annually for a total of 40 rehabs for lower-income households over the planning period and two (2) demolitions annually for a total of 16 demolitions.
	7.c. Financial Assistance to Low-income Households related to Energy	The City will promote opportunities for financial assistance to low-income households related to energy conservation including programs and incentives by PG&E, GRID Alternatives, Self-Help Enterprises, and Community Action Partnership of Madera County. This will improve the existing housing stock by making	Ongoing	Citywide	At least five (5) rehabs for lower-income households annually for a total of 40 rehabs for lower-income households over the planning period

Contributing Factors	AFFH Programs	Specific Commitment	Timeline	Geographic Target	8-Year Metric
		older homes more energy efficient.			

5 HOUSING CONSTRAINTS

Constraints to the development of adequate and affordable housing can be posed by governmental and non-governmental factors (e.g., environmental and infrastructure). These constraints may result in housing that is not affordable to very low-, low- and moderate-income households or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower and moderate incomes and special needs.

According to Government Code Section 65583, local governments are required to analyze governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and those with special needs and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing as part of housing element updates. Where constraints to housing production related to the City's regulations or land use controls are identified, appropriate programs to mitigate these constraints are included in the Housing Element. Local governments must also demonstrate in their constraints analysis that local efforts include the removal of barriers to achievement of regional goals for housing production and housing for persons with special needs.

This chapter identifies and evaluates the governmental and non-governmental factors that may pose constraints or burdens that may limit or constrain the production of housing to meet the City's housing needs.

5.1 Governmental Constraints

While local governments have little or no influence on federal monetary policies or national economic forces, they carry substantial weight on the overall provision and cost of housing. Local government can encourage and assist local housing market through the establishment of local policies, standards, requirements, and actions. One of the Housing Element's purposes is to require local governments to evaluate their 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 address housing needs for its diverse population, address public health and safety, and facilitate reducing the cost of housing production.

The City of Chowchilla's primary policies and regulations that affect residential development and housing affordability include the following: land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, building and housing codes, and code enforcement. This section discusses these policies and regulations and assesses whether any serve as a governmental constraint to the production of housing.

As part of the governmental constraints analysis, the Housing Element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities. Additional analysis of these constraints is included.

5.1.1 Summary of Governmental Constraints

The following governmental constraints and proposed programs to address each constraint are discussed further in this section.

- In the previous Housing Element, Action/Implementation Measure 2.b identified revisions to the General Plan land use designations and corresponding zoning districts within the Zoning Ordinance to encourage higher density development. This measure has not been completed and is carried over to the 2024-2032 Housing Element (**Program 2.b**). This program proposes density increases for the MDR, MHDR, and HDR land use designations and corresponding zoning districts
- There are existing inconsistencies between the identified zoning districts in the General Plan and the zoning districts contained in the Zoning Ordinance and further reflected in the City's Zoning Map **Program 3.j** will amend the General Plan to accurately reflect and correspond to the City's zoning districts as identified in the Zoning Ordinance and Zoning Map.
- Since Chowchilla is proposing to increase the maximum density for the Medium, Medium High, and High Density Residential land use designations (and corresponding zone districts), the City's current height limits may constrain multi-family residential development from reaching the maximum density proposed. **Program 2.b** will assess the current height limitations to determine potential impediments to reaching the proposed maximum densities, and will amend the Zoning Ordinance accordingly.
- Other nearby jurisdictions, such as the cities of Kerman and Livingston, do not have open space requirements and only specify yard setbacks. As a result, the open space requirements in the City of Chowchilla add additional development regulations that may constrain the development of housing. The City will implement **Program 3.m** to evaluate the City's current open space requirements to determine if they are necessary in addition to building setback requirements and will modify the Zoning Ordinance as required.
- Other than the exceptions and options for in-lieu payments, the City does not currently provide other mechanisms to reduce parking requirements. The limited options for parking reductions may pose a constraint to housing development. The City will implement **Program 3.m** to evaluate and modify the City's current parking requirements as necessary.
- While Chowchilla's Zoning Ordinance was recently amended to include a density bonus section, further revisions are necessary for compliance with the new State Density Bonus Law. **Program 3.k** will amend the Zoning Ordinance to align with the latest density bonus provisions of the State Density Bonus Law.
- Chowchilla requires an administrative use permit for ADUs, which is inconsistent with State ADU Law. In addition, the City does not have an ADU ordinance that is in compliance with State ADU Law. The City will implement **Program 3.l** to amend the Zoning Ordinance and implement an ADU program.
- Chowchilla only allows boarding house or rooming house in the R-H zone, which limits the variety of affordable housing types within the city, as boarding homes are an

affordable option, particularly for single adults. **Program 2.m** will amend the Zoning Ordinance to allow boarding house or rooming house by right in Medium and Medium High-Density Residential Zones.

- Chowchilla permits emergency shelters by right in the C-S and PF zone districts and requires a conditional use permit for emergency shelters in the R-MH and R-H zone. Residential uses, other than emergency shelters, are not permitted in the C-S and PF zone districts. To meet state law, the City will implement **Program 2.j** to amend its Zoning Ordinance to permit emergency shelters by right, without discretion, in the R-MH and R-H zone districts. This program will also address parking requirements [of emergency shelters](#).
- Currently, Chowchilla does not explicitly allow Low Barrier Navigation Centers in any zone. Therefore, the City will implement **Program 2.j** to allow the development of LBCNs, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multi-family uses, to comply with state law including AB 101.
- Chowchilla requires an administrative use permit for manufactured homes, and they are not treated in the same manner as conventional structures in the same zones. This conflicts with State law and constrains the ability to locate manufactured housing within the City, which is often more affordable than conventional housing. **Program 2.i** will remove the administrative use permit requirement and allow manufactured homes on permanent foundation as a use by right in all zones that allow single-family dwellings (i.e., MX, MX-D, R-MH, and C-N).
- Requiring a conditional use permit for duplexes in Medium Density Residential Zones may constitute a barrier to the development of multi-family housing in those zone districts. **Program 3.n** will amend the Zoning Ordinance to permit duplexes as a use by right in the Medium Density Residential Zones in order to increase the variety of housing choice and housing opportunities in single-family neighborhoods.
- Requiring a conditional use permit for apartment buildings in the C-N zone district may constitute a barrier to the development of multi-family housing. **Program 3.q** will amend the Zoning Ordinance to permit multi-family dwellings of five (5) or more units as a use by right in the C-N zone district in order to increase the variety of housing choice and housing opportunities in proximity to services and amenities.
- Residential care facilities for six (6) or fewer people are not permitted in the C-N and C-S zone districts, where residential uses are permitted. The City will implement **Program 2.f** for residential care facilities for six (6) or fewer people to be allowed as a use by-right in the C-N and C-S zone districts subject only to the requirement of other residential uses of the same type in the same zone.
- Residential care facilities for seven (7) or more people are permitted with a conditional use permit in the Medium High Density Residential (R-MH), High Density Residential (R-H) zones, and Office and Industrial (O) Zones. These facilities are not permitted in any other zone district. This poses a constraint to the development of residential care facilities for seven (7) or more people. The City will implement **Program 2.f** for residential care facilities for seven (7) or more people to be allowed by-right in all zones

where residential uses are permitted subject to only the requirement of other residential uses of the same type in the same zone.

- Supportive, transitional, and permanent supportive housing is allowed by right in all zones where single-family and multi-family uses are permitted with the exception of the C-N, C-S, and PF zone districts. The City will implement **Program 2.h** to allow transitional, supportive, and permanent supportive housing as a use by right in all zones allowing residential uses without discretionary action pursuant to AB 2162 and AB 2988, subject to only the requirements of other residential uses of the same type and in the same zone.
- The City of Chowchilla has not adopted an SB 9 ordinance. The City will implement **Program 3.s** to amend the Zoning Ordinance to comply with SB 9 (Government Code Section 65852.21).
- Chowchilla permits farmworker/employee housing in areas that permit agricultural uses (I-H, PF, or OS zones), and therefore complies with the State's Health and Safety Code. However, the City will implement **Program 1.g** to add "large" employee housing as a permitted use by right in the use table for Industrial and Office Zones (I-H, PF, and OS) to further clarify this provision.
- The City recently implemented a new land management system by Tyler Technologies. The City will implement **Program 3.d** to modify and improve its permitting and recordkeeping processes in order to better track and monitor permits. In particular, the City will create workflows based on permit types and development types (e.g., ADUs, apartments, single-family). As applicable, the City will track and keep record of affordability by income group.
- Entitlement review for Site Plan Review, Conditional Use Permit, and Planned Unit Development includes subjective language related to adverse effects, which could add time to the review and create an unpredictable development review process. **Program 3.p** will amend the Zoning Ordinance to remove subjective language from entitlement review for Site Plan Review, Conditional Use Permit, and Planned Unit Development, and will provide objectives with regards to determining adverse effects and impairment to the integrity and character of zoning districts, thereby streamlining the review of multi-family residential projects.
- The City of Chowchilla does not have written procedures for SB 35 Streamlined Ministerial Approval Process. **Program 1.f** will establish and implement expedited permit processing for qualifying affordable housing projects, pursuant to SB 35.
- The City recently implemented a new land management system; implementation is ongoing. The City will implement **Program 1.d and Program 3.d** to modify and improve its permitting and recordkeeping processes in order to better track and monitor permits for housing development. In particular, the City will create workflows based on permit types and development types (e.g., affordable housing, ADUs, apartments, single-family). As applicable, the City will track and keep record of affordability by income group.

- The City does not have an established permit processing system for SB 330. **Program 3.o** will establish and implement expedited permit processing for qualified housing development projects pursuant to SB 330. (*“Residential Development Inventory”*).
- The City will implement **Program 3.r** increase transparency and dissemination of information.
- AB 1397 requires that 5th cycle opportunity sites re-used in the 6th cycle inventory and identified to accommodate lower-income units (Very Low-Income and Low-Income) be subject to by-right approval if projects include 20% affordable units for lower-income households on-site. There are two sites that meet this criteria. **Program 2.i** will revise the Zoning Ordinance to allow residential developments where at least 20% of the units are affordable to lower-income households by right in residential zone districts.
- The City does not provide guidelines on what constitutes an undue burden, or fundamental alteration of a City program or law. The City will implement **Program 2.n** to update the Zoning Ordinance to include objective standards for evaluating a reasonable accommodation request.

5.1.2 General Plan and Zoning Ordinance

The City of Chowchilla regulates the type, location, density, and scale of residential development primarily through its General Plan, Zoning Ordinance, and Specific Plans, each of which are described on the following pages.

- The General Plan sets forth the vision, goals, and policies for the city’s urban form and land use patterns, including residential development. The Land Use Element includes land use categories that define the use and building intensity throughout the city.
- The City’s Zoning Ordinance is the mechanism by which the vision, goals, and policies of the General Plan are implemented. The Zoning Ordinance regulates the type, location, density, and scale of residential development through height limits, setbacks, floor area ratio (FAR), parking requirements, and other standards.
- Specific Plans are detailed plans for specific areas, focusing on issues pertinent to that area and supplementing the policies of the General Plan.

General Plan

The City of Chowchilla 2040 General Plan was adopted in 2010. The Land Use Element sets forth policies for guiding future development and establishes categories of land that are available for various uses. The 2040 Chowchilla General Plan Land Use Map includes four specific residential land use designations plus two (2) additional land use designations (Mixed Use and Downtown Commercial) that identify areas appropriate for housing. The four (4) specific residential land use designations and two additional land use designations range in density and intensity from less than one (1) unit to 30 units per gross acre. Each designation is described as follows.

- **LDR, Low Density Residential (0.1-2.0 dwelling units per gross acre):** The Low Density Residential (LDR) designation serves as a transition between the urban environment and the surrounding agriculture. This designation allows for parcels of one-half acre or

larger in size where residents desire the proximity and amenities of urban life, yet are able to enjoy some of the benefits of a more rural environment. Property designated Low Density Residential typically consist of a single family home on large “estate-style” or “ranchette” parcel. The minimum parcel size in this designation is 20,000 square feet. Except in extraordinary circumstances, it is not expected that parcels greater than one acre in size would be developed within the City limits. Typical development in this land use designation is one-dwelling unit per gross acre.

- **MDR, Medium Density Residential (2.0-8.0 dwelling units per gross acre):** The Medium Density Residential (MDR) designation is intended to promote single family residential neighborhoods typically found in an urban setting. Individual lot sizes generally range from 5,000 to 12,000 square feet in size. Densities may range from a minimum of 2 to a maximum of 8 dwelling units / gross acre. The typical single family neighborhood development in this land use designation is five and one-half (5.5) dwelling units per gross acre. Under a Planned Development Zoning District, smaller lot sizes may be permitted when clustered around an open space amenity, such as a golf course or lake, major park facility, open space areas accessible to the public, or any combination of amenities. Neighborhood amenities such as parks, schools and religious assemblies are encouraged.
- **MHDR, Medium Density Residential (6.0-16 dwelling units per gross acre):** The Medium High Density Residential (MHDR) designation encourages a variety of detached and attached single-family and multi-family (i.e., duplex, triplex, fourplex) residential uses. Housing densities in this designation may range from a minimum of 6 to a maximum of 16 dwelling units / gross acre. Typical development in this land use designation is eight (8) units per gross acre. Housing types such as zero lot line, patio / courtyard home or townhome may be permitted on lot sizes ranging from 4,000 to 6,000 square feet as a planned unit development. Newly created lots for duplex, triplex or low density apartment complexes are expected to be approximately 6,000 square feet minimum with the number of units per lot based on 3,000 square feet of area for each dwelling unit. Existing, non-conforming lots may also be developed at 3,000 square feet of lot area for each dwelling unit. This designation is encouraged for in-fill development in existing neighborhoods. Development in this designation should be conveniently served by neighborhood commercial and recreational centers and have access to collector or arterial streets. Neighborhood amenities such as parks, schools and religious assemblies are encouraged in this designation.
- **HDR, High Density Residential (10.0-24.0 dwelling units per gross acre):** The High Density Residential (HDR) designation encourages a variety of multi-family residential uses. Housing types encouraged include patio / courtyard homes, town homes, apartments and condominiums. Densities within this designation range from a minimum of 10 to a maximum of 24 dwelling units / gross acre. Typical development in this land use designation is 16 dwelling units per gross acre. For new lots created by a parcel map or subdivision process, the minimum lot area shall be 6,000 square feet and

the number of units per lot shall be based on 3,000 square feet of area for the first dwelling unit, 1,500 square feet for each second through sixth unit and each additional unit over six units shall require 1,000 square feet of lot area. Open space, equaling 25 percent of the project total square footage and required off street parking facilities is required. Existing non-conforming lots may be developed at the same square footage formula of lot area for each dwelling unit. Development in this designation should be conveniently served by commercial, employment and recreational centers, and have access to collector or arterial streets.

- **MU, Mixed Use Development (10.0-30.0 dwelling units per gross acre):** The Mixed Use (MU) designation is land use category is designed to provide the potential to accommodate either residential or commercial or both residential and commercial uses in a well-planned, mixed-use development. Commercial structures and uses shall be developed according to a planned development plan and shall be arranged as a unified development, which may resemble a shopping center, a shopping mall, traditional downtown shopping street ("Main Street"), business park with a combination of offices, research facilities, light industrial/supply uses, or similar activity centers. Appropriate commercial uses include retail businesses, professional service offices, and other customer-oriented businesses. The residential density in this category shall not exceed 30 units per acre (approximately up to 85 persons per acre). For residential uses, the typical development within this land use category is 16 dwelling units per gross acre. The FAR for non-residential uses within this land use category may range from 0.60 to 3.0 with a typical FAR of 1.0. Building structures within this land use designation shall have a maximum height of five stories. Development of land designated Mixed Use are to be carefully planned to ensure that the benefits of mixed use development are fully realized, and the potential negative impacts of one use or another are minimized. Subdivision or partial development of any land within this category shall not be approved until a planned development plan for full development of the designated Mixed Use property has been reviewed and approved by the City. Planned Development plans and subdivision maps may be processed concurrently. A minimum of 30 percent of the full development of the overall designated Mix Use property shall be devoted to residential uses averaging planned build.
- **DC, Downtown Commercial (0.25-3.0 FAR):** The Downtown Commercial (CD) designation is limited to the City's Downtown District. The City's Downtown District has its own unique character as a quasi-pedestrian oriented, concentrated area of retail, service and offices uses. Future development should enhance the vitality of the Downtown District. Over time the Downtown District will evolve into a more unique and focused commercial and service orientated center of the community, while retaining a diversity of commercial and residential uses. Mixed use (incorporating Multi-family residential on the second floor of structures) may also be permitted in the Downtown Commercial land use designation. Higher intensity development should be encouraged in the District than in other areas of the City. Public parking availability and

access are essential for full development of the downtown area. The City's Downtown Master Plan further guides development and sets-forth specific design and development standards. Ultimately the FAR and use may be constrained by the amount and location of available parking, particularly with office development. A typical FAR under this designation is 1.0.

In the previous Housing Element, Action/Implementation Measure 2.b identified revisions to the General Plan land use designations and corresponding zoning districts within the Zoning Ordinance to encourage higher density development. This measure has not been completed and is carried over to the 2024-2032 Housing Element (**Program 2.b**). This program proposes density increases for the MDR, MHDR, and HDR land use designations and corresponding zoning districts as shown in **Table 5-1**.

Table 5-1: General Plan Land Use Designations: Proposed Density

General Plan Land Use Designation	Existing Density	Proposed Density
LDR, Low Density Residential	0.1 – 2.0 du/acre	No Change
MDR, Medium Density Residential	2.0 – 8.0 du/ac	2.0 – 12.0 du/ac
MHDR, Medium Density Residential	6.0 – 16.0 du/ac	12.0 – 20.0 du/ac
HDR, High Density Residential	10.0 – 24.0 du/ac	20.0 – 30.0 du/ac
MU, Mixed Use	10.0 – 30.0 du/ac	No Change
DC, Downtown Commercial	Not Specified	No Change

While the Land Use Element specifies a range of unit densities per acre, the City of Chowchilla Zoning Ordinance regulates specific development standards within the permitted density range. Under a given land use designation, several different development zones may be appropriate. In the General Plan, Table LU – 4 (“Land Use Density and Intensity”) provides a listing of “typical” Zoning Districts for each General Plan land use designation.

The City of Chowchilla Zoning Ordinance is, in most instances, hierarchical in that uses of a lower intensity zone are usually allowed in the next more intensive zone. To allow for this, the residential unit per acre ranges overlap. However, there are existing inconsistencies between the identified zoning districts in the General Plan and the zoning districts contained in the Zoning Ordinance and further reflected in the City's Zoning Map (**Table 5-2**). **Program 3.j** will amend the General Plan to accurately reflect and correspond to the City's zoning districts as identified in the Zoning Ordinance and Zoning Map.

Table 5-2: General Plan Zoning Districts vs. Zoning Ordinance Zoning Districts

General Plan		Zoning Ordinance
Land Use Designation	Typical Zoning District	Zoning District
LDR, Low Density Residential	R-E	R-L
MDR, Medium Density Residential	R-1, PUD	R-M-5, R-M-6
MHDR, Medium Density Residential	R-2, TP, PUD	R-MH
HDR, High Density Residential	R-3, TP, PUD	R-H

MU, Mixed Use	C-2, C-3, I-1, PUD, R-2, R-3	MX-D, MX
DC, Downtown Commercial	DC., C-2, PUD	MX-D

Zoning Ordinance

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance, as well as specific plan development codes. A zoning district is assigned to every parcel in the city and the Zoning Ordinance identifies compatible uses. In general, the City's zoning regulations are designed to balance the goal of providing affordable housing opportunities for all income groups while protecting the health and safety of residents and preserving the character of existing neighborhoods. Additionally, development standards are identified for each zoning district. Some zoning districts may allow similar uses but have different development standards.

Zone Districts

The City's Zoning Ordinance allows residential uses in the following zones as summarized and shown in **Table 5-8**.

- **Low Density Residential (R-L).** The R-L zone is intended to provide a transition between the urban environment and surrounding agriculture. Attached and detached single-family dwellings are permitted by-right. Supportive and transitional housing are also permitted by-right. Duplexes and assisted living are conditionally permitted.
- **Medium Density Residential (R-M-5 and R-M-6).** The R-M-5 and R-M-6 zones are intended to encourage a variety of detached and attached single-family and multi-family (i.e., duplex, triplex, four-plex) residential uses. R-M-5 districts require a minimum lot size of 5,000 square feet and R-M-6 districts require a minimum lot size of 6,000 square feet.
- **Medium High Density Residential (R-MH).** The R-MH zone is intended to provide for multi-family residential uses. Attached and detached single-family dwelling, multi-family dwelling, small residential care facilities, small employee housing, supportive housing, and transitional housing are permitted by-right. Assisted living and emergency shelter are conditionally permitted.
- **High Density Residential (R-H).** The R-H zone is intended for multi-family residential uses. Housing types encouraged include patio / courtyard homes, town homes, apartments, and condominiums. Multi-family dwelling, boarding house, small residential care facilities, small employee housing, supportive housing, and transitional housing are permitted by-right. Assisted living and emergency shelter are conditionally permitted.
- **Neighborhood Commercial (C-N).** The C-N zone is intended for convenience commercial and neighborhood shopping centers for the adjacent residential neighborhoods and permits attached and detached single-family dwelling and multi-family dwelling with four or less units per building by-right. Multi-family dwellings with five or more units per building are conditionally permitted.
- **Service Commercial (C-S).** The C-S zone is intended for commercial uses and services for multiple neighborhoods, the city, and the region. Permitted residential uses include

emergency shelter, hotel/motel, and live/work facility. Residential dwellings located in same building with office or commercial use are conditionally permitted.

- **Mixed Use (MX).** The MX zone is intended for residential and/or commercial, office, and public uses in a planned mixed-use environment. Residential uses permitted includes attached and detached single-family dwelling, multi-family dwelling, live/work facility, employee housing, residential care facility, supportive housing, and transitional housing.
- **Downtown Mixed Use Zone (MX-D).** The MX-D zone is intended for a mix of uses in the downtown area. Residential uses that are permitted in the MX-D zone is the same as those permitted in the MX zone. .
- **Office (O).** The O zone is intended for professional and non-retail offices and businesses in close relationship to one another situated in or near neighborhoods. Residential care facilities up to six (6) persons, supportive housing, and transitional housing are permitted by-right.
- **Public Facilities (PF).** The P zone is intended for public and institutional uses such as community facilities, public utility facilities, and public safety facilities. The only residential use permitted in the PF zone is an emergency shelter.

The City of Chowchilla's development regulations allow for a variety of housing types, as detailed below under **Zoning for a Variety of Housing Types**. The Medium High and High Density Residential Zones and Mixed Use zone districts permit "by right" multi-family housing, which are located throughout the city, particularly within Downtown Chowchilla and the northeastern part of Chowchilla. However, the majority of the city is zoned as Low and Medium Density Residential, which primarily comprise single-family homes.

Development Standards

The City regulates the location, density, and scale of development through development standards in the City's Zoning Ordinance. **Table 5-8** outlines the residential districts in the City's Zoning Ordinance and Specific Plans that allow residential development as a primary or supported use. This table includes the setbacks, height, and minimum lot area of each residential zone in the city. **Table 5-5** compares residential development standards for the Chowchilla, Kerman, and Livingston. These cities were selected for a comparative analysis due to their similarity as a small-sized city in the Central Valley. The following sections analyze potential constraints related to development standards.

Height

Chowchilla's Zoning Ordinance establishes maximum height requirements for each zone district. The City's Low Density Residential (R-L), Medium-High Density Residential (R-MH), and High Density Residential (R-H) districts have a maximum height limit of 35 feet. Medium Density Residential (R-M-5 and R-M-6) districts have a slightly lower maximum height limit of 30 feet. Commercial zones such as the C-N and C-S zone, which allow residential uses, have a maximum height limit of 35 feet. The Downtown Mixed-Use (MX-D) district has a maximum height requirement of 50 feet, or 35 feet if the property is adjacent to R-L, R-M, R-MH, R-H, O, PF, or OS districts. [There are no restrictions on the number of stories built, so it is generally possible to develop three \(3\) stories in zone districts that allow](#)

a maximum height of 35 feet. In all districts, a conditional use permit (CUP) allows for additional height above the maximum permitted.

The height limits in the City of Chowchilla are similar to the nearby jurisdictions and roughly permit a three (3)-story building, as shown in **Table 5-5**. Generally, the maximum height limits for low, medium, and medium high density residential districts equal (30 ft. or 35 ft.) in Livingston and Madera, while the high-density residential districts are 10 to 15 ft. greater (40 ft. or 50 ft.). It should be noted that the maximum density allowed in the high-density residential land use designations is 29 dwelling units/acre in Livingston and 50 dwelling units/acre in Madera, which is greater than the maximum density of 24 dwelling units/acre currently allowed for the high-density residential land use designation in Chowchilla.

Since Chowchilla is proposing to increase the maximum density for the Medium, Medium High, and High Density Residential land use designations (and corresponding zone districts) as shown in **Table 5-1**, the City's current height limits ~~may constrain~~ poses a potential constraint in multi-family residential development from reaching the maximum density. Therefore, it is recommended that the height limits be reassessed to ensure the limits are sufficient to accommodate the proposed increase in maximum density, including the CUP requirement for increasing heights, particularly in multi-family zones.

Program 2.b will assess the current height limitations (and CUP requirements) to determine potential impediments to reaching the proposed maximum densities and will amend the Zoning Ordinance accordingly. +

Density

The City will revise its Zoning Ordinance and General Plan to encourage higher density development by: increasing density ranges from 2.0 to 8.0 dwelling units/acre to 2.0 to 12.0 dwelling units/acre for the MDR land use designation/R-M zone district, from 6.0 to 16.0 dwelling units/acre to 12.0 to 20.0 dwelling units/ acre for MHDR land use designation/R-MH zone district, and from 10.0 to 24.0 dwelling units/acre to 20.0 to 30.0 dwelling units/acre for HDR land use designation/R-H zone district. Per State requirements for the “default” density standards, changes to the Zoning Ordinance related to permitted residential uses will be “by-right” as appropriate. The related General Plan land use designations will also be revised to be consistent with the changes to the Zoning Ordinance. The City will also assess the current height limitations to determine potential impediments to reaching the proposed maximum densities, and will amend the Zoning Ordinance accordingly.

Setbacks

Chowchilla's Zoning Ordinance establishes setbacks for each zone district. The City's Low Density Residential (R-L), Medium Density Residential (R-M), Medium-High Density Residential (R-MH), and High-Density Residential (R-H) districts have a minimum front yard setback of 15 ft. and a minimum side yard setback of five (5) ft. with the exception of the R-L zone district, which has a minimum 25 ft. to 35 ft. front yard setback and 15 ft. to 20 ft. side yard setback, depending on the roadway (e.g., local vs. arterial) and number of stories. Rear yard setbacks differ between zone districts, dependent on whether the dwelling is one (1) or two (2) stories, ranging from a minimum requirement of 10 ft. to 30 ft. for one (1) story and 20 ft. to 40 ft. for two (2) story. Commercial and Mixed Use Zones where residential

uses are permitted (C-N, C-S, MX-D, MX) have minimum front yard setbacks of 0, 10, or 15 ft. and minimum side and rear yard setbacks of 0 ft.

The minimum setbacks in the City of Chowchilla are similar to the nearby jurisdictions as shown in **Table 5-8**. Generally, the minimum front yard setbacks in nearby jurisdictions are 15 ft. to 35 ft for low density residential districts., 15 ft. to 25 ft. for medium density residential districts, 15 ft. for medium high density residential districts, and 15 ft. to 20 ft. for high density residential districts.

While all setbacks reduce the amount of buildable area on a lot, the current setbacks for Chowchilla do not constrain residential projects from reaching the maximum density (existing and proposed).

Lot Area

Chowchilla's Zoning Ordinance establishes minimum lot areas for each zone district. The minimum lot area is 20,000 square ft. for the Low Density Residential (R-L), 5,000 to 6,000 square ft. for the Medium Density Residential (R-M-5 and R-M-6, respectively), 5,000 square ft. for the Medium High Density Residential (R-MH), and 6,000 square ft. for the High Density Residential (R-H) zone districts. The minimum lot areas for Commercial and Mixed Use Zones where residential uses are permitted (C-N, C-S, MX-D, MX) range from 5,000 square ft. (C-S, MX-D, MX) to two (2) acres (C-N).

The larger minimum lot area of two (2) acres in the C-N zone district is due to consideration that C-N zone districts are planned to primarily provide commercial uses and services that serve surrounding residential neighborhoods. Per Chowchilla Municipal Code Section 18.20.030, the site area of C-N zone districts may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded in conjunction with the subdivision of the lots. Further, per Chowchilla Municipal Code Section 18.20.030, existing sites of less than two (2) acres may still be developed under the Code.

According to the City's latest Zoning Map, there are eight (8) parcels that are zoned C-N. All C-N parcels are vacant or underutilized (including agricultural uses). Seven (7) of these parcels are located adjacent to residentially zoned parcels that are currently vacant or underutilized, and one (1) parcel is located within an industrial area and is thereby unlikely to be developed with residential uses. Of the seven (7) parcels within residential areas, there are three (3) parcels less than two (2) acres in size and four (4) parcels greater than two (2) acres in size. Per the Chowchilla Municipal Code, the three (3) substandard parcels could still be developed with residential uses and the four (4) parcels greater than the minimum lot area could still be subdivided and developed in accordance with the applicable regulations. Therefore, the larger minimum lot area does not preclude the development of C-N sites with residential uses.

Lot Coverage

Maximum lot coverage in Chowchilla is determined by a combination of development requirements, except for the Low Density Residential (R-L) zone district which has a maximum lot coverage of 40%.

Unit Size

The City of Chowchilla does not impose minimum unit size requirements.

Open Space

Multi-family and mixed-use developments in the Medium Density Residential (R-M), Medium High Density Residential (R-MH), High Density Residential (R-H), and Commercial and Mixed Use (MX-D, MX) Zones are required to provide usable open space as follows.

- **Medium Density Residential (R-M-5, R-M-6):** duplexes, triplexes, and fourplexes are required to provide for a usable open space area of a minimum 400 square ft. per dwelling units (i.e., 800 square ft. for a duplex, 1,200 square ft. for a triplex, and 1,600 square ft. for a fourplex, per lot).
- **Medium High Density Residential (R-MH) and High Density Residential (R-H):** duplexes and triplexes are required to provide usable open space area of a minimum 300 square ft. per dwelling unit (i.e., 600 square ft. for a duplex and 900 square ft. for a triplex). Apartment buildings (five (5) or more units) are required to provide usable open space area equal to five (5) % of the lot area (e.g., an apartment building on a 5,000 square ft. lot would be required to provide 250 square ft. of usable open space). Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.
- **Commercial and Mixed Use (MX-D, MX):** in the MX-D zone district, there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition. In the applicable zone districts, a multi-family dwelling with five (5) or more units is permitted conditionally. Therefore, an apartment building in the MX-D zone district, may be required to provide usable open space. In the MX zone district, duplexes and triplexes are required to provide usable open space area of a minimum 300 square ft. per dwelling unit (i.e., 600 square ft. for a duplex and 900 square ft. for a triplex). Apartment buildings (five (5) or more units) are required to provide usable open space area equal to five (5) % of the lot area (e.g., an apartment building on a 5,000 square ft. lot would be required to provide 250 square ft. of usable open space). Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

Other nearby jurisdictions, such as the cities of Kerman and Livingston, do not have open space requirements and only specify yard setbacks. As a result, the open space requirements in the City of Chowchilla add additional development regulations that may constrain the development of housing. The City will implement **Program 3.m** to evaluate the City's current open space requirements to determine if they are necessary in addition to building setback requirements and will modify the Zoning Ordinance as required.

Parking Standards

Parking standards for the City of Chowchilla vary by use type as shown in **Table 5-3**. Single-family dwellings are required to provide two (2) spaces per unit with at least one (1) covered space. Parking standards for multi-family dwellings differ by unit type, ranging from one (1)

space per unit for studio apartments, 1.5 spaces (50% covered) per unit for one (1) bedroom apartments, 1.75 spaces (50% covered) per unit for two (2)-bedroom apartments, and two (2) spaces (50% covered) per unit for three (3)-bedroom apartments. Parking standards vary for other housing types, ranging from one (1) space per unit or one (1) space for every four (4) beds for senior housing or residential care facilities, one (1) space per two (2) beds for boarding houses., 1.5 spaces per dwelling unit for live/work facilities, and one (1) space per two (2) employees (plus number required by director) for mobile home parks.

The City of Chowchilla provides exceptions to the required number of spaces depending on specific circumstances.

- A. No additional parking spaces shall be required for a change in use or a building enlargement of less than one thousand square feet in an existing building located within the Downtown Mixed-Use zone.
- B. In the event a change in use requires an increase of two or less off-street parking spaces, no additional parking spaces shall be required.
- C. No additional off-street parking facilities shall be required solely because of the remodeling of an existing use or building, unless there is a change in use or increase in floor area or other unit of measurement as the result of such remodeling.
- D. The total requirements for off-street parking facilities for a mixed-use development shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as specifically allowed in this chapter.
- E. Parking lots with forty or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty feet of a building entry. One required standard space may be replaced with a motorcycle space for each forty required spaces.
- F. No existing land use or structure shall be deemed to be a nonconforming use solely because of the lack of off-street parking or off-street loading facilities prescribed in this chapter.

In addition, the City of Chowchilla allows joint use of parking as well as in-lieu payments for uses within the downtown mixed use zone where a parking fee is paid in lieu of furnishing the parking spaces and facilities required by the code. Other than the exceptions and options for in-lieu payments, the City does not currently provide other mechanisms to reduce parking requirements. The limited options for parking reductions may pose a constraint to housing development. The City will implement **Program 3.m** to evaluate and modify the City's current parking requirements as necessary.

Table 5-3: Parking Requirements by Residential Use Type

Housing Type	Parking Requirements	Additional Requirements
Single-family dwelling	2 spaces per dwelling unit	at least 1 space shall be covered (garage or carport)
Multi-family dwelling- Studio	1 space per dwelling unit	
Multi-family dwelling- 1 bedroom	1.5 spaces per dwelling unit	at least 50% of the spaces shall be covered parking

HOUSING CONSTRAINTS

Multi-family dwelling- 2 bedroom	1.75 spaces per dwelling unit	50% of the spaces shall be covered parking
Multi-family dwelling- 3 or more bedrooms	2 spaces per dwelling unit	50% of the spaces shall be covered parking
Senior housing (55 or older)	1 space per dwelling unit or 1 space for every 4 beds	-
Residential care facility	1 space per dwelling unit or 1 space for every 4 beds	-
Boarding house	1 space per 2 beds	-
Live/work facility	1.5 spaces per dwelling unit	
Mobilehome park, RV park	1 space per 2 employees of the maximum working shift	the number of additional spaces required by the director based on trip generation
Emergency shelter	1 space per employee of the maximum working shift	the number of additional spaces required by the director based on trip generation

Table 5-4: Residential Development Standards

Zone District	Min. Lot Area (sq. ft.)	Min Lot Width	Max Height (ft.)	Minimum Yard Setback (ft.)				Max Lot Coverage (%)	du/lot
				Front	Side	Rear	Side street		
R-L	20,000 square feet	80 feet for interior lots and 90 feet for corner lots.	35	Local Street- 25 ft Arterial- 35 ft	One story- 20 ft Multiple stories-15 ft	1 story-30 ft Multiple stories-40 ft	Local Street side-25 ft Arterial Street- 35 ft	40%	one dwelling unit per lot
R-M-5	5,000 square feet	50 feet for interior lots and 60 feet for corner lots	30	15	5	1 story-10 ft multiple- 20 ft	10	Determined by combination of development requirements ²	one dwelling unit per lot
R-M-6	6,000 square feet	In the R-M-6 zone, 60 feet for interior lots and 70 feet for corner lots	30	15	5	1 story-10 ft multiple- 20 ft	10	Determined by combination of development requirements ²	one dwelling unit per lot
R-MH	5,000	50 feet for interior lots and 60 feet for corner lots.	35 ft CUP required for higher height	15	5	1 story-15 ft multiple- 25 ft	15	Determined by combination of development requirements ²	one dwelling per 3,000 square feet
R-H	6,000	50 ft for interior lots 60 ft for corner lots	35 ft CUP required for higher height	15	5	1 story-15 ft multiple- 25 ft	15	Determined by combination of development requirements ²	3,000 square feet of area for the first dwelling unit, 1,500 square feet for each second through sixth unit. Each additional unit over six units shall require 1,000 square feet of lot area
C-N	2 acres	N/A	35 ft* CUP required for higher height	15	0 f	0 ¹	0	Determined by combination of development requirements ²	N/A

Zone District	Min. Lot Area (sq. ft.)	Min Lot Width	Max Height (ft.)	Minimum Yard Setback (ft.)				Max Lot Coverage (%)	du/lot
				Front	Side	Rear	Side street		
C-S	5,000	N/A	35 ft* CUP required for higher height	10 ft	0 ft ¹	0 ft ¹	0 ft	Determined by combination of development requirements ²	N/A
MX-D	5,000	N/A	50 ft or 35 ft if adjacent to R-L, R-M, R-MH, R-H, O, PF, or OS zone district	0 ft	0 ft ¹	0 ft ¹	0 ft	Determined by combination of development requirements ²	N/A
MX	5,000	N/A	50 ft	15	0 ft ¹	0 ft ¹	0	Determined by combination of development requirements ²	N/A
O	6,000	N/A	35 ft* CUP required for higher height	15	5 feet or 15 feet if adjacent to R-L, R-M, R-MH or R-H zone district.	15	15	Determined by combination of development requirements ²	N/A
PF	None	N/A	50	15	5	15 ft or 25 ft if adjacent to R-L, R-M, R-MH, or R-H zone district	10	Determined by combination of development requirements ²	N/A

Source: City of Chowchilla Municipal Code

Notes:

1. 0 feet except where side lot line abuts R-L, R-M, R-MH, R-H, O, PF, or OS zone district then min is 15 ft
2. Determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

Table 5-5: Residential Development Standards Comparison

Residential District*	Development Standard	City of Chowchilla	City of Kerman	City of Livingston	City of Madera
Low-Density Residential	Maximum Density	2 dwelling units /acre	2 dwelling units/acre	5 dwelling units/acre	2 dwelling units/acre
	Front Setback	25 feet	35 feet	25 feet	15 feet
	Maximum Height	35 feet	35 feet	30 feet	35 feet
Medium Density Residential	Maximum Density	8 dwelling units/are	9 dwelling units/acre	7.5 dwelling units/acre	7 dwelling units/acre
	Front Setback	15 feet	25 feet	20 feet	15 feet
	Maximum Height	30 feet	35 feet	30 feet	35 feet
Medium High Density Residential	Maximum Density	16 dwelling units/acre.	12 dwelling units/acre	11.9 dwelling units /acre	15 dwelling units/acre
	Front Setback	15 feet	15 feet	15 feet	15 feet
	Maximum Height	35 feet	35 feet	30 feet	35 feet
High Density Residential	Maximum Density	24 dwelling units/acre	24 dwelling units/acre	29 dwelling units/acre	50 dwelling units/acre
	Front Setback	15 feet	20 feet	15 feet	15 feet
	Maximum Height	35 feet	35 feet	40 feet	50 feet

Source: City of Chowchilla Zoning Ordinance, 2023; City of Kerman Zoning Ordinance, 2023; City of Livingston Municipal Code, 2023.

Note: The City of Kerman, City of Livingston, and City of Madera were selected as a comparison due to their similar size, or location.

* Low-Density Residential in Chowchilla is equivalent to Rural/Estate Residential or Very Low Density Residential in other jurisdictions; Medium-Density Residential is equivalent to Low-Density Residential in other jurisdictions; and Medium-High Density Residential is equivalent to Medium Density Residential in other jurisdictions.

Density Bonus

The density bonus provisions for Chowchilla can be found in Chapter 18.58, which is intended to implement Sections 65915 through 65918 of the California Government Code (State Density Bonus Law) for the development of affordable and senior housing projects. In 2018, Chowchilla amended its Zoning Ordinance through Ordinance No. 491-18 to include provisions for density bonuses in compliance with the State Density Bonus Law. These provisions offer additional development incentives or concessions contingent upon the allocation of a specific number of units for affordable housing purposes. Eligible housing developments include very low, low, and moderate-income households, foster youth, disabled veterans, the homeless, and college students. Density bonuses also apply to senior housing developments deed-restricted for age, but do not require additional affordability provisions.

Per the current State Law, amended in 2019, qualifying projects can receive a maximum density bonus of 80% for a housing development with 100% affordable units. The minimum density bonus for qualifying projects is 20% for a housing development including five (5) % affordable units. Additionally, current density bonus laws allows for unlimited density, or no cap on the density bonus, for projects located within ½ mile of major transit stop; however the City currently does not have transit that meets this criteria.

As depicted in

Table 5-6, the City must provide anywhere from one (1) to four (4) incentives or concessions based on the percentage of affordable units in the proposed housing development. Examples of incentives or concessions include:

- A reduction in site development standards or modification of zoning code requirements exceeding the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 of the California Building Code.
- Approval of mixed-use zoning in conjunction with the housing project, provided that other land uses (commercial, office, industrial) reduce the cost of the housing development and are compatible with the project and the existing/planned development in the area.
- Other regulatory incentives or concessions proposed by the developer or governing body (city, county, or city and county) resulting in identifiable and actual cost reductions for affordable housing or specified rents for targeted units.

While Chowchilla's Zoning Ordinance was recently amended to include a density bonus section, further revisions are necessary for compliance with the new State Density Bonus Law. **Program 3.k** will amend the Zoning Ordinance to align with the latest density bonus provisions of the State Density Bonus Law.

Table 5-6: Number of incentives based on affordability per AB 2334

# of Incentives/Concessions	Percentage of Units Restricted for Very Low Income	Percentage of Units Restricted for Lower Income	Percentage of Units Restricted for Moderate Income
1	5%	10%	10%
2	10%	17%	20%

3	15%	24%	30%
4	100% (20% moderate income maximum)	100% (20% moderate income maximum)	100% (20% moderate income maximum)

Source: Assembly Bill 2334

Heritage Preservation Ordinance

Chapter 18.48 of the Chowchilla Municipal Code establishes the purpose and procedures for evaluating and preserving existing heritage resources and heritage resource districts. Reconstruction to heritage resources or heritage resource districts are exempt from setback and height requirements and additions can be granted exceptions from development standards as long as the proposed work would not affect the architectural and historical characteristics of the site. The ordinance requires a Heritage Resource Alteration Permit be issued by the Heritage Preservation Commission for any alteration, construction, relocation, or demolition that causes material change in exterior appearance of the heritage sites.

This Ordinance ensures that heritage resources remains its architectural, cultural, and social significance to Chowchilla residents and promotes the restoration, maintenance, and operation of heritage resources, which would not obstruct residential development. As a result, the Heritage Preservation Ordinance is not considered a constraint to development.

Overlay Zones

In addition to permitted uses and development standards of Chowchilla's zoning districts, the Zoning Ordinance also establishes an overlay district to apply additional regulations and standards to certain properties.

Airport Overlay Zone

The Chowchilla Municipal Airport is the only airport within the city's jurisdiction. It is located west of Highway 99, between Chowchilla Boulevard and South 3rd Street. The Chowchilla Municipal Airport is immediately surrounded by vacant, industrial, and recreational uses.

The Airport Overlay Zone establishes standards and regulations for the area surrounding the Chowchilla Municipal airport. The land use compatibility factors that can affect residential development in the Airport Overlay Zone are safety, noise, and airspace protection (building and structure height). The Airport Overlay Zone establishes five (5) airport height zones which include: Visual Approach Zone, Non-precision Instrument Approach Zone, Transitional Zones, Horizontal Zone, and Conical Zone.

The airport height zones limit the height of development surrounding the airport to ensure compatibility with flight paths in accordance with Federal Aviation Regulations. However, these height zones only apply to industrial and recreational zoned areas near the airport, neither of which allow residential development. As a result, the Airport Overlay zone is not considered a constraint to development.

Locally Adopted Ordinances

The City of Chowchilla does not have any other adopted ordinances such as inclusionary, affordable, growth control, or short-term rental that impact cost or supply of housing.

Zoning for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. This includes single-family homes, multi-family housing, second units, mobile homes, agricultural employee housing, homeless shelters, and transitional housing, among others. **Table 5-8** summarizes the various housing types permitted within the City's zoning districts. These housing types are further described in the following section.

Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is an attached, detached, or internal residential dwelling unit which provides complete independent living facilities for one (1) or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation and is located on the same parcel as an existing or proposed single-family or multi-family dwelling. In Chowchilla, ADUs are permitted through an Administrative Use Permit in R-L, R-M, R-MH, and R-H zone districts. ADUs are currently not permitted in the Commercial and Mixed Use Zones where residential uses are otherwise permitted (C-N, C-S, MX-D, MX).

The passage of SB 1069 and AB 2299 in 2016, SB 229 and AB 494 in 2017, as well as SB 13 and AB 68, 587, 670, 671, and 881 in 2019, AB 345 in 2021, and AB 68, AB 2221, and SB 897 in 2022 made it necessary for the City to revise its provisions related to the construction of ADUs and development requirements to be consistent with state law. The changes in State ADU Law, including Government Code Section 65852.150 and 65852.2, intend to address barriers, streamline approval, and expand potential capacity for ADUs. For example, the state has removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, State Law requires that ADUs that are created under subdivision (e) of Government Code be permitted by-right. The City's ADU requirements and conditions are currently not in compliance with new state law.

Pursuant to Government Code Section 65583(c)(7), the Housing Element must include programs to incentivize and specifically facilitate ADU construction for lower-income households. To comply with this, the City will implement **Program 3.I** to:

- Amend the Zoning Ordinance to comply with State ADU Law.
- Create an ADU building permit application and submittal checklist.
- Create an ADU informational handout that provides an introduction to ADUs.
- Create an ADU how-to guide for homeowners.

- Re-publish the pre-reviewed ADU plans that were previously available at no cost to Chowchilla residents. The pre-reviewed ADU plans are currently undergoing updates to comply with new building code.
- Create an ADU webpage with all available tools including a link to the updated ADU ordinance, the ADU building permit application and submittal checklist, the ADU informational handout, the ADU how-to guide, and information about the pre-reviewed ADU plans.
- Add a workflow in the City's land use management system (Tyler Technologies) to track ADU building permits.

Boarding or Rooming House

The City of Chowchilla defines a “boarding house or rooming house” as a building containing a single dwelling unit and provisions for five (5) or more guests, where lodging is provided with or without meals for compensation. This housing type does not include assisted living, skilled nursing, or hospice facility, bed and breakfast inn, or residential care facility. A boarding or rooming house is permitted by right in the R-H zone and requires a conditional use permit in the C-S, C-H, MX-D, MX, and O zones. R-H zones are limited to the area around Washington and Robertson Boulevard, Montgomery Lake Way, and small pockets along Mariposa Avenue, First Street, and Sixth Street. This limits the variety of affordable housing types within the city, as boarding homes are an affordable option, particularly for single adults. The City will implement **Program 2.m** to amend the Zoning Ordinance to allow boarding house or rooming house by right in Medium and Medium High-Density Residential Zones.

Emergency Shelter

An Emergency Shelter is defined as a facility providing housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less where housing is not denied because of an inability to pay.

AB 139, which went into effect on January 1, 2020, requires identification of zones where emergency shelters are permitted by right and mandates that emergency shelters may only be subject to those standards which apply to residential and commercial development within the same zone, except that a City can apply standards regulating the number of beds, parking for staff (provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone), length of stay, and other minor standards.

AB 2339, which went into effect on January 1, 2023, requires that jurisdictions identify zoning designations where emergency shelters are allowed to include sites that meet at least one of the following:

- Vacant and zoned for residential use.
- Vacant and zoned for nonresidential use and located near amenities and services for homeless individuals.
- Nonvacant and is suitable for use as a shelter in the current planning period.

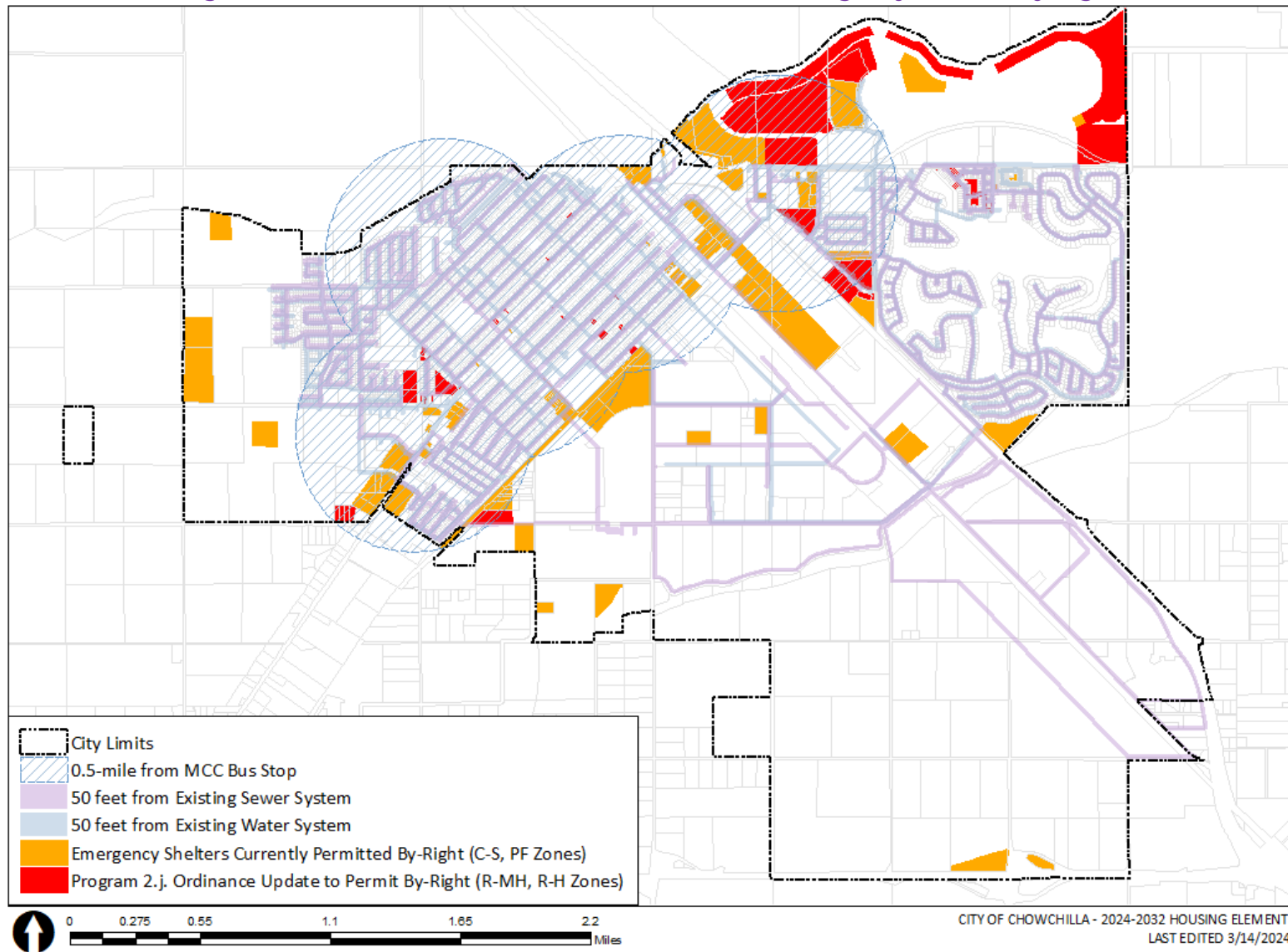
Additionally, identified sites must have a minimum area of 200 square feet per person/bed to show that it may accommodate the number of people experiencing homelessness. As discussed in **Section 3.3.4. People Experiencing Homelessness**, there are approximately 34 people experiencing homelessness in Chowchilla at the time of the 2023 Point in Time (PIT) count conducted by the Fresno Madera Continuum of Care. Therefore, Chowchilla would be required to identify adequate sites that can accommodate at least 34 individuals with a minimum of 200 square feet per person/bed in facilities totaling approximately 6,800 square feet (approximately 0.16 acres).

Currently, the City of Chowchilla permits emergency shelters by right in the C-S and PF zone districts and requires a conditional use permit for emergency shelters in the R-MH and R-H zone. According to the latest Zoning Map of the City, there are approximately 352.2 acres of vacant and underutilized land (including agricultural lands) zoned C-S or PF within Chowchilla city limits.

Residential uses, other than emergency shelters, are not currently permitted in the C-S and PF zone districts. As a result, the City of Chowchilla is not meeting its obligation under AB 139 ~~and AB 2339 or AB 2339~~. AB 139, or Government Code Section 65583(4)(A), requires that housing elements shall identify “one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses.” To meet state law, the City will implement **Program 2.j** to amend its Zoning Ordinance to permit emergency shelters by-right, without discretion, in the R-MH and R-H zone districts. ~~As identified in the sites inventory~~According to the latest Zoning Map of the City, there are approximately 228.9 acres of vacant or underutilized lands zoned R-MH and RH within Chowchilla city limits~~totaling approximately 773 acres~~, which would leave more than enough acres of suitable land to accommodate the most recent PIT count.

Figure 5-1 shows the vacant and underdeveloped lands that are and would permit emergency shelters by-right in Chowchilla. Approximately 60.3% of these lands are within 0.5 miles of an existing MCC bus stop, approximately 39.8% of these lands are within 50 feet of the existing city sewer system, and approximately 38.2% of these lands are within 50 feet of the existing city water system. Lands that are close to amenities (i.e., bus stop) and existing infrastructure are mainly located in the central area of the City.

In addition, emergency shelters proposed in the R-MH and RH zone districts would be subject to the same development standards of other residential uses in the same zone. Parking standards for the City of Chowchilla vary by use type as shown in **Table 5-1**. Currently, emergency shelters are required to provide one (1) space per employee of the maximum working shift plus the number of additional spaces required by the director based on trip generation. As written, there is a potential for the number of additional spaces to be a constraint to the development of emergency shelters since the number could potentially be greater than what is required for other residential uses in the same zone district. Therefore, to meet state law, the City will implement **Program 2.j** to amend its Zoning Ordinance ~~and to~~ remove the additional parking requirement.

Figure 5-1: Vacant/Underutilized Lands that Permit Emergency Shelters By-Right

Low Barrier Navigation Center

A Low Barrier Navigation Center (LBNC) defined as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

AB 101, which went into effect on January 1, 2020, authorizes streamlined by-right approval for LBNC in areas zoned for mixed uses and non-residential zones permitting multi-family uses, upon meeting certain criteria. The law defines the term “use by right” to mean that the local government’s review may not impose certain requirements, such as a conditional use permit or other discretionary review or approval.

In Chowchilla, the eligible zone districts would be the Commercial and Mixed Use Zones which include the C-N, C-S, MX-D, and MX zone districts. Currently, the City of Chowchilla does not explicitly allow LBNCs in any zone. Therefore, the City will implement **Program 2.j** to allow the development of LBNCs, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multi-family uses, to comply with state law including AB 101.

Farmworker / Employee Housing

Under the Employee Housing Act (California Health and Safety Code 17021.5 and 17021.6), jurisdictions are required to consider employee housing providing accommodations for six (6) or fewer employees as a single-family structure with a residential land use designation, and shall be treated the same as a single-family dwelling of the same type in the same zone (Section 17021.5); and employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family household, be deemed an agricultural land use and treated the same as any other agricultural activity in the same zone (Section 17021.6). Employee housing includes but is not limited to farmworker housing.

The Chowchilla Zoning Ordinance defines “employee housing” as follows.

"Employee housing" means property used temporarily or seasonally (not more than one hundred eighty days in any calendar year) for the residential use of unrelated persons/families employed to perform agricultural or industrial labor either on or off site of agricultural activities. The accommodations may consist of any living quarters, dwelling, boarding house, tent (only temporary occupancy), bunkhouse (only temporary occupancy), mobilehome, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobilehomes or camping of employees by the employer. Employee housing may also involve permanent residency if the housing accommodation is a mobilehome, manufactured home, travel trailer, or recreational vehicle pursuant to Health and Safety Code Section 17021.5. Specifically, there are two types of employee housing as follows:

1. *Employee Housing, Large: Employee housing that serves more than six (6) employees and consists of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household.*
2. *Employee Housing, Small: Employee housing that serves six (6) or fewer employees.”*

“Small” employee housing is permitted as a use by right in the Low Density (R-L), Medium Density (R-M-5 and R-M-6), Medium High Density (R-MH), High Density (R-H), and Commercial and Mixed Use (MX-D, MX) Zones. No conditional use permit, zoning variance, or other zoning clearance is required of small employee housing that is not required of a family dwelling of the same type in the same zone. Therefore, the Zoning Ordinance complies with Section 17021.5.

While there are no agricultural zone districts in Chowchilla, the City does permit “agricultural crop production” as a use by right in the I-H, PF, and OS zone districts. The City’s definition of “agricultural crop production” is provided below. As shown, the definition establishes employee housing pursuant to Section 17021.6 as an agricultural land use for zoning purposes. Therefore, because agricultural crop production is a permitted use by right in the I-H, PF, and OZ zone districts, employee housing pursuant to Section 17021.6 is also a permitted use by right in these zone districts. This provision is consistent with Section 17021.6. However, the City will implement **Program 1.g** to add “large” employee housing as a permitted use by right in the use table for Industrial and Office Zones (I-H, PF, and OS) to further clarify this provision.

“‘Agricultural crop production’ means the use of land for farming, horticulture, floriculture, viticulture, apiaries, tree and sod farms, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, associated maintenance of equipment, harvesting of crops or feeding of animals and excluding dairying, stockyards, slaughtering or commercial food processing. Pursuant to Health and Safety Code Section 17021.6, any employee housing consisting of no more than thirty-six beds in a group quarters or twelve units or spaces designed for use by a single family or household shall be deemed an agricultural land use for zoning purposes.”

Additionally, Section 17021.8 of the California Health and Safety Code requires that development of eligible agricultural/farmworker employee housing be approved through a streamlined, ministerial approval process, prohibiting local agencies to require objective, quantifiable, written development standards, conditions, and policies on these developments. To comply with State Law, **Program 1.g** will amend Chowchilla’s Zoning Ordinance to include a new section, Agricultural Employee Housing, that describes the requirements and process for streamlined approval pursuant to Health and Safety Code Section 17021.8.

Manufactured Homes and Mobile Homes

Pursuant to Section 18007 to 18008 of the Health and Safety Code, a mobile home or manufactured home is defined as a structure which is transportable in one or more sections, is eight (8) body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square. Mobile homes are defined

as being constructed prior to June 15, 1976, while a manufactured home is constructed on or after the same date. Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households.

The City of Chowchilla's definition of a manufactured home and mobile home is compliant with State law. However, an administrative use permit is required for manufactured homes in the R-L and R-M-5/R-M-6 zones. Manufactured homes must be permitted in the same manner and in the same zones as conventional structures are permitted according to Government Code Section 65852.3. The City will implement **Program 2.i** to remove the administrative use permit requirement and allow manufactured homes on permanent foundation as a use by right in all zones that allow single-family dwellings (i.e., MX, MX-D, R-MH, and C-N).

Multi-Family Dwelling

The City of Chowchilla's Zoning Ordinance defines a "multi-family dwelling" as a building or group of buildings in one (1) complex with multiple separate housing units. Based on the Zoning Ordinance, multi-family dwelling can have two (2) units (a duplex), three (3) units (a triplex,) four (4) units (a fourplex,) or five (5) or more units (apartment building). Multi-family dwelling can also include a mixed-use building that provides separate space for commercial or office use but does not include an attached or detached single-family dwelling.

- **Duplexes.** Multi-family dwellings of two (2) units (duplexes) are permitted as a use by right in the Medium High Density Residential (R-MH), High Density Residential (R-H), and Commercial and Mixed Use (C-N, MX-D, MX) Zones and require a conditional use permit in the Low Density Residential (R-L) and Medium Density Residential (R-M-5 and R-M-6) Zones. Requiring a conditional use permit for duplexes in Medium Density Residential Zones may constitute a barrier to the development of multi-family housing in those zone districts. **Program 3.n** will amend the Zoning Ordinance to permit duplexes as a use by right in the Medium Density Residential Zones in order to increase the variety of housing choice and housing opportunities in single-family neighborhoods.
- **Triplexes and Fourplexes.** Multi-family dwellings of three (3) or four (4) units (triplexes or fourplexes) are permitted as a use by right in the Medium High Density Residential (R-MH), High Density Residential (R-H), and Commercial and Mixed Use (C-N, MX-D, MX) Zones and require a conditional use permit in the Medium Density Residential (R-M-5 and R-M-6) Zones. Triplexes and fourplexes are not permitted in the Low Density Residential (R-L) zone.
- **Apartment Buildings.** Multi-family dwellings of five (5) or more units are permitted as a use by right in the Medium High Density Residential (R-MH), High Density Residential (R-H), and Commercial and Mixed Use (MX-D, MX) Zones and require a conditional use permit in the C-N zone district. Requiring a conditional use permit for apartment buildings in the C-N zone district may constitute a barrier to the development of multi-

family housing in this zone district. **Program 3.q** will amend the Zoning Ordinance to permit multi-family dwellings of five (5) or more units as a use by right in the C-N zone district in order to increase the variety of housing choice and housing opportunities in proximity to services and amenities.

Single-Family Dwelling

A detached single-family dwelling is defined by the Chowchilla Zoning Ordinance as a building with one (1) residential dwelling unit located on one (1) lot. An attached single-family dwelling is defined as a building with two (2) residential dwelling units located on portions of two (2) lots with a building firewall along the lot line, such that the dwelling units may be sold separately.

Single-family dwellings (attached or detached) are permitted as a use by right in Low Density Residential (R-L, R-M-5, R-M-6), Medium High Density Residential (R-MH), and Commercial and Mixed Use (C-N, MX-D, MX) Zones.

Most of the city is zoned for Medium Density Residential (R-M-5, R-M-6), which is intended as a single-family district. As single-family home development is the only housing type that is allowed by right in Medium Density Residential Zones, it reduces opportunities for other types of housing such as multi-family housing, which is often more affordable to lower-income households. Additionally, allowing single-family homes in higher density residential, commercial, and mixed-use districts may discourage the development of multi-family in those areas. As a result, the prevalence of single-family districts in the city is a constraint to housing. **Program 3.n** will amend the Zoning Ordinance to permit duplexes as a use by right in the Medium Density Residential Zones in order to increase the variety of housing choice and housing opportunities in single-family neighborhoods.

Senate Bill 9

SB 9, which went into effect on January 1, 2022, provides a streamlined process for the 1) subdivision of single-family residential lots and/or 2) building additional residential units. Specifically, SB 9 requires a ministerial review and approval for two-unit housing developments on single-family lots and for the subdivision of property. SB 9 allows the right to a maximum of four (4) units across two (2) lots. The City of Chowchilla has not adopted an SB 9 ordinance. The City will implement **Program 3.s** to amend the Zoning Ordinance to comply with SB 9 (Government Code Section 65852.21).

Single-Room Occupancy Facilities

Single-room occupancy is defined as a residential facility of two (2) or more separate individual rooms with typically less than 500 square feet of floor space, with or without separate kitchen or bathroom facilities for each room, rented on a weekly or monthly basis. Single-room occupancy (SRO) facilities do not include hotels or motels. SRO facilities are permitted by right in Chowchilla in the MX-D and MX zones, and with a conditional use permit in R-H zone. As there are several available vacant parcels within the MX-D and MX zones, and because the City does not have a minimum unit size thereby allowing the conversion of existing structures into SRO facilities, the City's SRO requirements are not considered a constraint.

Transitional/Supportive Housing

Transitional and supportive housing are more permanent housing options providing a more stable living situation for individuals and families that might otherwise be homeless with stay lengths that are typically six (6) months or longer.

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

Supportive housing means housing with no limit on length of stay, as set forth in Government Code sections 65582 and 65650, and SB 2 and SB 745, that is occupied by low-income individuals who will receive, as part of their residency, supportive services designed to assist the individual in retaining housing, improving health, or enhancing other life functions. The target population includes homeless families, homeless youth, and persons with disabilities.

"Supportive housing" is defined in Section 50675.14 of the Health and Safety Code and has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned eighteen). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills.

In 2018, AB 2162 required jurisdictions to provide a by right process and to expedite review for supportive housing projects of 50 units or fewer. This law applies to sites in zones where multi-family and mixed uses are permitted, including in non-residential zones permitting multi-family use. In 2020, AB 2988 allowed permanent supportive housing to be built by right in any zone that allows for emergency shelters. Currently, emergency shelters are permitted in Chowchilla as a use by right in the C-S and PF zone districts and with a conditional use permit in the R-MH and R-H zone districts. As discussed above, the City will implement **Program 2.j** to amend its Zoning Ordinance to permit emergency shelters by right, without discretion, in the R-MH and R-H zone districts.

Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within 1/2 mile of a public transit stop. AB 2162 requires 25% of the units (or a minimum of 12 units, whichever is greater) to be approved by right with no minimum parking. If the development consists of fewer than 12 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing. The City does not currently have parking standards specific to supportive housing.

Currently, the City of Chowchilla allows supportive and transitional housing by right in Low Density Residential (R-L), Medium Density Residential (R-M-5, R-M-6), Medium High Density Residential (R-MH), High Density Residential (RH), Commercial and Mixed Use (MX, MX-D) and Office and Industrial (O) Zones. These districts correspond with zones where multi-family, mixed uses, and emergency shelters are permitted, with the exception of the C-N, C-S, and PF zone districts. Therefore, the City is not in compliance with AB 2162 or AB 2988.

The City will implement **Program 2.h** to allow transitional and supportive housing as a use by right in all zones allowing residential uses without discretionary action pursuant to AB 2162, subject to only the requirements of other residential uses of the same type and in the same zone including parking standards. In addition, the City will revise its Zoning Ordinance to allow permanent supportive housing in all zones allowing residential uses (including emergency shelters) without discretionary action pursuant to AB 2988, subject to only the requirements of other residential uses of the same type and in the same zone including parking standards.

Specific Plan

A Specific Plan is a planning document that implements the goals and policies of the General Plan. These plans contain more detailed development standards and implementation measures to which future projects located within a specified geographic area must adhere to. The City of Chowchilla has one (1) residential Specific Plan area, the Rancho Calera Specific Plan.

Rancho Calera Specific Plan

The Rancho Calera Specific Plan is a regulatory document (adopted May 2011; amended December 2021) that provides customized regulations and standards that replace the existing zoning districts and standards contained in Chapter 18 of the City of Chowchilla Municipal Code for the Specific Plan area.

The Rancho Calera Specific Plan project area is located in the northeast corner of the city and encompasses 576 acres with 1,822 single-family residential units, 200 multi-family units, and 20 mixed-use residential units. Additionally, 38 acres have been designated for commercial development, and 65 acres designated for open space, neighborhood parks, or schools.

As shown in **Table 5-7**, the residential densities range from seven (7) dwelling units per acre to 24 dwelling units per acre. No residential units have been developed since the adoption of the Specific Plan, although two (2) tentative subdivision maps have been approved for a total of 215 single-family units. The residential densities allow for a range of housing types and do not constrain development of housing.

Table 5-7: Rancho Calera Specific Plan Zoning Designations

Specific Plan Designation	Allowable Residential Types	Maximum Density
---------------------------	-----------------------------	-----------------

HOUSING CONSTRAINTS

Low Density Residential (RC-LDR)	Single-family detached housing	7 dwelling units/gross acre
Medium Density Residential (RC-MDR)	Single-family housing, townhomes, duets	16 dwelling units/gross acre
High Density Residential (RC-HDR)	Condominiums, apartments, and townhomes	24 dwelling units/acre
Commercial Residential Mixed Use Overlay (CR/MU-RC)	Apartments, condominiums, and townhomes	20 dwelling units/acre

Source: City of Chowchilla Rancho Calera Specific Plan. 2021. Available online at: <https://cityofchowchilla.org/DocumentCenter/View/2477/Rancho-Calera-Specific-Plan?bidId=>

5.1.3 Building Code and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. The City of Chowchilla adopted the following codes which are mandatory throughout California:

- ~~2019~~ 2022 California Building Code (Volumes 1 and 2)
- ~~2019~~ 2022 California Residential Code
- ~~2019~~ 2022 California Electrical Code
- ~~2019~~ 2022 California Plumbing Code
- ~~2019~~ 2022 California Mechanical Code
- ~~2019~~ 2022 California Energy Code
- ~~2019~~ 2022 California Green Building Standards Code (CalGreen) (no CalGreen tiers are adopted locally)

The City complies with the ~~2019~~ 2022 Edition of the California Building Code (CBC) as adopted (and amended) by reference in the Zoning Ordinance. The local amendments in the Zoning Ordinance are predominantly related to increasing structural stability and strength in case of a seismic episode, including quality control for concrete footings and wall bracing materials. Additional amendments are related to fire safety and automatic sprinkler systems. While the incorporation of these measures may raise the cost of construction, these standards are necessary to prevent much more costly damage related to a potential seismic or fire episode. No restrictions or amendments were adopted that are a constraint to the development of housing. Enforcement of the CBC is required by California law and does not constrain the production or improvement of housing.

The California Building Code also regulates the access and adaptability of buildings to accommodate persons with disabilities. California Building Standards Code and Federal Americans with Disabilities Act (ADA) is assessed and enforced by the City's Building Division.

The Code Enforcement Division is responsible for inspections, investigation and enforcement of all Zoning Ordinance violations related to property maintenance, public nuisances, zoning/land use violations, substandard rental housing, commercial signage, etc. The Zoning Ordinance sets the standards for enforcement, and the Code Enforcement Division uses education, administrative citations, and the filing of criminal complaints to ensure that these standards are maintained.

The code enforcement process is initiated both by resident complaints and through the observation of code violations by enforcement staff. Code enforcement provides inspections, investigations, and compliance guidelines in the City for residential and commercial code and zoning violations. The focus is on the maintenance of neighborhood and community assets, thereby assuring the health, safety, and welfare of residents in all neighborhoods. Code enforcement also coordinates the weed abatement program each spring. Property owners are notified to remove weeds, trash, and other material that constitutes a fire hazard. If a property owner fails to respond, the City performs the weed abatement through a private contractor and assesses the property owner for the incurred costs.

In addition, the City partners with Self-Help Enterprises to administer the Housing Rehabilitation Program (**Program 4.b**). The program is designed to provide financing to repair income eligible and owner-occupied homes in need of essential health and/or safety repairs. Self-Help Enterprises contracts with the City to determine eligibility and perform the repairs. Some common home repairs include roofing, heating, cooling, insulation, and window modifications.

Table 5-8: Zoning Use Matrix for Residential and Commercial Districts

Housing Type	R-L	R-M-5 and R-M-6	R- MH	R- H	C- N	C-S	C- H	MX- D	MX	O	I-L	I-H	PF	OS	AO	SPO
Accessory Dwelling Unit	A	A	A	A												
Boarding or Rooming House				P		C	C	C	C	C						
Emergency shelters			C	C		P							P			
Employee Housing (6 or fewer)	P	P	P	P				P	P	P						
Employee Housing (6 or more)	P	P	P	P				P	P	P						
Manufactured Home on permanent foundation	A	A														
Mobile Homes	P	P	P		P			P	p							
Mobile Home Park				C				P								
Multi-Family Dwelling (Duplex)	C	C	P	P	P			P	P							
Multi-family Dwelling (triplex and fourplex)		C	P	P	P			P	P							
Multi-Family Dwelling (5 or more)			P	P	C			P	P							
Residential Care Facility (6 or less)	P	P	P	P				P	P	P						
Residential Care facility (7 or more)			C	C						C						
Single-Family Dwellings	P	P	P		P			P	P							
Single Room Occupancy				C				P	P							
Supportive Housing	P	P	P	P				P	P	P						
Transitional Housing	P	P	P	P				P	P	P						

P- Permitted by right

C- Requires CUP

3- Required AUP

Source: City of Chowchilla Municipal Code. https://library.municode.com/ca/chowchilla_city/codes/code_of_ordinances. Accessed December 16, 2022.

5.1.4 On-and Off-Site Improvements

On- and off-site improvements establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements can represent a significant share of the cost of producing new housing.

The City of Chowchilla requires on- and off-site improvements for new developments. Typical required off-site improvements include utility connections (e.g., water, sewer, stormwater) and street dedications and improvements (e.g., sidewalks, street trees, traffic signals, streetlights). Typical required on-site improvements include yards, spaces, and buffers, fences and walls, grading, surfacing, and drainage, fire prevention (e.g., fire hydrants), and points of ingress/egress for vehicles. These types of improvements are considered necessary to protect the public health, safety, and welfare of the community and are therefore not considered a constraint to housing.

The following standards are required for projects that require street dedication and improvements.

- Residential/Local Streets (including cul-de-sacs) require a 60-foot right-of-way including a 40-foot roadway, curb, gutter, five (5)-foot sidewalk, and five (5)-foot park strip. Sidewalk locations can either be adjacent to the roadway or adjacent to the property line, per City Engineers approval.
- Major Collectors require an 80-foot right-of-way including a 60-foot roadway, curb, gutter, five (5)-foot sidewalk, and five (5)-foot park strip. Sidewalk locations can either be adjacent to the roadway or adjacent to the property line, per City Engineers approval.
- Major Arterials required an 80-foot right-of-way including a 64-foot roadway, curb, gutter, and eight (8)-foot sidewalk.

In addition, the City's Subdivision Ordinance (Title 17) establishes design and improvement standards required for new subdivisions. These standards are required as a condition of approval, to be completed at the subdivider's expense. Required improvements include:

- Filling abandoned wells and pipelines.
- Installing drainage facilities, fire hydrants, sanitary sewer lines, utilities, and water systems.
- Provide streets, sidewalks, traffic lights, and road signs according to city standard specifications; and
- Erect a wall for any lot that abuts an expressway, arterial, or collector street.

5.1.5 Planning and Development Fees

In addition to improvements and dedication of public land, developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional costs borne by developers

contribute to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

New housing is typically charged for site plan review fees, sewer and water connection fees, plan checking and building permit fees, and school impact fees. If the development is a subdivision, there are additional fees for processing the tentative and final maps. In addition, the developer may have to pay the cost of preparing environmental reports, traffic studies, and soils reports.

Development permit fees are used to cover the cost of reviewing a development proposal. **Table 5-9** shows a list of fees the City charges for residential development in Chowchilla. These fees include planning fees along with application processing and reviews. The permit processing fees depend upon the specific zoning approval required and the type of project or construction. Planning fees are based on a fixed fee but can vary depending on the type of project and what is required. City staff are available to identify the approvals that may be required for a project. When a planning permit is required for a project, approval of the planning permit is required before a building permit can be issued.

Payment for the fees is collected early in the pre-development process which means that developers must pay for it with their cash reserve. These fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications.

Table 5-9: Fiscal Year 2022-2023 Master Planning Fee Schedule, Chowchilla

Planning Fees (plus outside costs)	
Annexation Processing	\$3,394
Administrative Use Permit	\$550
Conditional Use Permit	\$1,724
Development Agreement	\$3,232
General Plan Amendment	\$2,963
Lot Line Adjustment	\$485
Minor Deviations to Ordinance/Standards	\$215
Modification/Revocation of CUP/Variance	\$1,050
Planned Unit Development	\$4,255.75
Revision to Acreage Map	\$269
Site Plan Review	\$1,023.50
Variance	\$1,508
Zoning Amendments	\$3,771
Zoning Inquiry/ Verification Letter	\$107
Zoning Ordinance Text Amendments	\$1,131
Environmental Documents	
Environmental Document Processing (Initial Study, ND, MND, EIR, SEIR)	Consultant Costs
Environmental Administration Fee	10% of Document Costs

EA-Categorical Exemption	\$161.75 +\$50 for the County recording Fee
California Department of Fish and Wildlife Filing Fees	Negative Declaration – \$2,548
	Mitigated Negative Declaration – \$2,548
	Environmental Impact Report – \$3,539.25
	Substitute Document Pursuant to a Certified Regulatory Program – \$1,203.25
Subdivision	
Final Parcel Map	\$1,217
Final Parcel Map Revision	\$242
Parcel Map Waiver	\$180
Tentative Parcel Map	\$601
Tentative Subdivision Map	\$2,563.50
Tentative Subdivision Map Revision	\$915.75
All Extensions of Maps	\$550
Deposits	
Projects that are administerial, principally permitted, or do not require a public hearing	\$1,077
Projects requiring a public hearing and are exempt from CEQA	\$3,232
Projects requiring a public hearing and not exempt from CEQA	\$16,161
Building Permit Fees	
New Single-Family Dwellings and Duplexes Permit (One Story)	0-1,599 SQ FT \$1.25
	1,600-3,349 SQ FT \$1.15
	3,350-5,000 SQ FT \$1.05
	*Additional \$0.05 per square foot multiplier for two stories or more

Source: City of Chowchilla, Master Fee Schedule. 2022.

<https://www.cityofchowchilla.org/DocumentCenter/View/2872/Master-Fee-Schedule-22-23>

Table 5-10 shows how development permit fees in the City of Chowchilla compare to Livingston, Kerman, which are similar in size to Chowchilla, and Madera, the other incorporated city in Madera County. Compared to the City of Kerman and the City of Livingston, the City of Chowchilla has lower site plan review and tentative parcel map costs, and higher variance and conditional use permit costs. Compared to the City of Madera, planning fees are significantly lower across all fee types. In general, the City of Chowchilla has comparable or lower development fees compared to other jurisdictions. As such, development permit fees are not anticipated to represent a constraint to development.

Table 5-10: Development Permit Fee and Cost Comparison

Fee Type	City of Chowchilla	City of Kerman	City of Livingston	City of Madera
Site Plan Review	\$1,023	\$1,400	\$1,560 (New Construction)	-
Variance	\$1,508	\$1,000	\$1,255	\$2,963

Conditional Use Permit	\$1,724	\$1,300	\$1,505 + engineering deposit	\$3,263 (<25 units)
				\$3,694 (25+ units)
Zone Change	\$3,771	\$1,300	\$2,565 + engineering deposit	\$6,225 (<10 acres)
				\$7,470 (10+ acres)
EIR	Case by Case	Cost + 15%	\$2,300 + additional costs	At cost
Tentative Parcel Map	\$601	\$900 (1-4 parcels)	\$1,235 + planning & engineering deposit	\$4,538 (<40 acres)
				\$5,445 (>40 acres)

Source: City of Chowchilla, Master Fee Schedule 22-23. 2022. Available online at: <https://www.cityofchowchilla.org/DocumentCenter/View/2872/Master-Fee-Schedule-22-23>, accessed February 22, 2023; City of Kerman, Planning Fee Schedule. 2009. Available online at: <https://cityofkerman.net/wp-content/uploads/2014/05/PlanningFees-2009.pdf>, accessed February 22, 2023; City of Livingston. Schedule of Development Fees. 2022. Available online at: https://www.cityoflivingston.org/sites/default/files/fileattachments/community_development/page/9491/livingston_schedule_of_development_fees_2.17.22.pdf, accessed February 22, 2023.

Note: The City of Kerman and City of Livingston were selected as a comparison due to their similar size, or location.

Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are required by state law to be based on a demonstrated nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro-rata share of costs to provide services and infrastructure by individual developments is reasonable. Local development impact fees charged include fire, public building, police, wastewater, signalization, storm drain, streets and roads, and water systems. Impact fees are collected on the date of final inspection or the date the certificate of occupancy is issued, whichever occurs first. Developers of multi-family residential infill development receive a credit for one unit, incentivizing the construction of additional density.

Development impact fees for Chowchilla ⁴⁰ are described in more detail below:

- Fire Impact Fee: The City operates one (1) fire station. The Fire Impact Fee provides for the expansion, design, and construction of fire facilities and equipment to address increased demands of the fire department caused by new development. The fire fees per unit of development calculated for each type of development are based on the estimated calls for service per unit per year for that type of development in the City's service area.
- Police Impact Fee: The City operates one (1) police station. The Police Impact Fee provides for the Police Department building expansion and equipment to address increased demands on the police caused by new development. The police fees per unit of development calculated for each type of development are based on the estimated calls for service per unit per year for that type of development in the City's service area.
- Public Building Impact Fee: The public building fee provides for the expansion, design, and construction of public facilities, including the City's Civic Center, Corporation Yard, and general government vehicles to address increased demands on the city affected by new development. The fees per unit of development calculated for each type of development

⁴⁰ City of Chowchilla. (2022). Citywide Development Impact Fee Study Final Report. Accessed October 31, 2023, <https://www.cityofchowchilla.org/DocumentCenter/View/2681/Development-Impact-Fee-Study>

are based on the estimated service population per unit for that type of development in Chowchilla.

- **Community and Recreation Center Impact Fee:** Chowchilla's community and recreation centers serve the entire City, such as the Ed Ray S&L Park Community Center and Senior Center. The fees per unit of development calculated for each type of residential development are based on the estimated average population per unit for that type of development in Chowchilla.
- **Park Development Impact Fee:** The City operates and maintains three City-owned parks. The Park Impact Fee provides for the acquisition and development of parks and recreation facilities impacted by new development in the designated areas. Park fees, including in-lieu fees, apply to residential development within the City's boundaries. Fees are based on the per-capita costs.
- **Streets and Roads Impact Fee:** Streets and Roads Fees provide for traffic improvements necessary to accommodate the increase in traffic generated by new development. The amount of the street system impact fees charged to a development project will depend on the increase in peak hour vehicle trips associated generated by that project.
- **Signalization Impact Fee:** Signalization Impact Fees are used to mitigate the impact of new development on the need for traffic signals in the city. Traffic signals provide for the impacts of increased traffic caused by new development. The amount of the traffic signal impact fees charged to a development project depends on the increase in peak hour vehicle trips associated generated by that project. The fees per unit of development calculated for each type of development are based on the P.M. Peak Hour Trip generation rate per unit for that type of development.
- **Storm Drain Impact Fee:** The storm drain impact fee pays for the installation of public storm drainage and flood control facilities within the city boundaries to service needs of future development. The amount of the storm drainage impact fees charged to a development project is related to the amount of impervious cover associated with that project. The fees per unit of development calculated for each type of development are based on the engineer's estimates of the amount of storm water runoff per acre associated with the new development.
- **Water Systems Impact Fee:** The water systems impact fee provides for the expansion of production, storage, transmission, treatment, and distribution facilities to service new development. System improvements include water distribution pipelines, ground water wells, reservoir storage and related facilities. Fees are based on what facilities will be needed to serve a new development.
- **Sewage Impact Fee:** The sewage impact fee provides for the expansion of collection and treatment capacities in the wastewater utility due to increased sewage caused by new development. Fees are based on what facilities will be needed to serve a new development.

The City of Chowchilla has nine (9) separate impact fees with impact fees that vary by development type (e.g., single-family vs. multi-family residential development). **Table 5-11** shows the impact fees development type. The impact fees are a result of the City of Chowchilla Citywide Development Impact Fee Study conducted by NBS and finalized in May 2022. These fees were adopted in the City's 2023-2024 Master Fee Schedule Annual Update in August 2023.

The purpose of the study was to analyze the impacts of development on the need for several types of public facilities provided by the City and to calculate impact fees based on that analysis in accordance with federal law, state law, and case law. As a result, the fee schedule accurately establishes a reasonable relationship between the fee charged and the burden posed by the development, and accurately reflects the impact of single-family and multi-family development. These fees are not considered a constraint to development.

Table 5-11: Development Impact Fee Summary

Impact Fee	Development Type	
	Single Family Residential	Multi-Family Residential
Park and Recreation Facilities	\$3,841	\$2,880
Fire Protection Facilities	\$1,023	\$823
Police Facilities	\$1,061	\$836
Street Improvements	\$3,136	\$1,774
Traffic Signals	\$406	\$230
Public Buildings	\$2,196	\$1,647
Community and Recreation Centers	\$569	\$427
Water System Capacity	\$2,511	\$1,414
Sewer Capacity	\$2,293	\$1,557
Total	\$17,031	\$11,588
<i>Note: the unit type for residential development is dwelling unit. Fees are by dwelling unit.</i>		

5.1.6 Permit Procedures and Processing Timeframes

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include rezoning or general plan amendment requirements, public hearing required for Commission/Council review, or a required Negative Declaration or Environmental Impact Report (EIR).

The Permit Streamlining Act governs the processing time for planning applications, although the applicant can waive these time limits. The length of processing time also depends upon the knowledge, expertise, and ability of the development team; and their ability to prepare plans in accordance with City requirements, make timely submissions (and resubmissions), and revise plans based on feedback received.

Permit Tracking Software

The City utilizes an internal facing online land management system by Tyler Technologies ("Tyler"). Implementation of the Tyler software began in 2022. Implementation of the Tyler software has allowed the City to become more efficient in tracking and monitoring activities across departments and divisions, including the Community and Economic Development Department. The Tyler software is used by the Community and Economic Development Department for the review of permits.

The City will implement **Program 1.d** and **Program 3.d** to modify and improve its permitting and recordkeeping processes in order to better track and monitor permits for housing development. In particular, the City will create workflows based on permit types and

development types (e.g., affordable housing, ADUs, apartments, single-family). As applicable, the City will track and keep record of affordability by income group.

Permit Types

Site Plan Review Permit

A Site Plan Review is required for the new and alteration to existing two-family, multi-family dwellings, and mobile home parks. The Site Plan application is reviewed by the Site Plan Review Committee which comprises staff representatives of the Director of Community and Economic Development, a city engineer, and a building official. The Site Plan Review Committee reviews the site plan application for consistency with the City's General Plan, Zoning Ordinance, policies, regulations, and improvement standards. A Site Plan Review typically takes four (4) to six (6) weeks. The Director may approve a site plan application if the following findings are made:

- The development complies with all applicable provisions of this Chapter 18.72- Site Plan Review Permits;
- The development is so designed that it will have no adverse effects on surrounding property or improvements;
- The development can be adequately and efficiently provided with public utilities and services;
- The development will not create congested or unsafe vehicular or pedestrian circulation or access conditions on or off the site;
- That any conditions of approval are deemed necessary to ensure that the development conforms with the purposes set forth in Section 18.72.010 of the Municipal Code and to protect the public health, safety, and welfare.

Site Plan Review requires the Site Plan Review Committee to determine what constitutes an adverse effect on surrounding property. This finding is subjective and requires the interpretation and discretion of the Site Plan Review Committee. This can add time to the review and creates an unpredictable development review process. The City will implement **Program 3.p** to remove subjective judgement from the Site Plan Review and provide objective standards to determine adverse effects on surrounding property, thereby streamlining the review of multi-family projects.

Administrative Use Permit

An Administrative Use Permit is required for all uses subject to administrative approval such as for manufactured homes on permanent foundations and ADUs. The application is reviewed by City planning staff and is approved by the Director of Community and Economic Development. For an application to receive administrative approval, the following findings must be made:

- The use meets the standards and requirements in this title that are specific to that use;
- The use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;
- The use is consistent with the general plan;

- The proposed location, size, design and operating characteristics of the use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

Conditional Use Permit

A Conditional Use Permit is a discretionary application and is required for conditional uses in certain districts. Because of their unusual characteristics, conditional uses require special considerations so that they may be located in a proper zoning district and the conditional use is compatible with the permitted uses in the zoning district. City planning staff review the application. It is then recommended by the Director of Community and Economic Development for approval to the Planning Commission who decide to approve the application. The review time for a Conditional Use Permit typically takes three (3) to four (4) months. Before a Conditional Use Permit can be approved, all of the following findings shall be made:

- The proposed use would not impair the integrity and character of the zoning district in which it is to be located;
- The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;
- The proposed use is consistent with the general plan;
- There will not be significant effects upon the quality of the environment and natural resources;
- The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

A conditional use permit requires City planning staff to make a determination on what constitutes an impairment to the integrity and character of the zoning district. This finding is subjective and requires the interpretation and discretion of City planning staff. This can add time to the review and creates an unpredictable development review process. The City will implement **Program 3.p** to remove subjective judgement from the Conditional Use Permit review and provide objectives with regard to what constitutes an impairment to the integrity and character of the zoning district, thereby streamlining the review of multi-family projects.

Planned Unit Development Permit

Planned Unit Developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the city that otherwise might not be possible by strict adherence to the zoning ordinance. PUDs provide an overlay for the development of residential, commercial, and industrial unit developments, and to provide for the design and application of special development standards for said developments. The application is reviewed by city planning staff and the Director of Community and Economic Development and is approved by the City Council. In addition to the standard application information required, the Director of Community and Economic Development, after reviewing the site plan of the proposed PUD, shall list any unique,

additional information necessary to review a proposed PUD in the site plan review process. Before a PUD permit can be approved, all of the following findings shall be made:

- The location and design of the PUD is in accordance with the purpose of this title;
- The PUD is being proposed to achieve one or more of the objectives:
 - To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;
 - To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
 - To permit the lot patterns of size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;
 - To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required;
 - To permit variations to the standard local street cross-sections;
 - To permit private streets and gated neighborhoods;
 - To permit the implementation of the mixed use provisions; and
 - To reduce the amount of required parking spaces when spaces are shared among multiple land uses.
- The location and design of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity;
- The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;
- That PUD's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas, and street design will produce an environment of stable and desirable character consistency; and
- The combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity.
- A PUD requires city planning staff to make a determination on what constitutes stable and desirable character consistency. This finding is subjective and requires the interpretation and discretion of City planning staff. This adds time to the review and creates an unpredictable development review process

The City will implement **Program 3.p** to remove subjective judgement from the PUD permit review and provide objective standards with regard to what constitutes stable and desirable character consistency, thereby streamlining the review of multi-family projects.

Variance

Variances permit minor deviations from the development standards because of special circumstances applicable to the property, including location, shape, size, surroundings,

topography, or other physical conditions, denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. City planning staff review the application. It is then recommended by the Director of Community and Economic Development for approval to the Planning Commission who decide to approve the application. Before a variance may be approved, all of the following findings shall be made:

- There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;
- The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;
- The variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;
- The variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;
- The variance does not allow a use or activity which is prohibited in the zone district where the property is located;
- The variance is consistent with the purposes of this title; and
- The variance will be consistent with the general plan.

Zone Ordinance Amendment / Zone Change

A Zoning Ordinance Amendment and a Zone Change are discretionary permits that require the approval from the City Council. Whenever the public necessity and convenience and general welfare require an amendment or zone change, all of the following findings shall be made:

- The amendment is internally consistent with the goals, objectives, and policies of the general plan and this title;
- The amendment would not be detrimental to the public health, safety, or welfare of the community;
- The amendment would maintain the appropriate balance of land uses within the city; and
- The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.
- Applications for zoning changes typically take five to six months to complete.

General Plan Amendment

The purpose of a General Plan Amendment (GPA) is to allow for modifications to the Chowchilla General Plan text (e.g., goals, policies, or implementation programs), the General

Plan land use map, the General Plan circulation map, or other elements of the Chowchilla General Plan. A GPA is a discretionary permit that requires the approval from the City Council. Applications for GPAs typically take five (5) to six (6) months to complete. Before a general plan may be approved, all of the following findings shall be made:

- The amendment is internally consistent with the goals, objectives, and policies of the general plan and this title;
- The amendment would not be detrimental to the public health, safety, or welfare of the community;
- The amendment would maintain the appropriate balance of land uses within the city; and;
- The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Subdivisions

The Chowchilla City Council shall approve or disapprove all plats or proposed new subdivisions of land in accordance with the Subdivision Map Act and applicable state law and provisions of the City's zoning or development code with advice from the Planning Commission. No subdivision shall be approved unless the Planning Commission and City Council find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan or any adopted specific plan. A proposed subdivision shall be consistent with the General Plan or a specific plan only if such plan is adopted and the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan.

Processing Timeframe

The City of Chowchilla's planning review and processing times are shown in **Table 5-12**. As shown in **Table 5-13**

Table 5-13, the City of Chowchilla's development review timelines are comparable to the nearby City of Madera. A Site Plan Review has a shorter timeline than the City of Madera, while a Zoning Amendment has a longer timeline. The City's review timelines are not considered a constraint to housing.

Table 5-12: Planning Review and Processing Times

Project Type	Single Family	Multi-family	Mixed Use
Estimated Total Processing Time	8 hours over 1 week	20-25 hours over 3 weeks	30-40 hours over 4 weeks

Table 5-13: Development Review Timeline Comparison

Application/Action	City of Chowchilla Timeframe	City of Madera Timeframe
Building Permit	1 to 2 weeks	-
Temporary Use Permit	2 to 3 weeks	-
Site Plan Review	4 to 6 weeks	2 months
Conditional Use Permit	3 to 4 months	3 months

Zoning/General Plan Amendment/Planned Unit Development	5 to 6 months	4 months
---	---------------	----------

Note: The City of Madera was chosen as comparison due to its nearby location and its function as the county seat

It should be noted that the amount of time between planning approval and application for or issuance of a building permit vary greatly and depends on several factors beyond the control of the city including whether the project applicant will develop the project or market the property/project for sale to a developer or builder, cost of construction materials and labor, other permitting requirements from regulatory agencies, and availability of financing, among other factors. The timeframe for planning approval for two (2) recent housing developments (i.e., within the past three (3) to five (5) years) is described below. Generally, as shown in these examples, the length of processing time has not been a hinderance to housing development. As such, the length of time between project approval and requests for building permits would not be a hinderance on achieving the RHNA in the planning period.

- **Oleander Terrace Subdivision:** The Tentative Subdivision Map (TSM 20-0020) for the Oleander Terrance subdivision was submitted in December 2020. TSM 20-0020 was approved by Chowchilla Planning Commission in March 2021 and City Council in April 2021, approximately four (4) months after submittal. The Final Map (21-0009), Improvement Plans, and Development Agreement were approved by City Council in January 2022, approximately eight (8) months from approval of the TSM. Project preparation, submittal, and processing account for most of the time between TSM approval and Final Map approval. Twenty-eight (28) building permits were issued in June 2022, approximately four (4) months from approval of the Final Map, Improvement Plans, and Development Agreement. Site preparation occurred between approval and issuance of building permits. Of note, development impact fees for this project were waived pursuant to the City's Infill Program. The project is partially built out to date. Generally, the timing between project submittal, approval, and issuance of building permits occurred one and a half (1.5) years. In this case, the overall processing timeline was relatively quick with minimal external factors.
- **Lone Oak Subdivision:** The Tentative Subdivision Map (TSM 17-006) for the Lone Oak subdivision was approved by Chowchilla City Council in March 2019, approximately two (2) years after submittal. Following approval of the TSM, the developer listed the project for sale searching for a qualified builder and proceeded with the Final Map and Improvement Plans. A potential buyer was not identified until 2022/2023. The Final Map (22-0010) and Improvement Plans were approved by City Council in September 2022, within months of submittal and approximately three and a half (3.5) years from approval of the TSM. In 2023, the City, developer, and identified potential buyer entered into discussions regarding the terms of the Development Agreement and process for a Lot Line Adjustment. The Lot Line Adjustment and Development Agreement was approved in November 2023, allowing the developer to sell the project to the builder. The builder closed escrow on the property in January 2024. As of March 2024, building permits have not been requested or issued, but plans are underway to do so. Although building permits haven't been requested or issued, the process has taken approximately five (5) years thus far. In this case, there were several external factors affecting the timeline including the COVID-19 pandemic and general

slowdown of housing construction, time to find a potential buyer, and negotiations between the developer, buyer, and City.

State Streamlining

Streamlined Ministerial Approval

SB 35 requires a Streamlined Ministerial Approval process for qualified housing developments in jurisdictions that have not yet made sufficient progress toward their allocation of the regional housing need, upon meeting a number of criteria. If these criteria are satisfied, then the local agency must approve the project ministerially within 60 days (if the development includes less than 150 housing units) or within 90 days (if the development includes more than 150 housing units). Projects approved ministerially are not subject to CEQA. Eligibility requirements include:

- Project is a multi-family housing development consisting of two (2) or more units.
- Project dedicates either 10% of 50% of units affordable to 80% of the AMI.
- Project site is on land zoned for residential or mixed-use residential use.
- Project site is on land in an urbanized area where 75% of the perimeter of the site is developed.
- Project is consistent with objective zoning and design review standards.
- Project site is not located on or in any of the following: (1) coastal zone, (2) prime farmland or farmland of statewide importance, (3) wetlands, (4) within a very high fire severity zone, (5) a hazardous waste site, (6) within a delineated earthquake fault zone, (7) within a flood plan, (8) within a floodway, (9) identified for conservation in an adopted natural community conservation plan, (10) habitat for protected species or (11) lands under conservation easement.
- Project does not propose demolition of (1) housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, or (2) housing subject to rent or price control, or (3) housing occupied by tenants within the past 10 years.

A local government that has been designated as subject to the Streamlined Ministerial Approval Process by HCD shall provide information, in a manner readily accessible to the public, about the locality's process for applying and receiving ministerial approval, materials required for an application and relevant objective standards to be used to evaluate the application. A local government cannot impose application requirements that are more stringent than required for a final multi-family entitlement or standard design review in its jurisdiction. Further, SB 35 requires approval of housing projects to be based on objective design standards. Subsequent changes to SB 35 including amendments to the preliminary application process were made by AB 831, AB 168, AB 1485, SB 1174, and SB 765.

AB 2162 amended Government Code section 65650, which allows certain multi-family, supportive housing projects as a use by-right in all zones where multi-family and mixed uses are permitted (Government Code section 65651). Supportive housing projects are eligible for streamlined, ministerial approval if they provide onsite supportive services and satisfy additional criteria, which may include, a recorded affordability restriction for 55 years for all

units within the development to lower-income households; ensuring that public funding received restricts the affordability of such units; and requires the development project to meet objective development standards and policies that apply to other multi-family development within the same zone.

AB 1783 allows certain multi-family farmworker housing projects to be approved with a streamlined, ministerial approval process. Eligible farmworker housing is required to be located on agricultural land which is not environmentally sensitive or subject to certain hazards and must meet other eligibility requirements pursuant to Health and Safety Code Section 17021.8.

At this time, the City has not received any applications subject to ministerial approval processing requirements as described above. Currently, the City of Chowchilla does not have written procedures for Streamlined Ministerial Approval Process. **Program 1.f** will establish and implement expedited permit processing for qualifying housing projects, pursuant to SB 35, AB 2162, and AB 1783.

SB 330 ("Housing Crisis Act of 2019")

The Housing Crisis Act of 2019 (SB 330 and amended by SB 8) establishes a statewide housing emergency and creates new state laws focused on the production and preservation of housing. SB 330 and SB 8 aim to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit Streamlining Act that will be in effect from January 1, 2020, to January 1, 2030. SB 330 also addresses the statewide housing shortfall with new protections for existing housing and restrictions on certain zoning actions that reduce the availability of housing.

The legislation creates a preliminary application process, and housing developments will only be subject to those ordinances, fees, and policies in effect when the completed preliminary application is submitted. Like SB 35, SB 330 limits jurisdictions from imposing subjective design standards on housing developments. Objective standards are limited to design standards that involve no personal or subjective judgment by a public official. They must be verifiable by reference to an external and uniform benchmark available to both the applicant and the public official prior to application submittal. **Program 3.o** will establish and implement expedited permit processing for qualified housing development projects pursuant to SB 330.

AB 1397 ("Residential Development Inventory")

AB 1397 requires that 5th cycle opportunity sites re-used in the 6th cycle inventory and identified to accommodate lower-income units (Very Low-Income and Low-Income) be subject to by-right approval if projects include 20% affordable units for lower-income households on-site. **Program 2.i** will revise the Zoning Ordinance to allow residential developments where at least 20% of the units are affordable to lower-income households by right in residential zone districts.

Transparency in the Development Review Process

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. Specifically, the Planning and Development Department webpage

(<https://cityofchowchilla.org/153/Planning>) provides an overview of the development review process through links to applications and fees. The Municipal Code, forms and handouts, Downtown Design Guidelines, Checklists, zoning maps, and other documents are available online. The City also provides contact information for the Director of Community Development and Economic Development, and the Project & Permit Supervisor. As described in the beginning of this section, the City also offers a pre-applications process to get the initial reaction of City staff on a project, so an applicant can plan a project according to projected requirements. This helps increase transparency in the development review process. The City's Planning Division website complies with the new transparency requirements in California Government Code Section 65940.1(a)(1), although improvements can be made to increase transparency and the dissemination of information on the development process.

The City will implement **Program 1.d and Program 3.d** to modify and improve its permitting and recordkeeping processes in order to better track and monitor permits for housing development. In particular, the City will create workflows based on permit types and development types (e.g., affordable housing, ADUs, apartments, single-family). As applicable, the City will track and keep record of affordability by income group. The City will also implement **Program 3.r** increase transparency and dissemination of information.

5.1.7 Housing For Persons with Disabilities

Definition of Family

The Federal Fair Housing Act requires that local jurisdictions do not discriminate against persons based on familial status. Familial status is defined as one or more individuals under the age of 18 living with a parent/legal guardian, or the designee of such parent.

A rental agreement with a restrictive definition of “family” that limits the number of individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.

The City of Chowchilla's Zoning Ordinance defines a family as an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind. This is consistent with the Federal Fair Housing Act's definition of a family.

Reasonable Accommodation Procedures

The Federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations can mean local jurisdictions making modifications or exceptions in their zoning laws and other land-use regulations when such

accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

Section 18.92 of the Zoning Ordinance outlines the City's reasonable accommodation process. Any person with disabilities and eligible under the Fair Housing Act or their representative may request a reasonable accommodation with respect to the various land use or zoning laws, rules, policies, practices and/or procedures of the City as provided by the Fair Housing Act pursuant to the procedures set out in this chapter.

- A determination on the following findings shall be made before any action is taken to approve or deny a request for reasonable accommodation and must be incorporated into the record relating to such approval or denial:
- Whether the housing that is the subject of the request for reasonable accommodation will be used by one or more persons with disabilities protected under federal fair housing laws;
- Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;
- Whether the requested accommodation would require a fundamental alteration to the City's zoning scheme;
- Whether the requested accommodation would impose undue financial or administrative burdens on the City.
- A request for a reasonable accommodation shall not be denied for reasons which violate the provisions of the Fair Housing Act. This ordinance does not obligate the city to grant any accommodation request unless required by the provisions of the Fair Housing Act or applicable California state law.

The City does not provide guidelines on what constitutes an undue burden, or fundamental alteration of a City program or law. The City will implement **Program 2.n** to update the Zoning Ordinance to include objective standards for evaluating a reasonable accommodation request.

Residential Care Facilities

Pursuant to AB 846, the Lanterman Developmental Disabilities Services Act, licensed residential care facilities with six (6) or fewer individuals are required to be treated as residential uses and permitted by-right in all zones where residential uses are permitted.

A "residential care facility" is defined in the Chowchilla Zoning Ordinance as a single-family dwelling, group care facility, or similar facility licensed by the state of California for 24-hour, non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Residential care facilities are currently permitted within various zones in Chowchilla, depending on the number of people residing in the home.

- Residential care facilities with six (6) or fewer people are permitted by right in Low Density Residential (R-L, R-M-5, R-M-6), Medium High Density Residential (R-MH), High Density Residential (R-H), Commercial and Mixed Use (MX-D, MX), an Office and Industrial (O) Zones. This is consistent with where residential uses are permitted, with the exception of the C-N and C-S zone districts. The City will implement **Program 2.f** for residential care facilities for six (6) or fewer people to be allowed as a use by-right in the C-N and C-S zone districts subject only to the requirement of other residential uses of the same type in the same zone..
- Residential care facilities for seven (7) or more people are permitted with a conditional use permit in the Medium High Density Residential (R-MH), High Density Residential (R-H) zones, and Office and Industrial (O) Zones. These facilities are not permitted in any other zone district. This poses a constraint to the development of residential care facilities for seven (7) or more people. The City will implement **Program 2.f.** for residential care facilities for seven (7) or more people to be allowed by-right in all zones where residential uses are permitted subject to only the requirement of other residential uses of the same type in the same zone.

The City does not impose specific development standards for residential care facilities that do not also apply to residential uses in the same zone district, except for parking requirements. The parking requirements for residential care facilities is one (1) space per dwelling unit, or one (1) space for every four (4) beds.

California Building Code

The City of Chowchilla adopted the California Building Code, 2019 Edition, which regulates the access and adaptability of buildings to accommodate persons with disabilities. California Building Standards Code and Federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Division of the Community and Economic Development Department as part of the plan check and building permit issuance process.

The City enforces Title 24 of the California Code of Regulations, which regulates the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, including the California Building Standards Code, is reviewed and enforced by the Building Division of the Community Development Department as a part of the building permit submittal.

5.1.8 State Tax Policies and Regulations

Proposition 13

Proposition 13, a voter initiative that limits increases in property taxes except when there is a transfer of ownership, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development to new homeowners.

Article 34

Article 34 of the State constitution requires that low-rent housing projects developed, constructed, or acquired in any manner by a public agency must first be approved by a majority of the voters. Requiring such approval can act as a barrier to the development of affordable housing due to the uncertainty and delay caused by the process.

5.2 Non-Governmental Constraints

Many factors affecting housing costs are related to the regional housing market. Land value, construction material and building costs, and labor costs contribute to the cost of housing and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households.

5.2.1 Summary of Non-Governmental Constraints

- Approximately 12% of government-backed loans and 6% of conventional loans were denied in Chowchilla. While the percentages of loans denied across Madera County were higher in comparison, the higher denial rate of government-backed loans in the City of Chowchilla indicates a financial constraint to purchasing a home and therefore higher pressures on the rental markets. The City will implement **Program 3.i** to advertise the availability of loans for rental, homeownership, and rehabilitation.
- Environmental concerns pose constraints that can be generally mitigated through design or limitations on operations. However, the ongoing drought will likely pose a major constraint to future development due to lack of water supply for new development.
- The potential seismic activity from the surrounding faults can be a hazard to existing older homes that predate modern earthquake construction standards and may not be able to withstand ground shaking. **Program 4.a** will conduct a housing conditions study to maintain information on housing conditions in the City every eight (8) years.

5.2.2 Land, Labor, and Construction Costs

Land Cost

The housing market and land cost in Chowchilla can vary depending on location, zoning (allowable density), availability of improvements, and proposed land use of the site. In general, entitled single-family subdivisions with infrastructure extension plans command higher prices than raw undeveloped land. Available improvements can consist of improvements to streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. Improvement standards establish infrastructure or site requirements to support new residential development. Land costs and value are difficult to average on a countywide basis as land value is assessed based on the characteristics unique to each property.

The cost of developable land creates a direct impact on the cost of a new home. A higher cost of land raises the price of a new home because developers consider the cost of land while evaluating the feasibility of a development. When land costs are high, developers must ask for higher rent or sales prices to make their development feasible. Residential land prices in Chowchilla are approximately \$43,000 per acre of undeveloped residential land based on

information from LoopNet.com. Prices for raw single-family residential land can vary greatly. While land costs increase over time, these raw costs are not necessarily a constraint to housing. In general, land costs in Madera County are lower compared to coastal counties, and comparable in price to other nearby counties such as Mariposa and Fresno counties. As a result, raw land costs are not considered a constraint to the development of housing.

Construction Cost

Construction costs depend on several factors, including the type of construction, custom versus tract development, cost of materials, site conditions, finishing details, amenities, size, and structural configuration. The International Code Council estimates the average price of labor and materials for typical wood-frame housing, which is commonly used to construct newer apartment buildings where no visible wood is exposed. Estimates are based on “good quality” construction, providing for materials and fixtures above the minimum required by state and local building codes.

The International Code Council estimated in August 2023 that the national average cost per square foot for good-quality housing was approximately \$148.28 to \$221.32 for multi-family housing, \$165.67 to \$209.61 for single-family homes, and \$187.73 to \$262.22 for residential care/assisted living facilities.⁴¹ Sources specific to a search for Chowchilla indicate the construction cost can start at \$198 per square foot with an average construction price of \$416,234 for a 2,000-square-foot home depending on the quality of construction.⁴² If labor or material costs continue to increase, then increased construction costs have the potential to constrain new housing construction and rehabilitation of existing. Since the City of Chowchilla’s average price per square foot is comparable to the national average price per square foot cited in the International Code Council, construction costs are not specifically identified as a constraint.

Requests to Develop Below the Anticipated Density

There is the potential for market demands to lead to properties being developed below the anticipated density for a site. These types of requests could be a potential constraint to housing development, particularly when lower density development is proposed on a site that allows higher density. No requests have been received by the City to develop sites contained in the 5th Cycle Housing Element Sites Inventory below the anticipated density.

5.2.3 Availability of Financing

Development Financing

The availability of developer financing options affects the feasibility of housing developments. Financing is available from a variety of sources including financial institutions, insurance companies, and pension plans (such as CalPERS). The California Department of Housing and Community Development (HCD) administers grants which can assist developers, local

⁴¹ International Code Council. (August 2023). Building Valuation Data. Accessed October 31, 2023, <https://dagsboro.delaware.gov/files/2023/08/ICC-Valuation-Data-August-2023.pdf>

⁴² NewHomeSource (2022). Accessed October 31, 2023, <https://www.newhomesource.com/communities/ca/fresno-area/chowchilla>

governments, and non-profits in constructing housing units. The following programs were available in 2023:

- **Home Investment Partnerships Program (HOME):** assists cities, counties, and non-profit community housing development organizations (CHDOs) to create and retain affordable housing for lower-income renters or owners. HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multi-family projects and as grants for tenant-based rental assistance. However, 50% of the funding is awarded to rural applicants.
- **Local Housing Trust Fund Program (LHTF):** Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60% of area median income.
- **Multi-family Housing Program (MHP):** makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
- **Predevelopment Loan Program (PDLP):** makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households.
- **Project Homekey:** Homekey is an opportunity for state, regional, and local public entities to develop a broad range of housing types, including but not limited to hotels, motels, hostels, single- family homes and multi-family apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to Permanent or Interim Housing for the Target Population.⁴³

Depending on the type of financing used (e.g., tax credits, bonds, federal funds), other requirements such as the inclusion of certain accessibility accommodations and the use of prevailing wage versus Davis-Bacon wage can affect development costs significantly.⁴⁴

Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a city's residents. The HMDA data presented in this section applies to the census tracts within the City of Chowchilla.

In 2021, a total of 34 households in Chowchilla applied for home purchase loans, 35 for refinancing, and 2 for other as shown in **Table 5-14**, which also shows there were a total of 24 applications for government-back loans and 47 applications for conventional loans in

⁴³ California Department of Housing and Community Development. HomeKey. Accessed October 31, 2023, <https://www.hcd.ca.gov/grants-and-funding/homekey>

⁴⁴ The Davis-Bacon Act of 1931 is a federal law which established the requirement for paying prevailing wages on public works projects. All federal government construction contracts, and most contracts for federally assisted construction over \$2,000, must include provisions for paying workers on-site no less than the locally prevailing wages and benefits paid on similar projects.

Chowchilla. A further breakdown of the home mortgage data by race and ethnicity is found in **Chapter 4. Affirmatively Furthering Fair Housing.**

Table 5-14: Home Loan Purpose and Application Action

Loan Purpose	Total Loans	Loan Originated (percent of total)	Application Approved but not Accepted (percent of total)	Application Denied (percent of total)	Application Withdrawn (percent of total)	Other (percent of total)
Home purchase	34	26 (76%)	1 (3%)	4 (12%)	3 (9%)	0 (0%)
Refinancing	35	24 (69%)	1 (3%)	2 (6%)	5 (14%)	3 (8%)
Other	2	2 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Total	71	52 (73%)	2 (3%)	6 (8%)	8 (12%)	3 (4%)

Source: FFIEC Home Mortgage Disclosure Act. 2021 Dataset, <https://ffiec.cfpb.gov/data-browser/data/2021?category=msamds&items=31460>

The overall rate of loan denial for all types of home loan applications was 8%, as shown in **Table 5-15**. Approximately 12% of government-backed loans and 6% of conventional loans were denied in Chowchilla. The percentages of loans denied in Madera County in comparison were 11% of government-backed loans and 12% of conventional loans. The higher government backed loan denial rate in Chowchilla may indicate a financial constraint to purchasing a home which puts higher pressure on the rental markets. However, the denial rate of conventional loans is much lower than Madera County. Loan origination, where the lender accepts and processes the mortgage, is higher in Chowchilla (76%) compared to Madera County (63%), and California (62%) (**Table 5-17**). The City will implement **Program 3.i** to advertise the availability of loans.

Table 5-15: Home Loan Type and Application Action

Loan Type	Total Loans	Loan Originated	Application Approved but not Accepted	Application Denied	Application Withdrawn	Other
Conventional Loan	47	37	0	3	5	2
Government Backed Loan	24	15	2	3	3	1

Source: FFIEC Home Mortgage Disclosure Act. 2021 Dataset, <https://ffiec.cfpb.gov/data-browser/data/2021?category=msamds&items=31460>

Table 5-16: Home Loan Type and Home Loan Purpose

Loan Type	Total Loans	Conventional	Government Backed
Home purchase	34	18	16
Refinance	35	27	8
Other	2	2	0

Source: FFIEC Home Mortgage Disclosure Act. 2021 Dataset, <https://ffiec.cfpb.gov/data-browser/data/2021?category=msamds&items=31460>

Table 5-17: Home Purchase Loan and Action-- State, MSA, City Comparison

Loan Action	California	Madera MSA	Chowchilla
Home Purchase, Loan Originated	471,404 (62%)	1,923 (63%)	26 (76%)

Home Purchase, Application approved but not accepted	16,400 (2%)	62 (2%)	1 (3%)
Home Purchase, Application denied	50,622 (7%)	213 (6%)	4 (12%)
Home Purchase, Application withdrawn by applicant	102,220 (13%)	417 (14%)	3 (9%)
Other	126,308 (16%)	452 (15%)	0 (0%)
Total	766,954	3,067	34

Source: FFIEC Home Mortgage Disclosure Act. 2021 Dataset. Accessed February 23, 2023, <https://ffiec.cfpb.gov/data-browser/data/2021?category=msamds&items=31460>

Federal Housing Administration (FHA) Loan

The FHA loan program was designed to make it easier for first-time homebuyers to get financing and afford a home. FHA loans are only allowed on one to four living-unit properties. These properties can be purchased with an FHA loan if the owner occupies one of the units. In 2023, prospective home buyers could receive a loan of up to \$422,030 for a single-family home and \$907,900 for a four-plex through an FHA loan.⁴⁵

Veterans Affairs (VA) Loan

A VA loan is a mortgage loan available through a program established by the United States [Department of Veterans Affairs](#). With VA loans, veterans, service members, and their surviving spouses can purchase homes with little to no down payment and no [private mortgage insurance](#) and generally get a competitive interest rate.

Farm Service Agency/Rural Housing Service (FSA/RHS) Loan

FSA/RHS loans are designed to help low-income rural residents qualify for a conventional mortgage and are guaranteed by the USDA's Rural Housing Service. These loans often come with zero down payment and lower interest rates.

Timing and Density

Housing market factors can also constrain the timing between project approval and requests for building permits. In most cases, this may be due to developers' inability to secure financing for construction or timely response to the needed corrections to construction documents.

5.2.4 NIMBYism

NIMBYism, or "Not in My Backyard," is a social and political movement that opposes housing or commercial development in local communities. NIMBY complaints often involve affordable housing, with reasons ranging from traffic concerns to small town quality to, in some cases, thinly-veiled racism.

Local jurisdictions throughout the state contend with strong and organized opposition to proposed housing and shelter projects. In response, the state legislature has passed and strengthened several laws that attempt to mitigate the effects of community opposition. For example, the Housing Crisis Act of 2019 (SB 330) aims to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit

⁴⁵ FHA. (2023). FHA Limits for 2023. Accessed October 31, 2023, https://www.fha.com/lending_limits_state?state=CALIFORNIA

Streamlining Act. The Housing Accountability Act, which applies to all residential development in the state, including emergency shelters, establishes that jurisdictions cannot subjectively reduce density in a proposed project or deny a project that conforms with General Plan, zoning, and subdivision standards.

5.2.5 Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire, and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property.

Federal and State Environmental Protection Regulations

Federal and State regulations require an environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs result from fees charged by local government agencies and private consultants to complete the environmental analysis add to the cost of housing which is passed on to the consumer. However, these regulations help preserve the environment and ensure environmental quality for residents.

Regional plans and programs related to public safety included the State Seismic Hazards Mapping Act, the California Environmental Quality Act (CEQA) Law and Guidelines, California Noise Insulation Standards (Title 24), and the Federal Emergency Management Agency (FEMA) Flood Insurance Program. Pursuant to CEQA, nearly all residential development that requires discretionary action from the Department of City Planning also requires environmental review concurrent with the approval process. The preparation, review, and certification of CEQA documents may add time to the development process.

Pursuant to state law, the city along with other jurisdictions developed the Madera County Local Hazard Mitigation plan in 2017. This plan addresses hazard vulnerabilities from natural and human-caused hazards, including flooding, drought, wildfire, landslides, severe weather, terrorism, cyber threats, pandemic, and the impact of climate change on hazards, as well as other hazards. While mitigation measures identified in the LHMP are necessary to reduce the level of injury, property damage, and community disruption that might otherwise result from such events, requirements may be a constraint to housing development. For example, building safety requirements or increased buffers in fire or landslide zones may increase costs of development and limit available land. The Madera County Local Hazard Mitigation Plan will expire November 2023, per FEMA, and will need to be updated.

Excessive Noise

Residential uses are considered sensitive land uses and new developments must be constructed such that it meets interior noise standards in the City's General Plan. The City's Noise Element of the General Plan establishes acceptable interior, exterior, transportation, and

stationary compatible land use noise levels. The Chowchilla 2040 General Plan also aims to reduce or minimize exposure to transportation related noise sources.⁴⁶

Roadway traffic is the most significant source of noise affecting sensitive land uses in Chowchilla. Freeways and major arterial roadways are the most significant sources of traffic noise. In addition to traffic noise on local roadways, freight and passenger trains operating along three north-south rail lines contribute to community noise levels.¹³ Site planning, and the design and construction of noise barriers are the most common and effective methods of alleviating vehicular traffic and railroad operational noise levels.

Policy N 1.7 establishes that a site-specific noise study new noise sensitive development in areas subject to noise levels greater than 65 dBA CNEL as part of the environmental review process and to require mitigation measures to reduce noise impacts to acceptable levels. In addition, Policy N 4.6 establishes limits on construction noise generating activities to the less sensitive times of the day, when people are less likely to be disturbed.¹³

While Policy N 4.1 of the General Plan established that noise sources must follow the Land Use Compatibility Guidelines for Exterior Noise established in the Noise Element, Policy N. 4.7 states that temporary construction, maintenance, or demolition activities conducted between the hours of 7:00 am and 7:00 pm are exempt from Policy N 4.1.¹³

While these requirements may delay housing development, they are not considered a significant constraint to housing development.

Geologic and Seismic Hazards

Earthquake

The 2040 Chowchilla General Plan did not identify any geological active or potentially active faults within the planning area. However, the General Plan Planning Area is subject to seismic activity from earthquakes that occur outside of the planning area. There are four (4) fault zones in the surrounding region which include the San Andreas (75 miles west), Orizabita (42 miles northwest), and Owens Valley Faults (109 miles southeast) and White Wolf Fault (141 miles southeast). The potential seismic activity from the surrounding faults can be a hazard to existing older homes that predate modern earthquake construction standards and may not be able to withstand ground shaking. **Program 4.a** will conduct a housing conditions study to maintain information on housing conditions in the City every eight (8) years.

Liquefaction and ground failure are other potential hazards related to geological activity. The Ash and Berenda sloughs are two (2) watercourses within the General Plan Planning Area that have the potential for liquefaction and ground failure that could damage nearby properties. Both Ash and Berenda sloughs are adjacent to land that is designated as open space. Due to the distance between residential areas and sloughs, liquefaction and ground failure are not a constraint to development.

⁴⁶ City of Chowchilla. (2010). City of Chowchilla 2040 General Plan, Noise Element. Accessed October 31, 2023, <https://www.cityofchowchilla.org/DocumentCenter/View/403/Noise-Element?bidId=>

Landslides and Erosion

According to the California Geological Survey, landslides refer to a wide variety of processes that result in the perceptible downward and outward movement of soil, rock, and vegetation under gravitational influence. Susceptibility to landslides depends on many variables including: steepness of slope, type of slope material, structure and physical properties of materials, water content, amount of vegetation, and proximity to areas undergoing rapid erosion or changes caused by human activities. These activities include mining, construction, and changes to surface drainage areas. Landslides often accompany other natural hazard events, such as floods, wildfires, or earthquakes. Landslides can occur slowly or very suddenly and can damage and destroy structures, roads, utilities, and forested areas, and can cause injuries and death. Triggers such as earthquakes, heavy rainfall, and human activities can set a landslide in motion.

Areas of minimal risk are mainly flatlands, valley bottoms, and areas of minimal topographic relief and areas consisting of hillside and mountainous terrain of competent igneous and metamorphic rocks and sedimentary rocks with affordable bedding and composition (a relatively stable category that includes much of the Sierras). Risk zones within Madera County include dip slopes (natural slopes parallel to bedding in sedimentary rocks), complexly folded metamorphic rocks, and zones of fractured rock; and several areas of the Sierra Nevada which consist of weak, landslide-prone rock and existing landslides.

Landslide hazards within the county are confined to the foothills and mountainous terrain, and the steep banks of the rivers which pass through the valley floor. Most areas throughout Madera County are at low to moderate risk for landslides and an area in the central and eastern portions of the County is at high risk for landslides.⁴⁷

Landslides and ground failure are typically associated with hilly and steep slopes. Given the relatively flat topography of the City of Chowchilla, the risk of landslides is extremely remote and would likely only occur near the Ash and Berenda Slough. Land adjacent to the Ash and Berenda Slough is protected as open space in order to minimize public exposure to potential ground failure or landslide risks.⁴⁸

Land Subsidence

Recent instances of land subsidence have been a major concern in the northwestern portion of Madera County, primarily impacting the western portion of the adjacent Chowchilla Subbasin. Land subsidence is a gradual settling or sudden sinking of the Earth's surface owing to subsurface movement of earth materials. The principal causes of land subsidence in Madera County are the over pumping of groundwater, causing associated aquifer-system compaction and land subsidence that results in permanent aquifer-system storage loss.⁴⁹ The Chowchilla Subbasin is identified by the California Department of Water Resources (DWR) as a critically

⁴⁷ Madera County. (2017). Madera County Local Hazard Mitigation Plan Update. Accessed October 31, 2023, <https://www.maderacounty.com/home/showdocument?id=354>

⁴⁸ City of Chowchilla. (2010). City of Chowchilla 2040 General Plan, Public Safety Element. Accessed October 31, 2023, <https://cityofchowchilla.org/DocumentCenter/View/402/Public-Safety-Element?bidId=>

⁴⁹ USGS. (2023). Land Subsidence in the San Joaquin Valley. Accessed October 31, 2023, <https://www.usgs.gov/centers/land-subsidence-in-california/science/land-subsidence-san-joaquin-valley>

over-drafted basin.⁵⁰ The majority of the land subsidence within Madera County has occurred to the west of Chowchilla.⁵¹ The Madera County Hazard Mitigation Plan identified subsidence as likely to occur in the future, but with negligible severity and moderate potential impact.⁵² However, the City of Chowchilla has had historically low levels of land subsidence, so its likeliness to occur is limited.

Wildfire

Wildland fires are an ongoing concern for Madera County. Generally, the fire season extends from early spring through late fall of each year during the hotter, dryer months. Fire conditions arise from a combination of high temperatures, low moisture content in the air and fuel, an accumulation of vegetation, and high winds.

The California Department of Forestry and Fire Protection (CAL FIRE) ranks fire hazard of wildland areas of the state using four (4) main criteria: fuels, weather, assets at risk, and level of service. CAL FIRE maps both state responsibility areas (SRAs) and local responsibility areas (LRAs) and categorizes the severity of fire hazard through establishing Fire Hazard Severity Zones (FHSZs). Local fire agencies, such as Chowchilla Fire Department, are responsible for the lands impacted by wildfire within LRAs. According to the LRA FHSZ map prepared by CAL FIRE, Chowchilla is within a LRA and is mostly outside a FHSZ. There are small areas within the City's Planning Area that are mapped as moderate FHSZs with limited to vegetative habitat associated with the Ash and Berenda Slough along the boundaries of Chowchilla. Development located in designated FHSZs requiring a building permit must comply with the Wildland-Urban Interface Fire Area Building Standards.

Flood

The City of Chowchilla is within the San Joaquin River Hydraulic region which contains many flood control projects. The lower San Joaquin River control project

The Federal Emergency Management Agency (FEMA) provides flood insurance and floodplain management regulations. The Flood Insurance Rate Map (FIRM) shows that there are two areas with a 100-year flood zone. These areas are located north and south of the City of Chowchilla. The FIRM for chowchilla indicates that the general plan area is designated as Zone X with Ash Slough, Berenda Slough and the Chowchilla Rivera as floodways.

The City of Chowchilla is at risk of flooding if the Buchanan or Berenda Slough Dam collapses. The two (2) dams are under the jurisdiction 5-295f the California Department of Water resources, United States Army Corps of Engineers, and the Chowchilla Irrigation District.

Environmental Hazards due to Contamination

The presence of hazardous materials in the soil and/or groundwater is another potential development constraint. Hazardous materials investigations are required prior to site

⁵⁰ Madera County. (2020). Chowchilla Subbasin Groundwater Sustainability Plan. Accessed October 31, 2023, https://www.maderacountywater.com/wp-content/uploads/2019/12/ChowchillaSubbasin_GSP_201911205_clean-1.pdf

⁵¹ GreenInfo Network. (2023). San Joaquin Valley Land Subsidence. Accessed October 31, 2023, <https://www.greeninfo.org/work/project/san-joaquin-valley-land-subsidence>

⁵² Madera County. (2017). Madera County Local Hazard Mitigation Plan Update. Accessed October 31, 2023, <https://www.maderacounty.com/home/showdocument?id=354>

development and remediation measures must be implemented where necessary. This will increase the cost of development and, more importantly, the length of time from acquisition to project completion. There are a number of ways to remediate hazardous materials, depending upon their type; however, some of the least expensive ways, for example, to remediate petroleum products, take time. Since time is a critical component of development, the presence of hazardous materials on a site is a constraint to development.

Large consumers and transporters of hazardous materials are monitored and regulated by the United States Environmental Protection Agency (EPA) and other federal, state, and local regulatory agencies, such as the California State Department of Toxic Substance Control (DTSC). Federal policies regarding hazards and hazardous waste include the Resource Conservation and Recovery Act, the Hazardous Materials Transport Act, the Clean Water Act, and the Porter-Cologne Act. At the regional level, Madera County Environmental Health Division oversees the handling, storage, and disposal of hazardous materials and hazardous wastes in compliance with applicable federal, State, and local laws and regulations. The Environmental Health Division has been designated by the California EPA as the Certified Unified Program Agency (CUPA) for Madera County. As the CUPA, the Environmental Health Division is responsible for the implementation of the Aboveground Petroleum Storage Act, California Accidental Release Prevention Program, Hazardous Materials Response Plan, Hazardous Material Management Plan and Hazardous Material Inventory Statement, Hazardous Waste Generator and Onsite Hazardous Waste Treatment Program, and Underground Storage Tanks Program.⁵³

In addition, the County has a Hazardous Waste Management Plan (HWMP) in compliance with all federal, State, and local governments laws that regulate the management of hazardous waste. The HWMP identifies areas within the County where hazardous waste treatment, storage, and disposal (TSD) facilities are located. According to the Public Safety Element, the City of Chowchilla has reservations regarding the permitting, management, and monitoring of TSD facilities near the city. The HWMP also establishes review criteria for such facilities.

Sources of potential hazardous materials within the city include septic tanks, and past and agricultural and urban business practices.¹⁵ The location, dispersion, amount, and rate of a substance spilled, and the chemical characteristics of the substance determine the effects of a hazardous materials release. Releases can have public health impacts ranging from no effect or mild chemical irritation to fatality, threaten life and property generally, and can have long long-lasting negative effects on the environment. There is only one reported past or present activity that has led to contamination within the Chowchilla planning area. An area of special concern is residual effects of aerial and ground-based spraying of agricultural crops, which have the potential to accumulate. To combat potential pesticide accumulation problems, the City may require a Preliminary Site Assessment (PSA) as part of the initial environmental assessment for development projects to ensure potentially hazardous conditions do not exist.

⁵³ Madera County. (2023). Environmental Health Division. Accessed October 31, 2023, <https://www.maderacounty.com/government/community-economic-development-department/divisions/environmental-health-division#:~:text=Environmental%20Health%20Division%20works%20to,the%20citizens%20of%20Madera%20County>

The City may also use the results of a PSA to trigger additional study to abate hazardous conditions where they do exist.

5.2.6 Infrastructure Constraints

Water Service

Water service is provided by the Water Division of the Public Works Department of the City.⁵⁴ The City is part of the Madera County Integrated Regional Water Management Group which consists of the City of Madera, Gravelly Ford Water District (GFWD), Madera County, Madera Irrigation District (MID), Madera Water District (MWD), Madera Ag Water Association (MAWA), Root Creek Water District (RCWD), South-East Madera County United (SEMCU), and Triangle T Water District. The City is the wholesale supplier for the area.⁵⁵

The Chowchilla water system serves approximately 19,039 connections according to the City's 2020 Urban Water Management Plan (UWMP). Approximately 91% of water service connections are utilized for residential services while the remainder are for commercial, industrial, landscape and agricultural uses. The City has seven active primary groundwater wells which have the capability to produce 6,720 gallons per minute.¹⁸

The 2020 UWMP estimates that the annual water demand in 2025 will be 1,077 MG (million gallons). In 2035, the amount is expected to increase to 1,395 MG. All uses are expected to continue requiring more water over time; however, residential uses are anticipated to continue utilizing the greatest quantity of water (2,156 MG or 71 percent by 2045).

The water system has enough supply to meet projected demand based on the City's General Plan buildout estimates during normal, single dry year, and multiple dry year conditions through the year 2045. The City of Chowchilla is currently experiencing a multiple dry year cycle, which started in 2012. Within this existing multiple dry year period, the City has been able to meet all its water demands without the need to implement water management tools. In addition, the impacts of an extreme single dry year, such as 2016, would not impact the ability of the City to meet all its water demands. In addition, the City has an established conservation program to reduce the risk of groundwater overdraft. As noted in Section 3, *System Description*, of the UWMP, there is adequate water supply for the City to implement the land use plans established in the General Plan.

Additionally, the Sustainable Groundwater Management Act (SGMA) passed in 2014 to help protect groundwater resources over the long-term. Continued drought conditions increase dependence on pumped groundwater. Over-reliance on groundwater can lead to over-drafted aquifers which can in turn lead to severe water quality impairment, damaging land subsidence, household and rural community wells going dry, and desertification of local ecosystems. Maintaining balance between the rate at which a groundwater basin is pumped and the rate it is recharged by surface water is critical to guaranteeing continued use of these resources. The Chowchilla Subbasin is required to submit groundwater sustainability plans to assess the over drafted basin that provides water to the City of Chowchilla and to ensure that a balance

⁵⁴ City of Chowchilla. (2023). Water. Accessed October 31, 2023, <https://www.cityofchowchilla.org/188/Water>

⁵⁵ City of Chowchilla. (2021). City of Chowchilla 2020 Urban Water Management Plan. Accessed October 31, 2023, <https://cityofchowchilla.org/DocumentCenter/View/2543/2020-Final-Chowchilla-2020-UWMP-w-Apps>

between pumping and recharging is maintained. The Chowchilla Subbasin plan is currently incomplete, but after approval the Sustainable Groundwater Management Grant Program provides funding to help develop and implement sustainable groundwater planning and projects. This planning and funding will ensure that there is adequate groundwater water supply for Chowchilla in future years.

Wastewater

The City of Chowchilla Wastewater Division of the Public Works Department owns and operates the wastewater collection and treatment system that serves all the residential and users within the incorporated City limits. The City's wastewater collection system is comprised of about 37 miles of sewer pipelines and four sewage lift pumps. There are 3,748 sewer lateral connections within the City. The City has separate sewage and stormwater collection systems.

⁵⁶

The City of Chowchilla Wastewater Treatment Plan (WWTP), which provides secondary treatment of municipal wastewater received from throughout the City, is permitted to treat 1.8 million gallons per day (mgd). The Chowchilla Public Works Department is the responsible City department for the operation and maintenance of both the treatment and collection system. The wastewater system is operated as an enterprise function of the City.⁵⁷

According to the Public Facilities Element of the City's General Plan, growth projections indicate the wastewater flow will reach capacity when another 2,200 dwelling units are built in the city, or if a large industrial user decides to build in the city. The present wastewater system can only accommodate projected growth within the existing City limits. Growth to the west of the city will be immediately served by the new sewer interceptor as the new wastewater treatment plant will be located southwest of the City. Future growth to the east of the City will be responsible for constructing a new interceptor sewer line to connect with the first phase sewer interceptor.

Since the Public Facilities Element was adopted in 2010, Chowchilla's households have grown from 3,673 to 4,252, accounting for approximately 579 new units (**Table 3-15**). The current RHNA allocates 1,730 units over the next eight (8) years. In total, the number of units already built and future projected growth would exceed the capacity limit of 2,200 outlined in the Public Facilities Element by 109 units.

According to the City's Sewer System Management Plan, there are no short-term deficiencies in the wastewater system. Long-term deficiencies associated with buildout of the General Plan are addressed in the City's Sewer Master Plan. In addition, the City collects development impact fees per Section 13.12.050 of the City's Municipal Code. Collection of development impact fees, along with conditions of approval for all developments, ensure that sewer system facilities with sufficient capacity are installed for all future development.⁵⁸ These fees will help

⁵⁶ City of Chowchilla. (2023). Wastewater System. Accessed October 31, 2023, <https://www.cityofchowchilla.org/192/Wastewater-System>

⁵⁷ City of Chowchilla. (2010). City of Chowchilla 2040 General Plan, Public Facilities and Services Element. Accessed October 31, 2023, <https://www.cityofchowchilla.org/DocumentCenter/View/401/Public-Facilities-and-Services-Element>

⁵⁸ City of Chowchilla. (2021). 2021 Sewer System Management Plan Update. Accessed October 31, 2023, <https://www.cityofchowchilla.org/DocumentCenter/View/2694/2021-Sewer-System-Management-Plan>

cover the cost of infrastructure improvements including wastewater treatment as the City grows.

According to the Public Works Department, the WWTP 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.

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.

Storm drainage System

The Storm Water Division of the Public Works Department maintains the City's storm drain system, drainage ditches, reservoirs, pump stations, and other facilities, to provide control and disposal of stormwater run-off. The system is maintained and operated through a storm run-off plan and program that follows State and Federal regulations.

There are four (4) major storm drainage basins serving Chowchilla. The largest is a 20-acre basin that is located approximately two (2) miles outside city limits. 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.

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. Development Impact Fees are implemented to cover the cost of infrastructure improvements including storm drainage facilities as the city grows. According to the Public Works Department, sufficient storm water disposal capacity is available for development within the urban core of the City.

SB 1087

SB 1087 (2006) requires that water and wastewater service providers develop written policies that grant priority to proposed development that includes housing affordable to lower-income households. The legislation also prohibits water and sewer providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. [The City does not currently have specific written procedures to grant priority water and sewer service to developments with units affordable to lower-income households pursuant to Government Code Section 65589.7.](#) **Program 3.t** will establish written procedures pursuant to State Law. In addition, the City will provide a copy of the final Housing Element to sewer and water providers, within 30 days of adoption. The City will also continue to coordinate with service providers to ensure priority service provision to affordable housing developments.

6 SITES INVENTORY AND RESOURCE ASSESSMENT

Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including:

- 1) vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level (referred to as "Housing Sites Inventory" in this section), and
- 2) an analysis of the relationship between zoning, public facilities and services to these sites.

The City of Chowchilla's Regional Housing Needs Allocation (RHNA) for the eight-year planning period from 2024 to 2032 totals 1,730 units, consisting of 670 lower-income (i.e., extremely, very low, and low income categories) units, 275 moderate-income units, and 785 above-moderate-income units (**Table 3-57**). The Sites Inventory contained in this chapter identifies lands suitable for residential development that can be developed for housing within the 2024-2032 planning period. The complete Sites Inventory is listed in **Appendix B**, providing the accessors parcel number (APN), acreage, zoning, General Plan designation, utility availability, realistic capacity units, etc.

This chapter includes the following topics:

- **State Requirements** provides an overview of the regulatory background for establishing a site inventory for the Housing Element.
- **Methodology** demonstrates the steps that are used to identify housing sites for the 6th cycle eight-year planning period.
- **Availability of Sites** identifies opportunity sites for housing development and details the condition of opportunity sites for lower income households.
- **Financial Resources** lists grants that the City can apply for or that the City has obtained to implement housing programs.
- **Administrative Resources** lists departments from the public-sector and groups from non-profit organizations and other private organizations that can provide resources for housing development in the City.

6.1 State Requirements

The State of California adopted the following requirements for identifying inventory sites.

Non-vacant and Underutilized Sites

The Housing Element must provide an analysis to describe the realistic development potential within the planning period if non-vacant sites are included in the inventory to meet RHNA. If more than 50 percent of the inventory sites for lower income households are identified to be non-vacant, the non-vacant sites' existing use is presumed to impede additional residential development, and findings based on substantial evidence shall be provided to describe that the existing use will likely be discontinued during the planning period. These findings are required to be included in the resolution adopting the Housing Element.

Re-identification of Sites from Prior Housing Element

Pursuant AB 1397, sites identified in prior Housing Elements may only be included in a new element as available to accommodate the lower income RHNA if they are rezoned for by-right development and require at least 20% of the housing on those sites be affordable to lower income households.

According to Government Code Section 65583.1), “A *nonvacant site identified pursuant to paragraph (3) or (4) of subdivision (a) in a prior housing element and a vacant site that has been included in two or more consecutive planning periods that was not approved to develop a portion of the locality’s housing need shall not be deemed adequate to accommodate a portion of the housing need for lower income households that must be accommodated in the current housing element planning period unless the site is zoned at residential densities consistent with paragraph (3) of this subdivision and the site is subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.*”

Realistic Development Capacity

Government Code Section 65583.2(c) requires that local governments demonstrate that the projected residential development capacity of the inventory sites can be realistically achieved. AB 1397 amends the Housing Element Law to include limitations on assigning unit capacity to sites. Specifically, calculation for unit capacity must be realistic based on analysis demonstrating a history of development of affordable housing at the assigned density. A site cannot be presumed to accommodate the maximum density permitted.

Requirements to Accommodate Housing for Lower-Income Households

Government Code Section 65583.2(c)(3)(B) allows local governments to utilize “default” density standards deemed adequate to meet the “appropriate zoning” test. Since the City of Chowchilla is a “suburban” jurisdiction, sites allowing at least 20 units per acre shall be deemed appropriate to accommodate housing for lower income households (per Government Code Section 65583.2(c)(3)(B)(iii)). This is only required when an identified lower-income housing site requires rezoning to meet the RHNA numbers.

According to permitted densities established in Chowchilla’s Zoning Ordinance and General Plan, properties in the R-H – High Density Residential zoning district (10.0 to 24.0 dwelling units per acre), MX-D – Downtown Mixed Use (10.0 to 30.0 dwelling units per acre), and MX – Mixed Use (10.0 to 30.0 dwelling units per acre) zoning districts are eligible to accommodate lower-income housing per Government Code Section 65583.2(c)(3)(B)(iii). **Program 2.b** will increase density ranges of R-H to 20.0 to 30.0 dwelling units per acre. As a result, sites that are identified to be rezoned for lower-income housing must be rezoned to the R-H zoning district since it allows at least 20 units per acre.

It should be noted that parcels and/or portions of parcels smaller than 0.5 acre or over 10 acres are considered inadequate to accommodate housing affordable to lower income households, unless feasibility is demonstrated. Feasibility can be demonstrated through providing evidence that: 1) that sites of equivalent size were successfully developed during the prior planning

period with an equivalent number of lower income housing units as projected for the site; 2) developer interest; or 3) lot consolidation or lot splits, policies or incentives provided, etc. Pursuant to **Table 6-7** below, the RHNA sites for lower-income housing units in the land inventory meet the criteria of 0.5 acres to 10 acres without having to demonstrate feasibility.

No Net Loss Requirement

As amended by SB 166, jurisdictions must ensure that the land inventory and site identification program are sufficient to accommodate the unmet RHNA for lower and moderate-income households “at all times.” This means that if developments do not meet the presumed number of lower income units in the Housing Element, the jurisdiction must make a finding that the remaining inventory sites could meet the RHNA or identify a replacement site that makes up for the lost capacity.

Environmental Constraints

The suitability of sites must be evaluated relative to environmental conditions or other known issues, including a general description of any known environmental features (e.g., presence of floodplains, protected wetlands, oak tree preserves) that have the potential to impact the development of the identified sites.

Adequate Infrastructure

Government Code Section 65583.2(b)(5) requires a description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. Identification of inventory sites must be based on “current or planned availability and accessibility of sufficient water, sewer and dry utilities.” Sites identified for lower income housing shall have utilities in proximity to the site or programs/plans that would make utilities accessible.

6.2 Methodology

The sites inventory was created utilizing the following methodology.

Step 1. Adjust RHNA totals based on projected ADU development.

Calculate the average number of ADUs permitted per year and multiply it by eight (8) for the planning period of this Housing Element. Assign the projected ADUs to the income categories based on the market rates for reasonably comparable rental properties to determine an average price per bedroom. The surveyed units should consider similar access to amenities, general location, type of primary housing (i.e., single-family, or multi-family), as appropriate. This price will then be applied to a one-bedroom unit to estimate the anticipated affordability of ADUs. Lastly, these units are subtracted from RHNA.

Step 2. Adjust RHNA totals based on pipeline projects.

Identify planned or approved projects under development that are presumed to be completed during the 2024-2032 planning period. Identify the income category of these units and subtract them from RHNA.

Step 3. Produce the Vacant Lands Inventory.

Produce an inventory of vacant residential (i.e., R-L, R-M-5, R-M-6, R-MH, R-H zoning districts) and mixed-use (i.e., MX, MX-D zoning districts) land using the previous Lands Inventory as a starting point. Update the site within the last Lands Inventory using the following criteria:

- 1) Delete or revise information of parcels that underwent rezone/GPA since 2019,
- 2) Delete parcels that are developed and no longer vacant or underutilized since 2019 using aerial imagery and annual progress reports for data, and
- 3) Identify new sites that are not within the prior Lands Inventory.

Step 5. Calculate potential units on Vacant Lands Inventory.

Calculate the number of units utilizing typical densities identified in the General Plan.

Step 6. Environmental Constraints and Adequate Infrastructure.

Identify parcels within floodplains, protected wetlands, riparian areas, and prime farmland or under Williamson Act Contract. Provide data for each parcel on whether each parcel is within 50 feet of existing sewer system, water system, and dry utilities.

Step 7. Categorize sites by income level.

The inventory shall identify the affordability level of each site based on permitted density. The general criterion of categorization is listed here.

- Above-moderate income sites: Sites that are designated as Low Density Residential and Medium Density Residential are generally categorized for above-moderate housing development due to its low density. Medium Density Residential sites are zoned either R-M-5 or R-M-6, which restricts the minimum lot size to 5,000 and 6,000 square feet, respectively.
- Moderate income sites: Sites that are designated as Medium High Density Residential, Downtown Commercial are generally categorized for moderate housing development.
- Lower income sites: Sites that are designated as High Density Residential and Mixed Use are generally categorized for lower income housing. However, it should be noted that sites that are smaller than 0.5 acres or larger than 10 acres are not included as lower-income sites since these sites are considered inadequate to accommodate housing affordable to lower income households per Government Code Section 65583.2(c).

If any sites are categorized differently from the general guidelines above, a short explanation should be provided for that site within the Lands Inventory. Specifically, for lower income sites, the instructions below should be followed to comply with State Law.

- Sites with environmental constraints or without adequate infrastructure are not available to accommodate lower income level dwellings.
- Identify parcels that are larger than 10 acres or smaller than 0.5 acres and provide a short description of suitability (if provided for lower income level units). If the site is not suitable/realistic for residential development, add note and delete from draft inventory.
- Identify whether the site was included in the previous cycle. The Housing Element must indicate if a site identified to accommodate the low- and very low-income RHNA was used

in the previous planning period. Generally, previously identified sites refer to parcels that were identified in a previous Housing Element's sites inventory to accommodate any portion of any income category of the jurisdiction's RHNA, as follows:

- For a nonvacant site: Included in a prior planning period's housing element (e.g. 5th cycle housing element)
 - For a vacant site: Included in two or more consecutive planning periods (e.g. 5th cycle and 4th cycle housing element)
- Identify sites located on land controlled by exempt entities (e.g., college/ university, military, recognized Native American tribes). Do not include unless it can be demonstrated that planned housing can be developed within the current planning period.

6.3 Availability of Sites

Based on the Land Inventory, the lands within Chowchilla's city limits offer adequate capacity to accommodate Chowchilla's RHNA for all income categories. Rezoning is not necessary to meet RHNA; however, amendments to the Zoning Ordinance and General Plan are recommended to ensure compliance with State law and consistency between land use designations and zoning districts. The required amendments are identified in programs listed in **Section 7.5 Housing Programs**. No non-vacant sites are used since existing vacant and underutilized sites have enough capacity to meet RHNA.

6.3.1 Adjusted RHNA

Table 6-1 shows the adjusted RHNA for Chowchilla. The adjusted RHNA is calculated by removing the number of ADUs that are projected to be developed and number of units that are within the development pipeline and are presumed to be constructed during the 6th cycle eight-year planning period. From the table, it is concluded that moderate and above-moderate income units are accommodated through pipeline projects. The remaining/adjusted RHNA totals 606 units for lower income units. ADU projections and pipeline projects are described further below.

Table 6-1: Adjusted RHNA, Chowchilla, 2024-2032

	Income Category			Total
	Lower (Very low and low)	Moderate	Above Moderate	
RHNA	670	275	785	1,730
Pipeline Projects	56	320	954	1,349
ADU Projections	8-4	0-2	0-2	8
Remaining/Adjusted RHNA	606	0	0	921

Accessory Dwelling Units

Government Code Section 65583.1(a) allows the identification of ADU sites based on the number of ADUs developed in the prior housing element planning period to credit for RHNA. As shown in **Table 6-2**, the city does not have many ADUs that have been approved within the last three (3) years, but there is an increase of ADU development seen in more recent years (i.e., 2022). All ADUs constructed can be categorized to provide rental units to the lower income households according to the price of one-bedroom rentals in the area (an average of \$624 per bedroom per month). Using the number of approved ADUs from 2020 to 2022, Chowchilla has

an average of 0.7 ADUs approved each year.⁵⁹ As such, it is anticipated that an average of one (1) ADU per year will be approved for this planning period. As such, eight (8) ADUs (one (1) multiplied by eight (8) years) are expected to contribute to lower income units of RHNA to be built. This is a conservative projection since an increase in ADU development is expected, but the current average is used.

Table 6-2: Number of ADUs Approved 2020-2022

Year	Number of ADUs Approved
2020	0
2021	0
2022 ⁶⁰	2

There is no local or regionally available survey information regarding ADU affordability in Chowchilla or Madera County. As such, an ADU survey performed in 2021 by the UC Berkeley Center for Community Innovation is used to investigate the affordability of ADUs in California. While this ADU survey only covers the central and southern coastal counties in California, the attributes assessed are used as a sample of California as a whole and is consequently used for Chowchilla for this analysis. According to the ADU survey, 51% of California's new ADUs serve as income-generating rental units and 16% of ADUs are occupied by relatives for free. Most of California's new ADUs are not family-sized units; rather, 86% of renter-occupied ADUs are occupied by only one (1) or two (2) people. Similarly, it is expected that ADUs constructed within Chowchilla are small in size and range from one (1) to two (2) bedrooms.

Regarding the rental prices of ADUs, the ADU survey found that the median ADU rental prices ranged from \$1,925 in the Central Coast region to \$2,200 in the San Francisco Bay Area, which has an overall median ADU rent per square foot of \$3.68. The median rental prices are affordable, meaning that rent prices consist of less than 30% of household incomes. The survey also found that a large number of units are affordable to those making less than 80% of the area median income (AMI); however, this varies significantly between counties.

There are currently no ADUs available for rent on Craigslist, Zillow, or Apartments.com within Chowchilla or Madera County. The Association of Bay Area Governments (ABAG)⁶² and Southern California Association of Governments (SCAG)⁶³ recommend ADU affordability distributions to estimate future ADU units for Housing Elements, as shown in **Table 6-3**. Similarly, Chowchilla assumed a similar affordability distribution that is more conservative (i.e., lower percentage in the lower-income categories) compared to the ABAG and SCAG recommendations.

⁵⁹ Historical data of approved J/ADUs are pulled from 2020 to 2022 since these are the years that have available data within the planning period prior housing element, which is 2020 to 2024.

⁶⁰ ADUs were approved for 313 Colusa Ave, Chowchilla, CA 93610 and 604 Lake Ave Chowchilla, CA 93610.

⁶¹ UC Berkeley Center for Community Innovation. (2021). Implementing the Backyard Revolution: Perspectives of California's ADU Owners. Accessed March 12, 2024, <https://www.aducalifornia.org/wp-content/uploads/2021/04/Implementing-the-Backyard-Revolution.pdf>

⁶² Association of Bay Area Governments. (2022). Using ADUs to Satisfy RHNA. Accessed March 12, 2024, https://abag.ca.gov/sites/default/files/documents/2022-06/ADUs-Projections-Memo_final.pdf

⁶³ Southern California Association of Governments. (2020). SCAG Regional Accessory Dwelling Unit Affordability Analysis. Accessed March 12, 2024, https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

Table 6-3: ADU Affordability Distribution, ABAG, SCAG, Chowchilla

Income Category	ABAG	SCAG	2021 ADU Survey	Chowchilla (assumed)
<u>Very Low</u>	<u>30%</u>	<u>15% - 25%</u>	<u>50% - 58% *</u>	<u>20%</u>
<u>Low</u>	<u>30%</u>	<u>31% - 45%</u>		<u>30%</u>
<u>Moderate</u>	<u>30%</u>	<u>2% - 30%</u>	<u>=</u>	<u>25%</u>
<u>Above Moderate</u>	<u>10%</u>	<u>2% - 30%</u>	<u>=</u>	<u>25%</u>

* According to the 2021 ADU survey, the median rent price is affordable to median income households (50%), and the survey also references the Pacific Northwest survey, which found that 58% of ADUs rent for below market rate.

According to this assumed affordability distribution, **Table 6-4** shows the distribution of ADU affordability by income category assumed in the RHNA sites inventory for Chowchilla's 6th cycle Housing Element. ADUs are projected evenly across all income categories, with two (2) ADUs in each category.

Table 6-4: ADU by Income Category for RHNA

Income Category	Percentage	Number of ADUs (rounded)
<u>Very Low</u>	<u>20%</u>	<u>2</u>
<u>Low</u>	<u>30%</u>	<u>2</u>
<u>Moderate</u>	<u>25%</u>	<u>2</u>
<u>Above Moderate</u>	<u>25%</u>	<u>2</u>
<u>Total</u>	<u>100%</u>	<u>8</u>

Pipeline Projects

Pipeline projects can be applied to RHNA if they are projected to be built or occupied by the end of the 6th cycle eight-year planning period, which is 2032. Pipeline projects are described in **Table 6-5** and shown in **Figure 6-1**. Altogether, pipeline projects are expected to account for 1,346 units within the planning period. The affordability of the pipeline projects by income category are shown in Table 6-6 based on actual or anticipated sales prices, or other mechanisms ensuring affordability. According to Table 3-24, lower income households make less than \$67,040, moderate income households make less than \$93,856, and above-moderate income households make more than \$93,856 in 2023. As such, housing units allocated for lower and moderate-income households should not exceed \$310,000 and \$440,000, respectively, in order for mortgage, property tax, and homeowner insurance to not exceed 30% of the household income thresholds.⁶⁴ Altogether, pipeline projects are expected to account for 77 lower income, 664 moderate income, and 605 above moderate-income units during the planning period.

There are three (3) subdivisions (Greenhill Estates, Pheasant Run, and Oleander Terrace) that are partially built out and currently under construction. Together, these subdivisions account for 130 above-moderate income units. There are five (5) tract maps (Woodcrest, Legacy Ranch, Lone Oak, and Rancho Calera) with approved tentative or final subdivision maps accounting for 824 above-moderate income units, 320 moderate income units, and 56 lower income (i.e., very low, low) units. There is also an approved Site Plan for a multi-family development that will

⁶⁴ The monthly mortgage assumes a down payment of 20% and an interest rate of 5%. A 1.1% property tax and \$50 homeowner insurance was also included to calculate the final monthly payment breakdown.

provide 16 units on 0.64 acres in downtown Chowchilla. Altogether, pipeline projects would provide 954 above moderate income, 320 moderate income, and 56 lower income units during the planning period.

Table 6-5: Approved Units Expected to be Built/Occupied during the 6th Cycle

Site Location/ Project Name	Status (Under Construction/ Approved)	Total Units
Greenhills Estates	<u>This is an existing subdivision that is mostly built-out. There are approximately 40 lots available with eight (8) currently under construction. Approximately 10-15 lots are estimated to be under construction within the next two (2) years. The Homeowner's Association requires lots to be built or sold within two (2) years of acquisition, which helps ensure that the remaining lots will be built out in the planning period.</u>	81
<u>Montgomery Farms (formerly Pheasant Run)</u>	<u>This is an existing subdivision that is halfway mostly built-out. The approved map consisted of 91 single-family lots. Over the years, 91 lots were split between two individuals. One individual owned 70 lots and the other owned 21 lots. The 70-lot portion was developed and completed by June 2023. Self-Help Enterprises acquired the 21-lot portion that is currently under development using Permanent Local Housing Allocation (PHLA) program funds. Building permits were approved in March 2024 and construction will begin in April/May 2024.</u>	21
Oleander Terrace	<u>This is an existing subdivision that is currently under construction. The Tentative Tract Map was approved in 2021; the Final Tract Map was approved in 2022; the 28 Building Permits were issued in 2022. As of December 2023, 18 lots have been sold and built, with 10 lots remaining. The projected build out is expected within the planning period.</u>	28
Woodcrest ⁶⁵ (VTSM 05-0056)	<u>The Tentative Tract Map was approved in 2006. The Development Agreement was extended in 2022 to expire in 2027. The remaining steps are the Final Tract Map and improvement plans. The City is working with the Developer to keep the project moving forward with projected build out within the planning period.</u>	176
Legacy Ranch (VTSM 05-0029)	<u>The Tentative Tract Map was approved in 2006. The Development Agreement was extended in 2022 to expire in 2027. The remaining steps are the Final Tract Map and improvement plans. As of December 2023, the project is on hold until the formation of a Community Facilities District. The City is working with the Developer to keep the project moving forward with projected build out within the planning period.</u>	605
Lone Oak ⁶⁶ (VTSM 22-0010)	<u>The Tentative Tract Map was approved in 2019 and the Final Tract Map was approved in 2022. In 2023, a Lot Line Adjustment was completed to allow the developer to sell to a builder. The builder closed escrow in January 2024 and is proceeding with</u>	200

⁶⁵ Tract map approved for 176 units. 15% low-income required as part of the Conditions of Approval.

⁶⁶ Tract map approved for 200 units. 15% low-income required as part of the Conditions of Approval.

	<u>submittal of improvement plans. Following approval of the improvement plans, the builder will submit building permits. Based on conversations with the builder, construction is expected to begin in 2024, with projected build out within the planning period.</u>	
Rancho Calera Block 12/13 (VTSM 21-0010)	<u>The Tentative Tract Map was approved in late 2021. The City meets with the builder regularly to discuss next steps to submitting the Final Tract Map and improvement plans. Based on the conversations with the builder, build out is still expected within the planning period.</u>	140
Rancho Calera Block 4	<u>The Tentative Tract Map was approved in late 2022. The City meets with the builder regularly to discuss next steps to submitting the Final Tract Map and improvement plans. Based on the conversations with the builder, build out is still expected within the planning period.</u>	79
600 Alameda	<u>The Apartment complex Site Plan Review was approved and building permits are expected to be issued in 2024. Build out is expected within the planning period.</u>	16
Total Units		1,346

Table 6-6: Affordability Analysis of Pipeline Projects

<u>Site Location/ Project Name</u>	<u>RHNA Income Category</u>			<u>Affordability Analysis</u>
	<u>Lower</u>	<u>Moderate</u>	<u>Above-Moderate</u>	
<u>Greenhills Estates</u>	<u>0</u>	<u>0</u>	<u>81</u>	<u>According to sold homes on Zillow, homes built in 2023 in Greenhill Estates ranged from \$447,000 to \$610,000, which generally sets their homes in the above-moderate income category.</u>
<u>Montgomery Farms (formerly Pheasant Run)</u>	<u>21</u>	<u>0</u>	<u>0</u>	<u>These homes are funded by PHLA funds, which restrict the income limits to at or below 60% of AMI. Therefore, these homes would be within the lower income category.</u>
<u>Oleander Terrace</u>	<u>0</u>	<u>28</u>	<u>0</u>	<u>According to sold homes on Zillow, homes built in 2023 in Oleander Terrace ranged from \$410,000 to \$418,000, which generally sets their homes in the moderate-income category. Additionally, their listing website sets a selling price of \$422,000 for 2,235 sf. home and \$407,000 for 1,680 sf. home. Oleander Terrace is within the R-M-5 zone district.</u>
<u>Woodcrest ⁶⁷ (VTSM 05-0056)</u>	<u>26</u>	<u>150</u>	<u>0</u>	<u>According to Zillow, the existing subdivision adjacent north (zoned R-M-5) of the site sold homes ranging from \$255,000 to \$400,000 during</u>

⁶⁷ Tract map approved for 176 units. 15% low-income required as part of the Conditions of Approval.

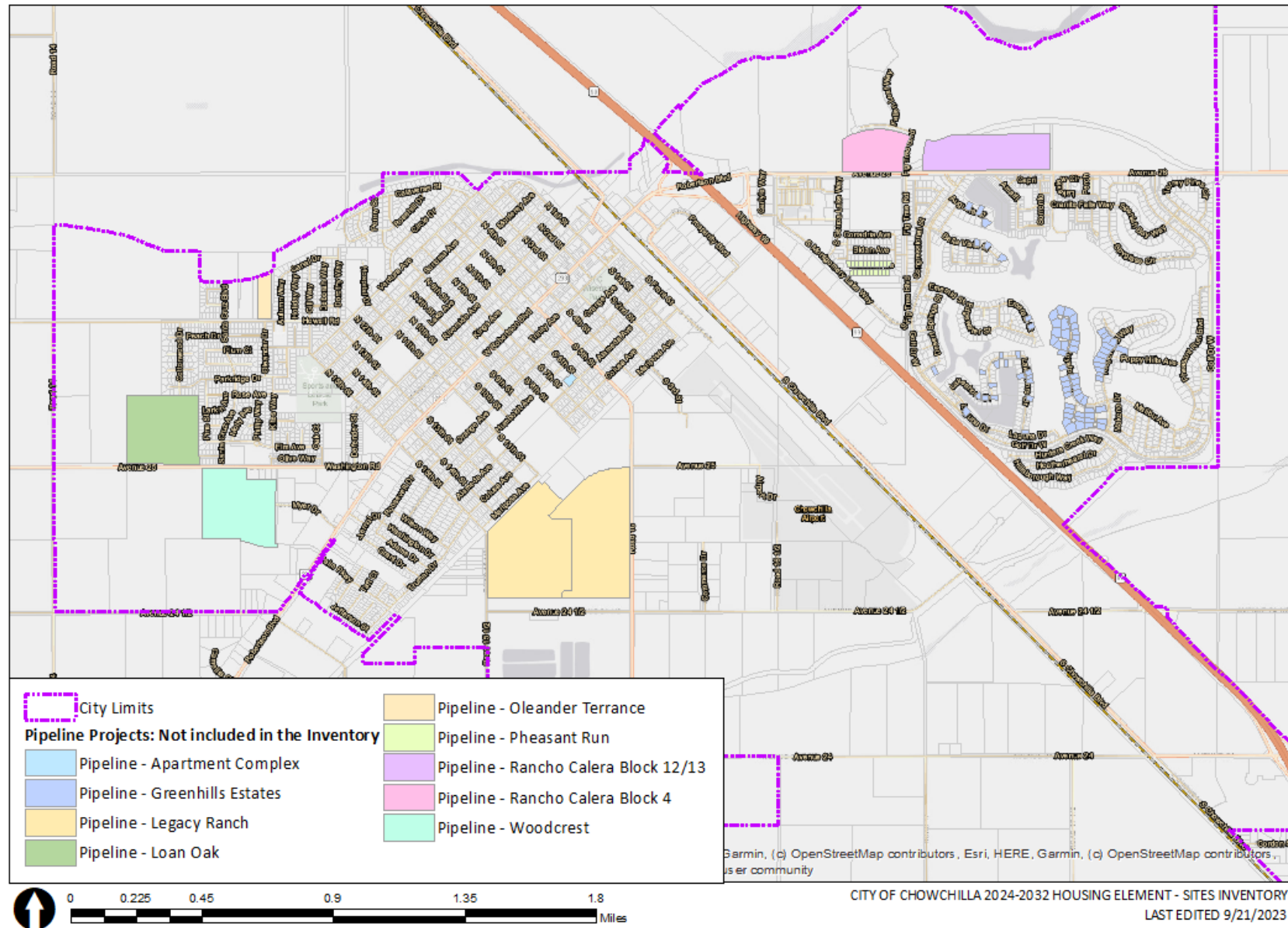
				2021 to 2023. These homes were built from 2003 to 2008. Additionally, Woodcrest is within the R-M-5 zone district like Oleander Terrance, and has a proposed density of 4.9 du/ac. As such, it is anticipated that homes in Woodcrest would fall into the moderate income category, with 15% low-income units are required as part of the Conditions of Approval.
<u>Legacy Ranch (VTSM 05-0029)</u>	<u>0</u>	<u>300</u>	<u>305</u>	Legacy Ranch is within the R-M-5 zone district like Oleander Terrance and has a proposed density of 5.2 du/ac. Since there are no master planned communities adjacent to Legacy Ranch, the analysis looks at similar to existing subdivisions within the R-M-5 zone (projects identified above). As such, Legacy Ranch is anticipated to fall into the moderate income category. However, it is difficult to forecast the cost of home prices in the future, especially since developers tend to raise prices as development happens. As such, only half of the units are anticipated to fall into the moderate income category while the other half is allocated for above-moderate income.
<u>Lone Oak ⁶⁸ (VTSM 22-0010)</u>	<u>30</u>	<u>170</u>	<u>0</u>	According to Zillow, the existing subdivision adjacent northeast and east (both zoned R-M-5) of the site sold homes ranging from \$255,000 to \$477,000 during 2021 to 2023. Similarly, Homes.com lists three (3) new construction homes in the northeast subdivision (Valley Grove Estates) that range from \$414,500 to \$427,000. Additionally, Loan Oak is within the R-M-5 zone district like Oleander Terrance, and has a proposed density of 5.4 du/ac. As such, it is anticipated that homes in Loan Oak would generally fall into the moderate-income category, with 15% low-income units are required as part of the Conditions of Approval.
<u>Rancho Calera Block 12/13 (VTSM 21-0010)</u>	<u>0</u>	<u>0</u>	<u>140</u>	This subdivision is located north of Greenhill Estates. Residential dwellings sold in Greenhill Estates are within the above-moderate income units. Additionally, the site is within the Low-Density Residential zone district and has a proposed density of 2.2 du/ac. Due to nearby costs and density, it is anticipated that homes in this subdivision would fall into the above-moderate income category.

⁶⁸ Tract map approved for 200 units. 15% low-income required as part of the Conditions of Approval.

SITES INVENTORY AND RESOURCE ASSESSMENT

<u>Rancho Calera Block 4</u>	<u>0</u>	<u>0</u>	<u>79</u>	<u>This subdivision is located north of Greenhill Estates. Residential dwellings sold in Greenhill Estates are within the above-moderate income units. Additionally, the site is within the Low-Density Residential zone district and has a proposed density of 2.2 du/ac. Due to nearby costs and density, it is anticipated that homes in this subdivision would fall into the above-moderate income category.</u>
<u>600 Alameda</u>	<u>0</u>	<u>16</u>	<u>0</u>	<u>According to Zillow, there is an existing rental apartment on Trinity Avenue priced at \$1,600 per month. This rent is affordable to households that make at least \$64,000 per year. This falls into the high end of the low-income category. Since this apartment is not proposed as an income restricted community, it is anticipated that units in this apartment would fall into the moderate-income category.</u>
<u>Total</u>	<u>77</u>	<u>664</u>	<u>605</u>	

Figure 6-1: Location of Pipeline Projects



6.3.2 Land Inventory

Figure 6-2 shows the Land Inventory for the City of Chowchilla 2024-2032 Housing Element. Detailed information on each site is listed in **Appendix B**. All sites within the land inventory are either vacant or underutilized. New residential development is expected to occur primarily on the city's fringe. In addition to pipeline projects as described in the section above, some areas are planned for development in the future, such as Rancho Calera.

Rancho Calera

Rancho Calera is a master planned community situated in the northeastern corner of the City of Chowchilla. Rancho Calera consists of a mix of land uses, including residential, mixed use, commercial, parks and open space, public facilities, and roadways. The area totals 561 acres and is expected to accommodate a maximum of 2,042 residential units, 308,405 commercial square footage, and 66 acres of parks. The Rancho Calera Specific Plan was amended in December 2021 which involved changes to the land use map. Since 2021, there have been two (2) tract maps approved in the Rancho Calera Specific Plan area, which would subdivide approximately 49 acres into 219 single-family lots. Both maps will expire in 2023 but are projected to be extended.

Realistic Residential Unit Capacity

Table 6-7 shows the potential units that can be developed to meet RHNA goals. Based on the current land use and zoning designations, lands within the Chowchilla city limits have a realistic development capacity of 5,179 units, including pipeline projects, ADU projections, and buildout of vacant and underutilized sites. This totals a residential surplus of 3,449 units more than RHNA. The "realistic" capacities utilized in the Housing Element are consistent with the typical densities adopted within Chowchilla'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 constraints such as, but not limited to, waterways, irrigation facilities, utility easements, noise constraints, community design requirements, or zoning regulations.

Table 6-7: Regional Housing Needs Allocation

	Income Category			Total
	Lower (Very low and low)	Moderate	Above Moderate	
RHNA	670	275	785	1,730
Pipeline Projects	<u>77 56</u>	<u>664 320</u>	<u>605 954</u>	<u>1,346</u>
ADU Projections	<u>4 8</u>	<u>2 0</u>	<u>2 0</u>	8
Remaining/Adjusted RHNA	<u>589 606</u>	<u>0</u>	<u>178 0</u>	<u>751 921</u>
<u>Surplus RHNA after Adjusting</u>	<u>0</u>	<u>391</u>	<u>0</u>	<u>391</u>
<u>Rancho Calera</u>	<u>0</u>	<u>148</u>	<u>1,119</u>	<u>1,267</u>
<u>Other Vacant or Underutilized Sites</u>	<u>675</u>	<u>105</u>	<u>1,794</u>	<u>2,574</u>
<u>Total Units on Land Inventory Vacant or Underutilized Sites</u>	675	253	2,913	3,841
Total Unit Surplus	<u>86 69</u>	<u>644 298</u>	<u>2,735 3,082</u>	<u>3,449 65</u>

Figure 6-2: Land Inventory (Vacant and Underutilized Sites)

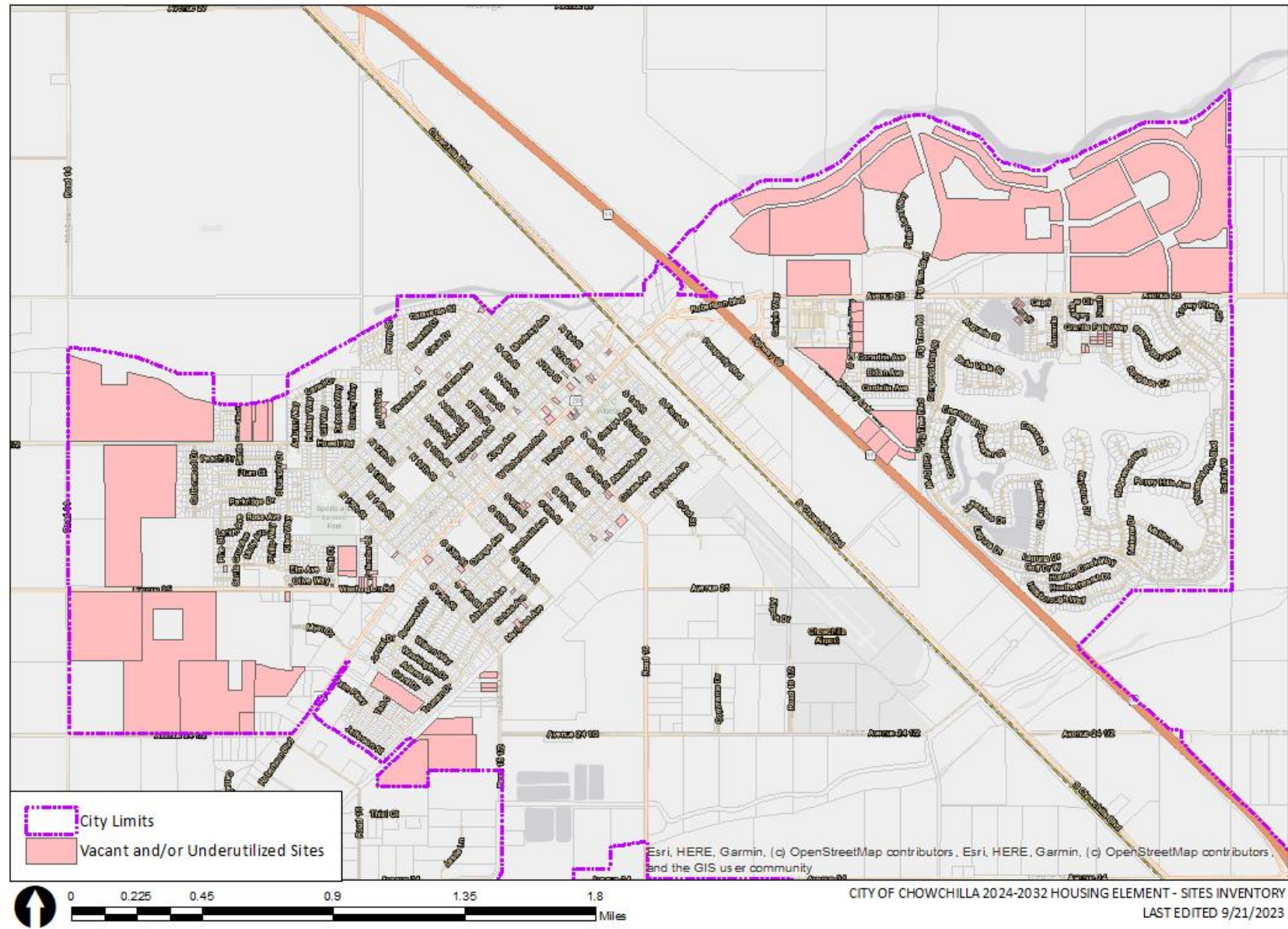


Table 6-8 shows the realistic development capacity of vacant land according to the General Plan land use designation.

Table 6-8: Residential Unit Capacity of Vacant Lands – Current Density

General Plan Land Use Designation	Density Range (du/ac)	Realistic Density (du/ac)	Acreage	Realistic Units
Low Density Residential (LDR)	0.1 -2.0	1.5	161.09	159
Medium Density Residential (MDR)	2.0-8.0	5.5	497.11	2,754
Medium High Density Residential (MHDR)	6.0-16.0	8.0	4.90	38
High Density Residential (HDR)	10.0-24.0	16.0*	40.49	758*
Downtown Mixed Use (MX-D)	10.0-30.0	16.0	2.87	46
Mixed Use (MU)	10.0-30.0	16.0**	4.49	86**
Total	-	-	709.48	3,841

* Eight (8) parcels, totaling approximately 28.20 acres, within the HDR designation are allocated to provide housing for lower income category. As such, the realistic density used here to calculate residential unit capacity is 20.0 du/ac.

** The five (5) parcels with a MU designation are allocated to provide housing for lower income category. As such, the realistic density used here to calculate residential unit capacity is 20.0 du/ac.

Government Code Section 65583.2(c)(3)(B)(iii) and (iv) requires that sites available for extremely low and very low-income households must permit a minimum of 20 dwelling units per acre by right. The 2024-2032 Housing Element **Program 2.b** ensures higher density development by increasing the permitted density range of MDR, MHDR, and HDR designations, as listed here:

- MDR land use designation/R-M zone district: from a range of 2.0 to 8.0 units to a range of 2.0 to 12.0 units per acres,
- MHDR land use designation/R-MH zone district: from a range of 6.0 to 16.0 units to a range of 12.0 to 20.0 units per acre, and
- HDR land use designation/R-H zone district from a range of 10.0 to 24.0 units to a range of 20.0 to 30.0 units per acre.

This program will increase the realistic/typical capacity for MDR, MHDR, and HDR land use designations in the planning period. As such, **Table 6-9** calculates the realistic development capacity of vacant land after the implementation of **Program 2.b**, accounting for a 933-unit increase within the MDR, MHDR, and HDR land use designations. In addition, the realistic density of HDR surpluses 20.0 dwelling units per acre, which exceeds the density threshold that could accommodate lower income housing.

Table 6-9: Residential Unit Capacity of Vacant Land – Proposed Density

General Plan Land Use Designation	Density Range (du/ac)	Realistic Density (du/ac)	Acreage	Realistic Units
Low Density Residential (LDR)	0.1 -2.0	1.5	161.09	159

Medium Density Residential (MDR)	2.0-12.0	7.0	497.11	3,457
Medium High Density Residential (MHDR)	12.0-20.0	14.0	4.90	60
High Density Residential (HDR)	20.0-30.0	24.0	40.49	966
Downtown Mixed Use (MX-D)	10.0-30.0	16.0	2.87	46
Mixed Use (MX)	10.0-30.0	16.0**	4.49	86**
Total	-	-	709.48	4,774

** The five (5) parcels with a MU designation are allocated to provide housing for lower income category. As such, the realistic density used here to calculate residential unit capacity is 20.0 du/ac.

Electronic Sites Inventory

California maintains a statewide electronic database listing Housing Opportunity Sites for every jurisdiction in the State. Cities and counties are required to enter their sites into the database upon adoption of their Housing Elements pursuant to Government Code Section 65583.3. This includes providing data such as assessor parcel number, acreage, yield, zoning, General Plan designation, and other prescribed fields of information for each site, as required by HCD. The City of Chowchilla entered this data for Chowchilla's 127 sites following adoption, as required by State law.

6.3.3 Opportunity Sites for Lower Income Households

There are 13 parcels allocated as opportunity sites for lower income units (**Table 6-10**). All sites are between 0.5 and 10 acres, vacant, in proximity to existing water, sewer, and dry utilities infrastructure (i.e., within 50 feet), have access to existing roadways, and are not controlled by exempt entities. These sites can also be considered infill sites. In addition, the sites are generally rectangular with adequate width and depth to accommodate internal circulation, required parking, and structures. While APNs 014-020-031 and 014-020-052 are triangular, they are larger in size, 7.28 and 8.20 acres, respectively, which would not minimize their ability to develop multi-family residences.

Table 6-10: Lower Income Unit Allocation

Site	APN	Acreage	Land Use Designation	Realistic Units	2016 HE Site	2020 HE Site	Vacant
A	001-330-001	2.31	HDR	46		Yes	Yes
	001-330-002	3.49	HDR	69	Yes	Yes	Yes
B	014-020-031	7.28	HDR	145		Yes	Yes
C	014-020-048	2.72	HDR	54		Yes	Yes
	014-020-049	2.28	HDR	45		Yes	Yes
	014-020-050	2.35	HDR	46		Yes	Yes
	014-020-051	1.04	HDR	20		Yes	Yes
	014-020-052	8.20	HDR	164	Yes	Yes	Yes
D	014-260-003	0.86	MU	17		Yes	Yes
	014-260-004	0.90	MU	17		Yes	Yes
	014-260-005	0.90	MU	17		Yes	Yes
	014-260-006	0.90	MU	17		Yes	Yes

	014-260-007	0.94	MU	18		Yes	Yes
--	-------------	------	----	----	--	-----	-----

The 13 parcels allocated as opportunity sites for lower income units are shown in the following figures. The parcels are shown as four (4) sites. Each site consists of adjacent parcels and are owned by one (1) property owner.

- **Figure 6-3** shows site A, a two (2)-parcel site that totals approximately 5.80 acres. Implementation of **Program 2.b** would allow site A to be developed with a minimum of 20 dwelling units per acre, by right, for a minimum of 115 total units. Implementation of **Program 2.I** would allow by-right housing developments in which at least 20% of the units are affordable to lower income households in residential districts. This would allow compliance with Government Code Section 65583.2 (c).
- **Figure 6-4** shows site B, a one (1)-parcel site which is approximately 7.28 acres. Implementation of **Program 2.b** would allow site B to be developed with a minimum of 20 dwelling units per acre, by right, for a minimum of 145 total units.
- **Figure 6-5** shows site C, a five (5)-parcel site that totals approximately 16.59 acres. Implementation of **Program 2.b** would allow site C to be developed with a minimum of 20 dwelling units per acre, by right, for a minimum of 331 total units. Implementation of **Program 2.I** would allow by-right housing developments in which at least 20% of the units are affordable to lower income households in residential districts. This would allow compliance with Government Code Section 65583.2 (c).
- **Figure 6-6** shows site D, a five (5)-parcel site that totals approximately 4.50 acres. Site D is currently zoned for MX – Mixed Use, with a General Plan land use designation of MU – Mixed Use. According to Chowchilla Municipal Code Section 18.28.010, the purpose of the MX zone district is to “provide either residential or commercial uses or both residential and commercial uses in a well-planned, mixed-use environment”. Duplex, triplex, fourplex, and multi-family dwellings of five (5) or more units are permitted by-right in the MX zone, for a minimum of 45 units. While this site is within the MU designation, a minimum of 30% of developments in MU are required to provide residential use, with an overall minimum of 10 dwelling units per acre. As such, it is certain that residential units would be provided on site D.

Programs to Comply with State Law

As shown in **Table 6-10**, two (2) parcels (APNs 001-330-002 (**Figure 6-3**) and 014-020-052 (**Figure 6-5**) have been included in the past two (2) Housing Element planning periods, which would require a program to be completed within the first three (3) years of the planning period to allow residential use by right for housing development that include 20% or more of its units affordable to lower-income households (Gov. Code, § 65583.2, sub. (c).). As such, **Program 2.I** is established to ensure compliance with the Government Code, as follows:

Program 2.I Per Government Code Section 65583.2 (c), The City will revise the Zoning Ordinance to allow residential developments where at least 20% of the units are affordable to lower-income households by right in residential zone districts.

Facilitating Lower Income Households

Chowchilla's Zoning Ordinance identifies zoning districts in which a variety of housing types (e.g., single resident occupancy (SROs), emergency and/or transitional) are permitted. **Programs 2.f, 2.g, 2.h, 2.i, 2.j, 2.k, 2.m, and 3.n** established in this Housing Element expands the zones permitted and ensures State Law compliance for a variety of housing types, including small residential care facilities, large residential care facilities, transitional and supportive housing, manufactured homes, emergency housing, guest houses, boarding houses, and duplexes. This removes many barriers to the development of these types of housing.

HCD assumes, in general, that the higher the density, the more affordable the housing. To encourage the development of lower income housing, **Program 2.b** is established to increase the permitted residential density in MDR, MHDR, and HDR designations. **Program 3.m** complements this by reducing parking and open space requirements, which would allow for higher density to be developed on lands. **Program 3.k** seeks to increase density for affordable projects that qualify under the State Density Bonus Law. **Program 3.g** ensures that school impact fees would not negatively impact affordable housing projects. In addition, **Program 1.b, 2.a, and 2.c** focus on recruiting developers for affordable and special needs housing as well as applying for funding to provide financial and technical assistance for affordable housing developments.

Figure 6-3: Lower Income Housing Opportunity Site A

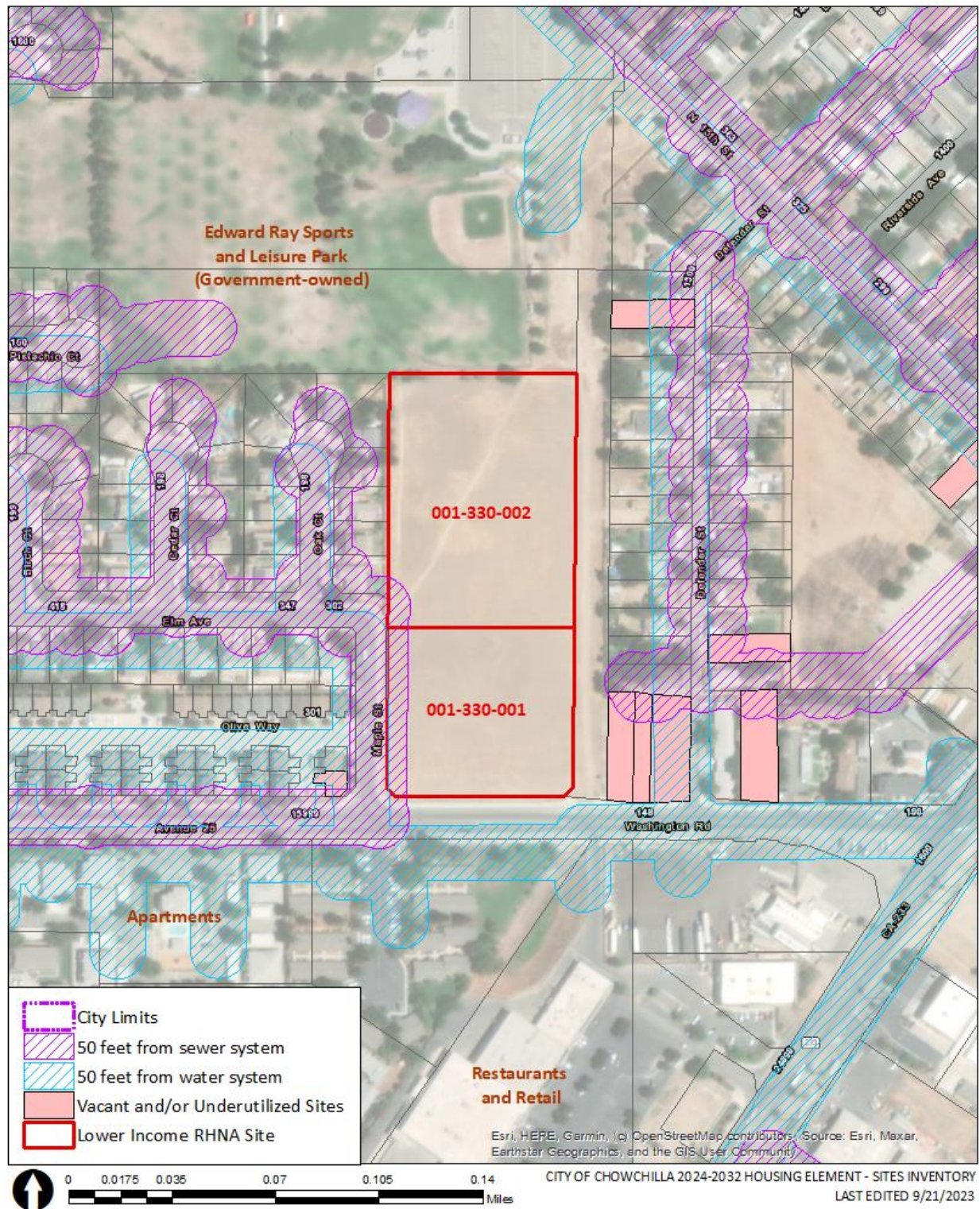


Figure 6-4: Lower Income Housing Opportunity Site B

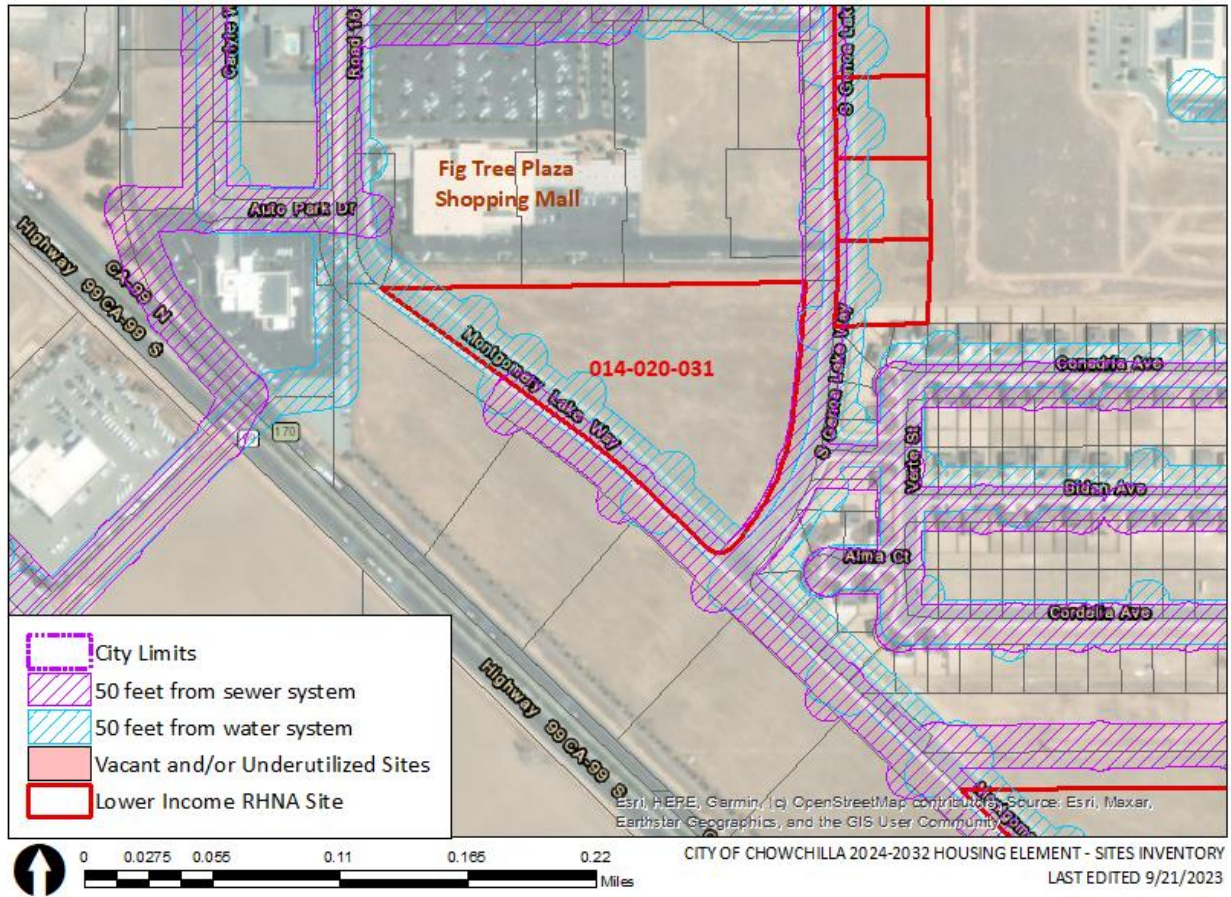


Figure 6-5: Lower Income Housing Opportunity Site C

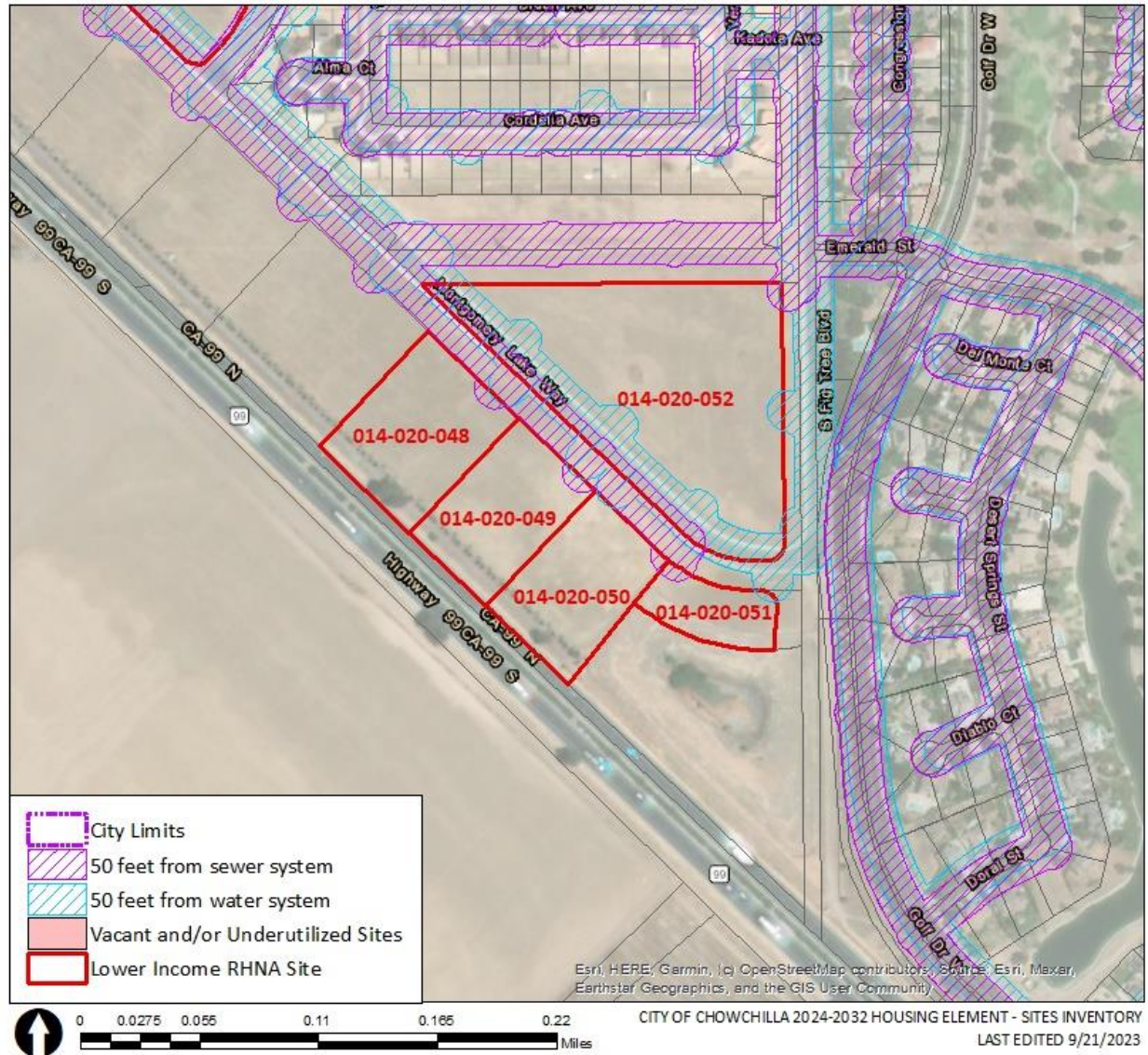
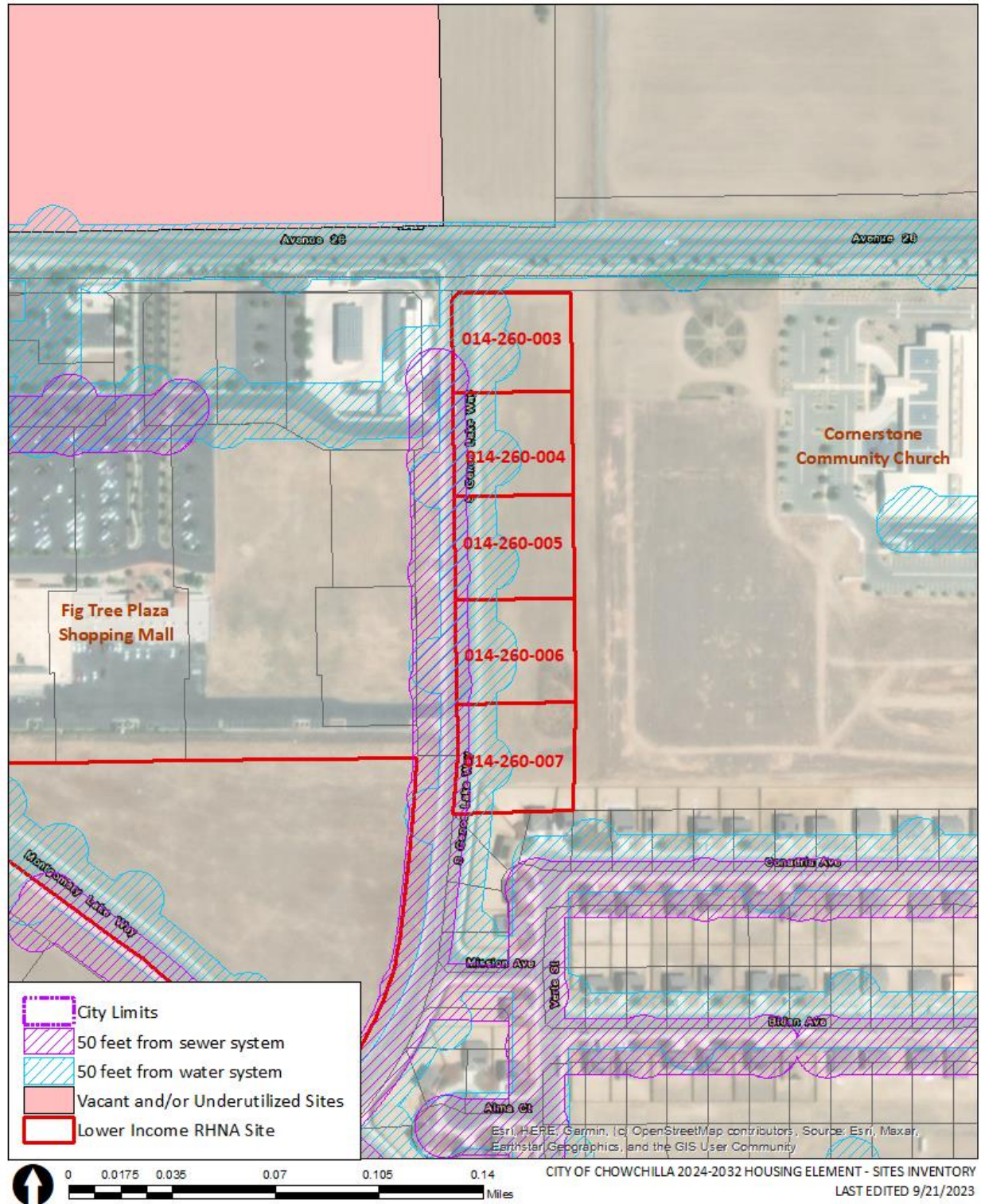


Figure 6-6: Lower Income Housing Opportunity Site D



6.3.4 Availability of Public Facilities and Infrastructure

California Government Code Section 65583.2(b)(5) requires a description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. As mentioned above, opportunity sites identified for lower income housing development have access to existing water, sewer, and dry utilities systems. They are also all infill sites that connect to the existing paved roadway system. Other types of infrastructure are described below.

Roadway System

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 Madera 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.

Public Transportation

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 (71st 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.

- Children 3 years & younger - Free
- General Public Cash - \$2.00 (Within city limits)
- General Public Ticket - \$2.00 (Within city limits)
- Chowchilla Gold Line - \$3.00 (Ends outside city limits with limited destinations)
- General Public Pass - \$20
- 10-Ride Senior (60 yrs+) Pass - \$15 (discounted rate)
- 20-Ride Student Pass - \$34 (discounted rate)

CATX, the Chowchilla Area Transit Express is a 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 8:00 A.M. to 4:00 P.M. Monday through Friday except for holidays.

Bicycle and Pedestrian Infrastructure

The City is also included in the Madera County 2018 Active Transportation Plan.⁶⁹ In 2018, the Plan stated, “The City of Chowchilla does not have any existing designated bikeway facilities within the downtown or surrounding neighborhood areas. A small portion of Avenue 26 to the east of SR-99 has on-street bicycle lanes. While neighborhood streets have lower volumes and speeds, allowing cyclists to feel comfortable, preferred routes are generally not signed or striped to indicate where cyclists should travel.”

The Active Transportation Plan identifies a prioritized list of 24 projects for which the City may undertake to improve its bicycle routes. The total cost to make all the improvements listed is more than \$56 million. However, the City may proceed based on the identified priority within the Plan to provide immediate improvement to the bicycle network for residents. 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 implementation to accommodate future development.

Public Land and Buildings

The City owns approximately 100 properties within city limits. These properties vary in terms of usage and availability for conversion to uses to accommodate housing needs, such as for emergency shelters. The City-owned properties include:

- Road rights-of-way
- Parks
- Drainage Basins
- Wastewater Treatment Plant and associated ponds
- Airport and runways
- Equipment Yards
- Senior Center
- Parking lots
- City Administration Buildings

While much of City-owned property is used for public facilities such as roads, parks or drainage, five properties have structures, all of which are currently being utilized for a specific purpose. These properties include the Senior Center located on Robertson Boulevard, City Hall, the Police Department, and the Airport. These existing buildings do have access to most municipal services in most cases. However, because these sites are being utilized for their original purpose and are in acceptable condition, it would not be feasible at this time to utilize or convert these buildings to housing facilities. In the future if these uses are relocated to other facilities, the remaining property and/or associated buildings should be considered for

⁶⁹ Madera County Transportation Commission. (2018). 2018 Madera County Active Transportation Plan. <https://www.maderactc.org/transportation/page/active-transportation-plan>

conversion to an emergency shelter or lower- or moderate-income level housing use consistent with community needs.

The City does own some property that is vacant or without structures, such as parking lots, which would require a funding source to construct housing facilities. However, extension of needed services to these vacant properties is likely a prohibitive factor for development of these vacant properties until a funding source is obtained.

The City completed an updated inventory and review of government-owned properties, based on the inventory completed for the last Housing Element. **Table 6-11** lists the government-owned properties that have been identified as suitable for development based on location, zoning, and limited site constraints. Sites 2, 3, and 4 are currently vacant, and Site 1 is currently developed with a single-family residence which has the potential to be redeveloped.

Table 6-11: Government Properties Suitable for Development

#	APN	Government Entity	Land Use Designation	Zoning District
1	001-013-015	Chowchilla Water District	Medium Density Residential (MDR)	R-M-5 (MDR)
2	001-174-020	City of Chowchilla	Medium Density Residential (MDR)	R-M-5 (MDR)
3	002-085-015	Chowchilla Water District	Medium Density Residential (MDR)	R-M-5 (MDR)
4	002-148-001	City of Chowchilla	PF (Public Facility)	PF

If vacant lands are sold by the City, or other public agencies to private developers for construction of housing projects, there are multiple steps that must be taken by the local agency prior to the sale of the property. However, among the first steps to be taken, according to Government Code 54220(a), is making any land that has been designated as surplus property available for the development of low- and moderate-income housing prior to disposition of the land. Furthermore, the sale of both surplus and other lands the City owns may be done only after the publishing of a notice of intention to sell property, a public hearing, and a final vote of approval of four-fifths (4/5th) of the City Council (California Government Code Section 37420-37430).

Lastly, City-owned property designated as PF (Public Facilities), would require a zone change and general plan amendment to district and land use designations appropriate for the development consistent with housing needs. However, it should be noted that emergency shelters are a permitted use within the PF zoning district; thus, no zoning changes would be needed to accommodate such uses on City property.

6.3.5 Environmental Constraints

Government Code Section 65583.2(b)(4) requires a description of environmental constraints to the development of housing as part of the land inventory assessment. The information does not need to be provided on a site-specific basis; however, it should analyze the suitability of the sites identified as part of the Land Inventory. Environmental constraints can pose constraints on development. Environmental constraints are discussed in **Section 5.2.5** generally and are further discussed here in more detailed to show potential constraints in development on opportunity sites identified for lower income housing development. Environmental constraints are discussed below to bring to attention potential development constraints

caused by existing agricultural and forest resources, steep slopes, geologic hazards, flooding, wildfire hazards, biological resources, etc. These environmental constraints are also evaluated in the environmental analysis (Initial Study) for this Housing Element update prepared pursuant to the California Environmental Quality Act (CEQA). The Initial Study focuses on impacts to the environment due to the implementation of the Housing Element.

Agriculture and Forest Resources [Including Williamson Act Contract](#)

There are no parcels identified in the Land Inventory that are subject to the Williamson Act. In addition, all parcels in the Land Inventory are zoned and planned for urban development (i.e., there are no agriculturally zoned parcels). There are some parcels on the west side of the city that are currently operated as agricultural lands. These parcels are identified as prime farmland, farmland of statewide importance, or unique farmland according to the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) data (dated 2018) (**Figure 6-7**). However, none of these parcels are identified as lower-income opportunity sites. Development of farmland identified in the FMMP would require an in-depth analysis, such as the California Land Evaluation and Site Assessment (LESA) Model or incorporation of mitigation measures during the environmental review process in conformance with CEQA, as appropriate.

Steep Slopes

Chowchilla has a flat topography throughout the city.

Geologic Hazards

According to the 2040 General Plan EIR, there are no active fault lines in the city. There are five (5) major active and potentially active faults close to city limits: the San Andreas, San Joaquin, Ortigalita, Owens Valley, and Melones faults. Of these, the San Andreas and the Owens Valley faults are expected to be the sources of future major earthquakes. The closest active faults are more than 50 miles away, therefore any potential for seismic ground shaking or ground failure is minimal.

Flooding

Most of the city is not within a flood hazard zone according to the Federal Emergency Management Agency (FEMA). Only areas along the Berenda slough and Ash slough are within Flood Zone A, which is defined as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. RHNA parcels along the northern border of city limits may be within or near the identified flood hazard zone. However, none of the lower-income opportunity sites are within flood hazard zones.

Wildfire hazards

Chowchilla is an urbanized community that is surrounded by agricultural lands. According to the Madera County Local Hazard Mitigation Plan Update (2017), most of Chowchilla is not exposed to fire hazards, with only small sections along the city limits being within a moderate fire hazard severity zone. Figure 6-8 shows the area within fire hazard severity zones as well as essential services and at-risk populations within Chowchilla. None of the opportunity sites

identified for low-income housing development are within the fire hazard severity zones or has an identified at-risk population.

Biological resources

According to the U.S. Fish & Wildlife National Wetland Inventory (NWI), there are mapped waters, specifically, streams and/or canals along the northern city limits. **Figure 6-9** maps the location of wetlands within Chowchilla. According to the Environmental Conservation Online System (ECOS), there are no critical habitats within the Chowchilla city limits. While site-specific conditions, such as existing vegetation and land cover, impacts whether biological resources would become a constraint during development, it is not expected that they will rise to a level of significance on opportunity sites identified for lower income housing development, since these sites are further from existing waters, outside of critical habitats, and surrounded by existing development, and do not have trees or shrubs, which further degrades the land's ability to support wildlife species.

Hazardous Sites

The United States Environmental Protection Agency (EPA) Superfund National Priorities List (NPL) ⁷⁰, California Department of Toxic Substance Control's EnviroStor database ⁷¹, and the State Water Resources Control Board's GeoTracker database ⁷² include hazardous release and contamination sites. A search of each database was conducted on March 12, 2024. **Table 6-12** lists the hazardous release and contamination sites that are present on the Land Inventory sites. According to the databases, there are only two (2) hazardous sites, one of which is closed. The site within Rancho Calera Specific Plan area would be subject to a Phase 1 Environmental Site Assessment (ESA) during project entitlement to confirm potential hazards remaining on the site. A Phase 2 ESA would be required for mitigation of any potential hazards that exist. This process could increase the barriers to development; however, the site is not identified for the development of lower income units.

Table 6-12: Hazardous Sites, Chowchilla Land Inventory, 2024

APN / Location	Potential Media Affected	Cleanup Status
<u>014-270-003 / Rancho Calera Specific Plan area</u>	<u>Soil, caused by past agricultural operations</u>	<u>No further action as of 3/8/2006</u>
<u>001-126-004 / 442 Robertson Boulevard</u>	<u>Gasoline</u>	<u>Case closed as of 1/4/2024</u>

⁷⁰ United States Environmental Protection Agency. Superfund National Priorities List. Accessed March 12, 2024, <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=33cebcdfdd1b4c3a8b51d416956c41f1>

⁷¹ California Department of Toxic Substances Control. Envirostor. Accessed March 12, 2024, <https://www.envirostor.dtsc.ca.gov/public/>

⁷² California State Water Resources Control Board. GeoTracker. Accessed March 12, 2024, <https://geotracker.waterboards.ca.gov/>

Figure 6-7: Farmland Type, Chowchilla, 2018

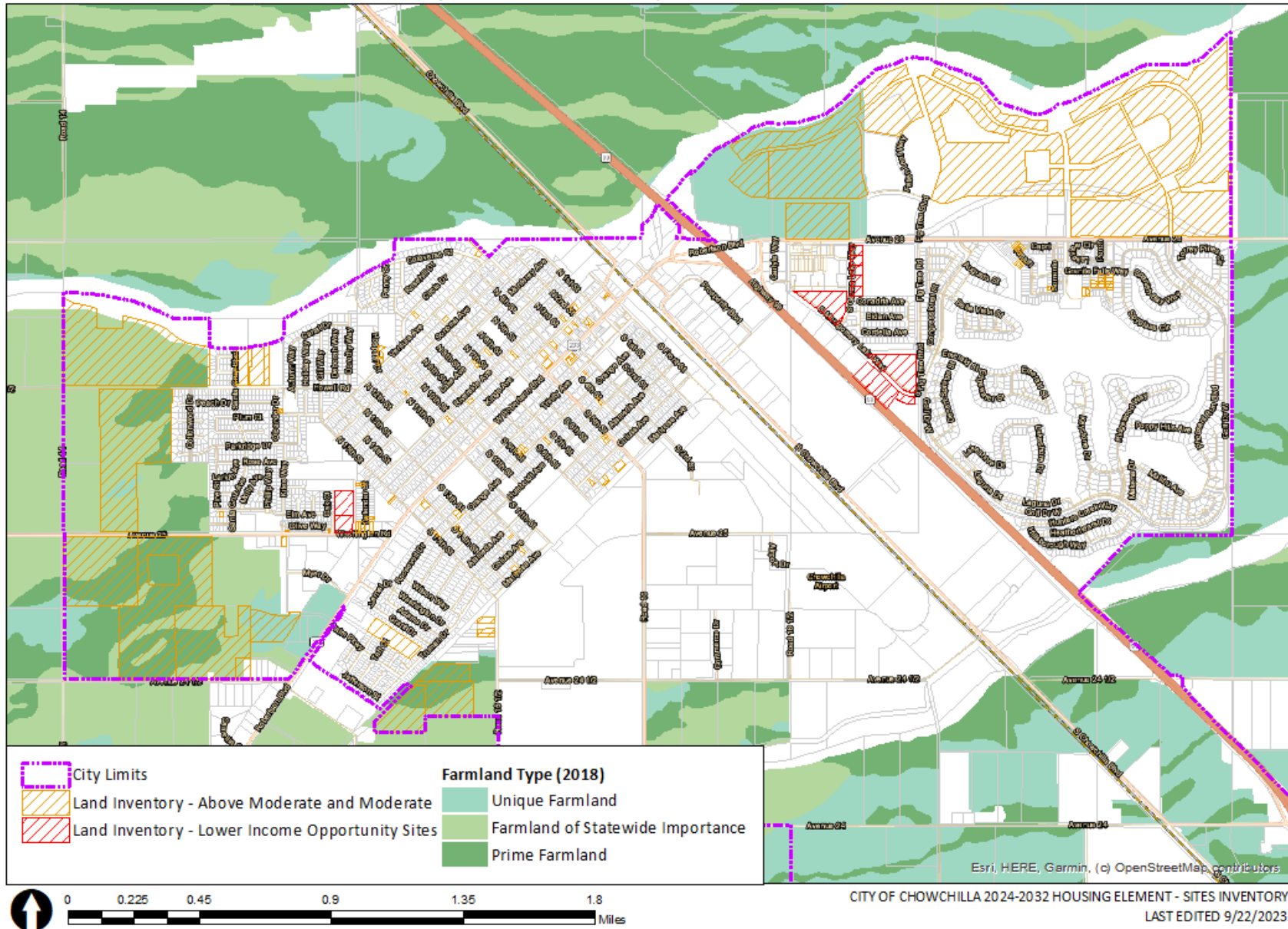


Figure 6-8: Fire Hazard Severity Zones and Critical Facilities, Chowchilla, 2017

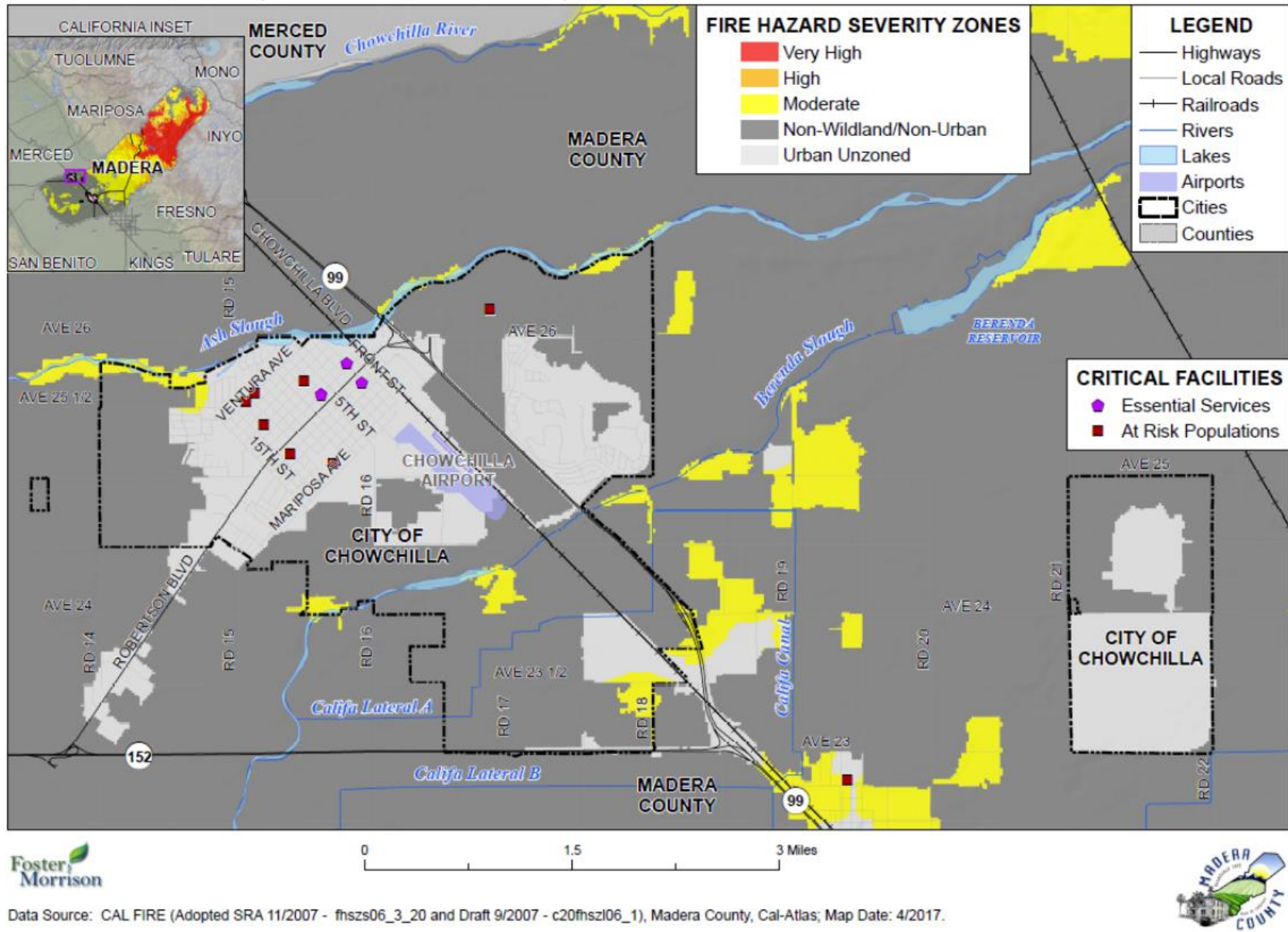
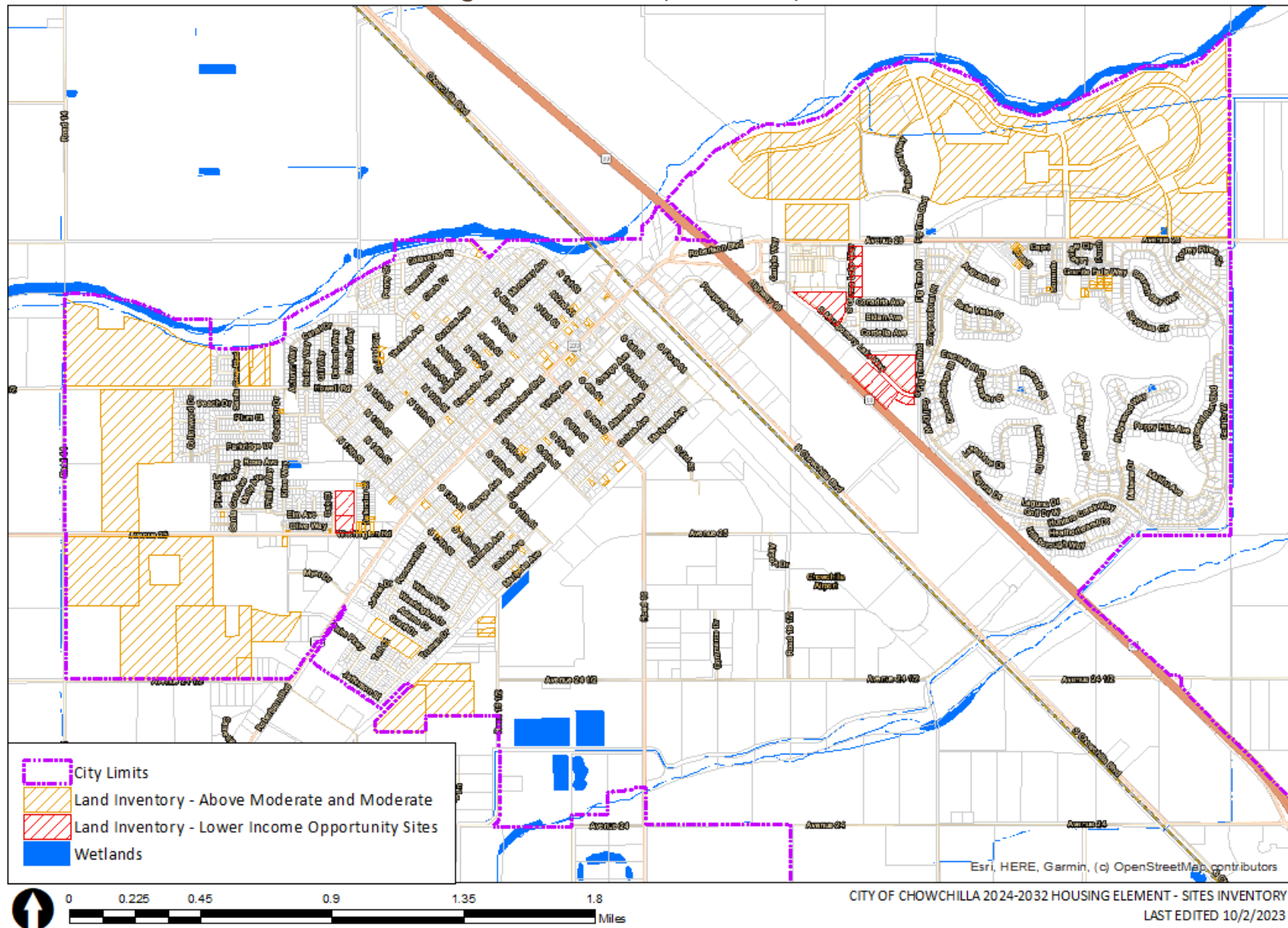


Figure 6-9: Wetlands, Chowchilla, 2023



6.3.6 Other Known Conditions

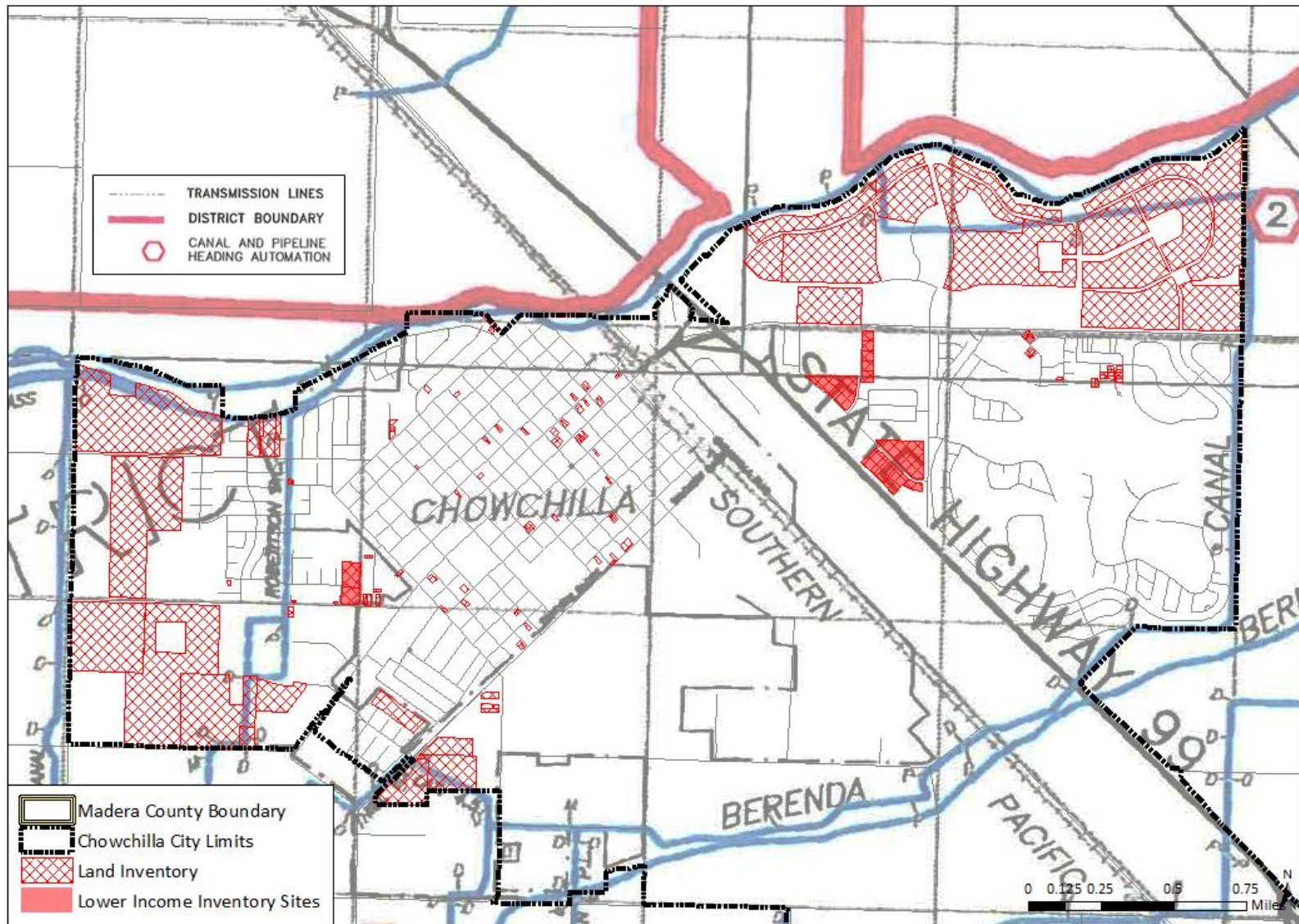
In its initial review of the Housing Element, HCD indicated that the City should review each site to determine if there were “other known conditions” that could impact the ability of each site to accommodate the number of housing units presumed in this section. The following provides information on such conditions in each site, including known conditions include parcel dimensions, access, property conditions, easements, and airport overlays.

- **Dimension:** The shape and physical dimensions of the 127 sites in the inventory will not impact their development capacity. The sites are generally square or rectangular in shape, with width and depth dimensions that can accommodate the number of units presented in the estimates for each site.
- **Access:** Most inventory sites (117 sites) have access to existing paved roadways. The 10 sites that do not have access to existing roadways are within the Rancho Calera Specific Plan area. While these sites are not currently connected to existing roadways, circulation has been planned out and will be built as development in the Specific Plan is carried out. While there are no access issues on other sites, several larger sites on the west side of the city that are near city limits are currently used for agricultural operations and do not have existing roadway improvements (i.e., curb, gutter, sidewalks, streetlights, etc.) along their frontage roads, including Avenue 25 ½, Avenue 25, and Avenue 24 ½. Additionally, four (4) sites on the southwest side of the city (APNs 002-310-010, 002-310-024, and 002-260-007) do not have a frontage road, but can be connected to existing local roadways through connection stubs planned for subdivisions adjacent to them.
- **Property Condition:** As previously mentioned, all 127 sites are vacant and/or underutilized (i.e., non-urban uses such as agricultural operations). There are no special property conditions, such as slopes, geologic hazards, etc., that would restrict development on the sites. Additional information on environmental constraints is discussed in **Section 6.3.5**.
- **Easements:** As shown in **Figure 6-10**, there are several sites that with irrigation canals (blue lines) on the edge of the site. With further direction from Chowchilla Irrigation District, these sites would possibly be required to underground the canals and provide an easement for buffer from the irrigation canals. This could cause a decrease in density on the site since the easement would reduce buildable area. This could also increase development costs if additional construction is required. However, as shown on the map, no transmission lines or irrigation canals exist on lower income opportunity sites.
- **Airport Overlay:** The applicable airport land use plan for the Chowchilla Municipal Airport is the Madera Countywide Airport Land Use Compatibility Plan (ALUCP) adopted in 2015.⁷³ Several inventory sites are within the C2 – Primary Traffic Pattern Zone or D – Other Airport Environs Zone. C2 Zone has a low to moderate noise impact from overflight and a low to moderate risk level for safety and airspace protection. Airspace concern is generally with object heights more than 150 feet above runway elevation. The D Zone has a low noise impact and low risk level. Both single-family and

⁷³ Madera County Airport Land Use Commission. (2015). Madera Countywide Airport Land Use Compatibility Plan. Accessed March 13, 2024, <https://www.madera.gov/wp-content/uploads/2018/02/2015-ALUCP.pdf>

multi-family residential uses are considered compatible within Zone C2 and D. Overall, the Chowchilla Municipal Airport has little impact on inventory sites.

Figure 6-10: Chowchilla Water District Map



CITY OF CHOWCHILLA 2024-2032 HOUSING ELEMENT - AFFIRMATIVELY FURTHERING FAIR HOUSING

Source: HUD AFFH Data Viewer & Mapping Resources

MAP CREATED 3/12/2024



6.3.7 Opportunities for Energy Conservation

State Housing Element law requires an analysis of the opportunities for energy conservation in residential developments. Specifically, the energy conservation section of the Housing Element must inventory and analyze the opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases. Updated policies and programs could address the environmental significance and operational benefits of employing energy conservation in the building and retrofit of decent, safe, and affordable housing.

Planning and Land Use

Planning and land use tools and strategies have the potential to reduce energy consumption. These tools and strategies typically include planning to provide an adequate supply of affordable housing for a range of income groups, planning for sufficient housing near jobs, services, and amenities, and adopting higher densities and promoting infill development. In turn, these tools and strategies can increase housing affordability, reduce vehicle miles traveled, maximize existing land resources, reduce conversion of agricultural resources, and conserve environmentally sensitive areas.

This Housing Element includes several programs that encourage energy conservation through planning and land use tools and strategies, as summarized below.

- Reducing impact fees for infill, mixed-use, and high-density residential development on vacant and undeveloped lots that have existing infrastructure (**Program 1.a**)
- Applying for or supporting funding applications to acquire and/or extend utility service systems for infill residential sites (**Program 1.c**).
- Expediting qualifying residential projects consistent with SB 35 and SB 330 (**Program 1.f, Program 3.o**).
- Increasing density ranges and height limits, while evaluating a reduction in parking requirements to increase buildable area and reduce development costs (**Program 2.b, Program 3.m**).
- Increasing housing opportunities in single-family and commercial zones to bring housing closer to jobs, services, and amenities (**Program 2.i, Program 3.i, Program 3.n, Program 3.q**)

Conservation Incentives for the Building Industry and Residents

Energy efficiency has a direct impact on overall housing/living costs 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 often must choose between basic needs such as shelter, food, and energy.

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. These programs and incentives include but are not limited to:

- Home Energy Checkup/Home Energy Audit
- Energy Savings Assistance Program (
- Green Saver Program
- Zero Net Energy Pilot Program
- Third-Party Demand Response Program
- AC Upgrade Financing
- Generator and battery rebate program

The Community Action Partnership of Madera County (CAPMC) Community Services Department runs the Low-Income Home Energy Assistance Program (LIHEAP). LIHEAP applies credit to PG&E and propane accounts and helps pay for wood for applicants who qualify. Weatherization also falls under CAPMC's Community Services Department. The weatherization service enables families to permanently reduce their energy bills by making their homes more energy efficient. Families receiving weatherization see their annual energy bills reduced by an average of \$350.

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 an 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.

Lastly, the City partners with Self-Help Enterprises to administer the Housing Rehabilitation Program (**Program 4.b**). The program is designed to provide financing to repair income eligible and owner-occupied homes in need of essential health and/or safety repairs. The program is funded by HCD. Self-Help Enterprises contracts with the City to determine eligibility and perform the repairs. Some common home repairs include roofing, heating, cooling, insulation, and window modifications. Eligible homeowners can apply to and receive funding for home upgrades to increase the energy efficiency of their homes and thereby reduce their energy bills.

The City will promote these programs and incentives through **Program 7.c**. This measure will ensure that the City will do its part in helping lower-income homeowners by assisting them with applying for energy conservation improvements.

Promoting Green building and Energy-Efficient Building Standards and Practices

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 2022. The City adopted and implemented the code. Energy efficiency requirements are enforced by the

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

In addition, through the City's site plan review process, the City reviews proposed development to ensure that it is environmentally sound, cost effective, and promotes energy efficiency within the requirements of Title 24. In this process, the City encourages new developments to incorporate housing design and orientation techniques that reflect energy efficient site planning and use of solar access standards. This is implemented through Housing Element **Program 7.a**.

The City has also adopted the uniform solar energy codes introduced by the International Association of Plumbing and Mechanical Officials. Although the City is seeing an increase in solar installation permits, certain factors, such as the initial cost of solar installation, is beyond the limits of some families within the community. However, as solar technology improves, the total cost of owning solar panels will decrease. Furthermore, the prevalence of fog during winter months reduces the effectiveness of the solar unit. The City has recently implemented a new application and review process for residential solar projects. Applications are accepted by email (previously hard copies only) and are processed within two (2) days. This is an ongoing measure that is implemented through Housing **Program 7.b**.

6.4 Financial Resources

Table 6-13 lists funding programs related to housing.

Table 6-13: Funding Programs

Program	Description
Affordable Housing & Sustainable Communities (AHSC)	Agency: Strategic Growth Council (SGC) Deadline: March 2024 The Affordable Housing and Sustainable Communities Program (AHSC) creates healthier communities and reduces greenhouse gas emissions by increasing the supply of affordable housing near jobs, amenities, and transportation options.
Sustainable Transportation Planning (STP) Grant	Agency: California Department of Transportation (Caltrans) Deadline: January 18, 2024 Caltrans offers grants for sustainable transportation planning to cities and counties in California. The grants aim to support local and regional identification of transportation-related climate vulnerabilities through the development of climate adaptation plans. The grants will be awarded to cities and counties to begin or complete planning for resilience, to reduce greenhouse gas emissions, and sometimes just to get up to speed with state climate goals.
Community Development Block Grant Program (CDBG)	Agency: California Department of Housing & Community Development (HCD) Deadline: Not yet released, possibly January 2024 CDBG is a federal funding program that provides annual grants to states, cities, and counties to develop viable urban communities. The grants are used

	to provide decent housing, a suitable living environment, and economic opportunities, mainly for low- and moderate-income people.
Infill Infrastructure Grant (IIG)	Agency: California Department of Housing & Community Development (HCD) Deadline: Not yet released, possibly January 2024 The objective of the Infill Infrastructure Grant (IIG) program is to promote infill housing development by providing financial assistance for Capital Improvement Projects that are an integral part of, or necessary to facilitate the development of affordable and mixed income housing.
Local Housing Trust Fund (LHTF)	Agency: California Department of Housing & Community Development (HCD) Deadline: Not yet released, possibly May 2024 A local housing trust fund (LHTF) is a tool communities can use to make affordable housing a reality for their residents. It is established by a local government by dedicating local public revenue for housing. The trust fund provides local officials with a vehicle to coordinate a complex array of state and federal programs to fashion a housing strategy that is tailored to the community's unique needs, conditions, and political culture. Trust funds help communities leverage public and private resources and jumpstart projects that draw investment and jobs.
Multi-family Housing Program (MHP)	Agency: California Department of Housing & Community Development (HCD) Deadline: Likely that this funding no longer exists. There is no info for 2022 or 2023. A program that provides low-interest, long-term deferred-payment loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. The program assists rural property owners through loans, loan guarantees, and grants that enable owners to develop and rehabilitate properties for low-income, elderly, and disabled individuals and families as well as domestic farm laborers.
Permanent Local Housing Allocation (PLHA)	Agency: California Department of Housing & Community Development (HCD) Deadline: Not yet released, possibly June 2024 Permanent Local Housing Allocation (PLHA) is a program that provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The program is administered by the California Department of Housing and Community Development (HCD). The goal of the program is to help meet the unmet need for affordable housing and increase the supply of affordable housing units.
Transit Oriented Development (TOD)	Agency: California Department of Housing & Community Development (HCD) Deadline: Not yet released, possibly October 2024 Funding programs that support the development of projects that increase transit use. TOD grants provide funding for moderate- to higher-density

	projects located within easy walking distance of a major transit stop. The grants aim to integrate land use and transportation planning in new fixed guideway and core capacity transit project corridors, improve economic development and ridership potential, foster multimodal connectivity and accessibility, improve transit access for pedestrian and bicycle traffic, engage the private sector, identify infrastructure needs, and enable mixed-use development near transit stations.
SB 2	Agency: California Department of Housing & Community Development (HCD) Deadline: No longer exists. Created in 2017 to only last 2 years. Signed by Governor Brown that was aimed at addressing the state's housing shortage and high housing costs. Specifically, it establishes a permanent source of funding intended to increase the affordable housing stock in California.
Local Early Action Planning (LEAP)	Agency: California Department of Housing & Community Development (HCD) Deadline: Not yet released, possibly March 2024 A program that provides over-the-counter grants and technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that accelerate housing production and facilitate compliance in implementing the sixth cycle of the regional housing need assessment.
Housing Choice Voucher Program	Agency: California Department of Housing & Community Development (HCD) Deadline: Not yet released, possibly September 2024 A federal program that helps very low-income families, the elderly, and the disabled to pay for decent, safe, and sanitary housing in the private market. The program provides vouchers that cover a portion of the rent, and the tenants pay the rest. The vouchers can be used for any type of housing that meets the program's standards.
Continuum of Care (CoC)	Agency: California Department of Housing & Community Development (HCD) Deadline: Not yet released, possibly September 2024 A federal grant program designed to promote a community-wide commitment to the goal of ending homelessness. The program provides funding for efforts by nonprofit providers, states, Indian Tribes or tribally designated housing entities, and local governments to quickly rehouse homeless individuals, families, persons fleeing domestic violence, dating violence, sexual assault, and stalking, and youth while minimizing the trauma and dislocation caused by homelessness. The program also promotes access to and effective utilization of mainstream programs by homeless individuals and families and optimizes self-sufficiency among those experiencing homelessness.
Emergency Solutions Grant Program (ESG)	Agency: California Department of Housing & Community Development (HCD)

	Deadline: Not yet released, possibly October 2024 The Emergency Solutions Grant (ESG) program provides grant funding to (1) engage homeless individuals and families living on the street, (2) rapidly re-house homeless individuals and families, (3) help operate and provide essential services in emergency shelters for homeless individuals and families, and (4) prevent individuals and families from becoming homeless.
Active Transportation Grant Program (ATGP)	Agency: California Transportation Commission (CTC) Deadline: Not yet released, possibly June 2024 The Active Transportation Grant Program (ATGP) is a program that encourages local jurisdictions to plan and build facilities that promote multiple travel choices and increase connectivity to transit, schools, retail centers, parks, work, and other community gathering places. The program allows cities, counties, transit agencies and other public agencies to compete for grants to build bicycle/pedestrian paths, install bike racks, and pay for other projects or programs that make walking or biking easier, safer and more convenient.
HOME Investment Partnership Program	Agency: California Department of Housing & Community Development (HCD) Deadline: Not yet released, possibly July 2024 HOME is a flexible grant program and funds are awarded on a formula basis for housing activities. HOME considers local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing.
Local Partnership Program	Agency: California Transportation Commission (CTC) Deadline: Not yet released, possibly June 2024 A program that provides funding to local and regional agencies to improve infrastructure, road conditions, active transportation, transit and rail, and health and safety benefits. The program was created by SB 1 to provide counties, cities and regional transportation agencies that have passed sales tax measures, developer fees or other imposed transportation fees with additional support for local projects from the State.
Solutions for Congested Corridors Program	Agency: California Transportation Commission (CTC) Deadline: Not yet released, possibly December 2024 A statewide, competitive program that provides funding to achieve a balanced set of transportation, environmental, and community access improvements to reduce congestion throughout the state.
Transit and Intercity Rail Capitol Program	Agency: California State Transportation Agency (CalSTA) Deadline: Not yet released, possibly February 2024 A program that provides grants from the Greenhouse Gas Reduction Fund (GGRF) to fund capital improvements that will modernize California's intercity rail, commuter rail, and urban rail systems, and bus and ferry transit systems. The program aims to reduce emissions of greenhouse gases, vehicle miles traveled, and congestion.

Pro-housing Designation	Agency: California Department of Housing & Community Development (HCD) Deadline: Not yet released, possibly October 2024 Provides incentives to cities and counties to increase the availability of affordable housing. The program gives jurisdictions bonus points in grant application processes and allows them to get in front of the line for various state-funded programs, including Affordable Housing and Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG), Transformative Climate Communities (TCC), and Transit and Intercity Rail Capital Program (TIRCP).
--------------------------------	---

6.5 Partnership Resources

Resources for Independence Central Valley RICV

Resources for Independence Central Valley (RICV) is one of 28 centers for independent living in California. RICV acts as a hub for independent living services and disability resources, providing a foundation of core consumer-controlled, community-based, cross-disability and person-focused programs and assistance. The core program and services provided by RICV include 1) information and referral, 2) independent living services, 3) transition and diversion services, 4) work readiness independent living, 5) peer support group, and 5) individual and systems advocacy.

Habitat for Humanity Greater Fresno Area

Habitat for Humanity Greater Fresno Area (Habitat) is a nonprofit organization. Habitat facilitates a partnership with families who demonstrate need, the ability to pay a mortgage, and the willingness to partner in the construction of their home. This partnership engages community supporters who join future homeowners in the building process by providing financial and in-kind support for construction supplies and materials. Homeowners invest hundreds of hours (estimated 500+ hours) of their own labor ("sweat equity") into building their Habitat house. Once complete, they pay back an affordable loan. Habitat's current focus is single-family homeownership.

Self-Help Enterprises

Self-Help Enterprises is a nationally recognized community development organization whose mission is to work together with low-income families to build and sustain healthy homes and communities. Since 1965, Self-Help Enterprises' efforts have built over 6,200 homes, rehabilitated over 6,300 unsafe dwelling units, and developed over 1,300 units of affordable housing. Self-Help Enterprises currently offers two programs in Chowchilla, Buy a Home in Chowchilla (first-time homebuyers' program) and Home Owner Rehabilitation. Self-help Enterprises has an office in Chowchilla at Genoa Lake Way, Chowchilla, CA 93610. Currently, Self-Help Enterprises is acquiring grants and obtaining land within Chowchilla to build a two (2)-phased multi-family apartment complex. This project would provide for approximately 160 units within an infill site that is identified as Opportunity Site A in the Land Inventory for lower income households.

Community Action Partnership of Madera County

Community Action Partnership of Madera County (CAPMC) is a public non-profit 501(c)(3) organization. CAPMC considers itself to be the voice and catalyst of empowerment and opportunity to the “at risk” and “invisible” population. Their purpose is to end poverty in Madera County by offering services that provide families with a safe and healthy environment; challenging individuals to achieve positive results toward personal and collective prosperity; and promoting personal growth and independence. CAPMC’s services include crisis intervention (victim services), child development resources, financial assistance (energy assistance and weatherization), shelter, and transportation.

Housing Authority of the City of Madera

The Housing Authority of the City of Madera (HACM) provides affordable and safe housing for low to moderate income individuals and families, and for those whose circumstances find them without a place to live. HACM provides low-rent rental housing for eligible low-income families. HACM owns 244 units ranging from apartments to single-family homes in the City of Madera. HACM also provides rental subsidies (i.e., Housing Choice Vouchers) to eligible families. With a voucher, eligible families can choose a unit in the private rental market. HACM administers 795 vouchers throughout Madera County. HACM also provides permanent rental housing for domestic farm laborers through its Farm Labor Housing program. HACM has three separate housing developments in the City of Madera with a total of 100 units.

California Rural Legal Assistance

The California Rural Legal Assistance (CRLA) is a non-profit law firm that provides free civil legal services for low-income residents in California’s rural counties. CRLA provides a tax subsidy program that is mostly related to housing. Currently, CRLA provides services within Chowchilla.

Leadership Counsel for Justice and Accountability

Leadership Counsel advocates at the local, regional, and statewide level on the interrelated issues of land use, energy, transportation, water and wastewater, housing, agriculture, and climate change through the lenses of environmental justice, equitable investment and development, civil rights, and government accountability, which disproportionately impact lower income communities in Inland California more than any other region in the nation. Leadership Counsel’s work in Madera County focuses on the unincorporated communities of Fairmead and La Vina as well as neighborhoods within the City of Madera.

Fresno Madera Continuum of Care

The Fresno Madera Continuum of Care (FMCoC) is organized to provide a comprehensive coordinated homeless housing and services delivery system called a continuum of care (CoC), meeting the requirements of the United States Department of Housing and Urban Development (HUD). The Fresno Madera Continuum of Care assists homeless persons to make the critical transition from homelessness to independent or supportive permanent housing, accessing education, health and mental health services, employment training, and life skills development. FMCoC is dedicated to increasing community awareness of homeless people and their problems; and the development and implementation of strategies to create permanent solutions to homelessness in our community.

Fair Housing Council of Central California

The Fair Housing Council of Central California is a professional, non-profit, civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. The Center accomplishes its goal through the advocacy of equal housing opportunities, assisting victims of housing discrimination and enforcing compliance with fair housing laws, including the Community Reinvestment Act and the Equal Credit Opportunity Act. It provides a multifaceted program of private enforcement, education and outreach, research and advocacy to affirmatively further the goal of equal housing opportunity in our Valley.

Chowchilla Union High School District

The Chowchilla Union High School District comprises a comprehensive four-year academic high school, Chowchilla Union High School, a continuation school, Gateway Continuation, and an Independent Study program. Three school districts serve the overall student population for Chowchilla and the surrounding area, including Alview-Dairyland Union School District (ADUSD) and Chowchilla Elementary School District (CESD), which both feed students into the Chowchilla Union High School District programs. Both ADUSD and CESD are K-8 programs. Chowchilla Union High School District recently hired two community liaisons to conduct outreach to families. The District also got approved for a social worker to meet with families and provide information of social and financial services.

7 HOUSING GOALS, POLICIES, AND PROGRAMS

The purpose of this Housing Element is to ensure that the City of Chowchilla actively endeavors and dedicates available resources to address the housing requirements of all economic segments within the community. Like other components of the General Plan, the Housing Element outlines long-term objectives and policies. However, it goes further by presenting specific programs for implementation, as mandated by state regulations, to address these needs. The housing policies contained in this Housing Element, along with the actions/implementation programs the City will undertake to fulfill its housing requirements, have been shaped by extensive community input and recommendations.

This section outlines housing goals, policies, objectives, and action programs that will guide the City of Chowchilla for the upcoming eight (8) years. In this context, a "goal" represents a broad statement reflecting the community's highest aspirations." A "policy" is a chosen course of action among assorted options, serving as a decision-making framework. Goals are designed to provide direction and structure for housing programs. An "action program" refers to a specific action taken to implement a policy, facilitating progress toward achieving the community's goals. These programs are integral components of the City's comprehensive eight-year action plan, forming the foundation of its local housing strategy.

7.1 State Housing Goals

According to the 2022 Statewide Housing Plan (Housing Plan), California has a goal of adding at least 2.5 million homes over eight (8) years with approximately one (1) million of those homes targeted for lower income households. This is more than double the housing planned for in the State's last eight (8)-year housing needs cycle.

According to the State, "The Statewide Housing Plan lays out a vision to ensure every Californian has a safe, stable, and affordable home. The state is working toward three (3) objectives to achieve this vision:

1. Keep Californians in their homes.
2. Produce more affordable and climate-smart housing.
3. Continue to act with urgency to address homelessness and housing need.

According to the State's Housing Plan overview website, the Statewide Housing Plan serves as a valuable resource for shaping housing policy but makes it clear that it alone cannot resolve the housing crisis. Solving this complex issue doesn't hinge on a single solution or plan. Instead, it requires the adoption of a range of innovative strategies aimed at increasing housing production and mitigating homelessness.

According to the Housing Plan, "More than just being a high number or an aspirational goal, the new housing need (RHNA) target is a legal obligation that cities and counties must abide by. The state helps cities and counties meet this goal through a combination of funding for housing planning and implementation activities, education, and technical assistance. While education and technical assistance is always the first step in the state's accountability efforts, the state holds jurisdictions accountable for their housing obligations and compliance with state housing laws."

To meet the State's ambitious housing goals, the state requires that jurisdictions take the following steps in their Housing Element implementation programs. The following comes directly from HCD's Building Blocks page:

To make adequate provision for the housing needs of people all income levels, a jurisdiction must, at a minimum, identify programs that do all of the following:

- *Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level.*
- *Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.*
- *Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.*
- *Conserve and improve the condition of the existing affordable-housing stock.*
- *Preserve assisted housing developments at-risk of conversion to market-rate.*
- *Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.*

The following section describes how the City of Chowchilla plans to implement the State's ambitious housing goals.

7.2 Introduction to Housing Goals and Policies

The City of Chowchilla's Housing Element aligns with and responds to the State-level objectives mentioned above. At the local level, the goals outlined in the City's Housing Element aim to enhance and build upon the State of California's objectives of ensuring the availability of safe, decent, and affordable housing for all city residents. This section incorporates goals, policies and action programs from the previous Housing Element, which have either been retained, updated, modified, or eliminated as deemed appropriate (See **Chapter 2. Review of Past Accomplishments**).

Each action item is accompanied by a specified completion date or timeframe. Details regarding grants and other sources of funding are provided in **Table 7-2** at the conclusion of this section. Monitoring progress will occur annually through the Annual Progress Report, as mandated by Government Code 65400.

Upon evaluation, most of the Objectives and Actions/Implementation Measures from the previous planning period have proven to be effective and feasible for implementation by the City. Thus, in the 2024-2032 Housing Element, a considerable number of the Goals, Objectives, Policies, and Actions/Implementation Measures have been retained, albeit with revisions aimed at addressing issues with implementation and/or because of additional information obtained through the preparation of this Housing Element.

Furthermore, additional Actions/Implementation Measures have been introduced for compliance with recent laws and regulations or to alleviate constraints, especially those impacting individuals with specific housing requirements.

7.3 Housing Goals and Policies

The following Goals, Policies and Implementation Measures have been created to address the findings of this Housing Element, including findings and takeaways from the needs assessment, the AFFH analysis, constraints analysis, stakeholder meetings and community meetings, and the community survey.

7.3.1 Provide Adequate Housing Sites

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.

7.3.2 Housing for All Incomes

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.
-------------------	---

7.3.3 Removal of Constraints

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 Ordinance 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.
-------------------	--

7.3.4 Existing Housing Stock

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.

7.3.5 Special Needs Housing

GOAL 5: Create housing opportunities for households with special needs.

Objective	Provide accommodation of housing suitable for all special need's 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.

7.3.6 Affirmatively Furthering Fair Housing

GOAL 6: Ensure that all residents have access to housing void of discrimination or discriminating activities pursuant to civil rights laws.

Objective	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.

7.3.7 Energy Conservation

GOAL 7: Promote energy conservation/efficiency.

Objective	To promote energy conservation activities in all residential housing developments and rehabilitation activity.
Policy 7.1.	Continue to implement State energy conservation standards, and the reduction of greenhouse gases through implementation of SB 32 and other regulations.

Policy 7.2. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

Policy 7.3. 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.

7.4 Quantified Objectives

Housing Element law requires Housing Elements to contain quantified objectives that establish the maximum number of housing units by income category, including extremely low income, which can be constructed, rehabilitated, and conserved/preserved over a five (5) year period. These objectives for Chowchilla are shown in **Table 7-1**.

- **New Construction.** The new construction objective represents the City's RHNA (1,730 total units), plus the estimated new construction units expected to be facilitated by **Program 1.c** (24 units), **Program 2.a. (127 units)**, **Program 2.c** (127 units), **Program 2.e** (40 units), **Program 3.l. (8 units)**, **Program 3.n. (10 units)**, **Program 5.a** (24 units), **Program 5.b** (12 units), **Program 5.d** (3 units) and **Program 5.e** (6 units) as described in **Section 7.5** for a total of 2,111 ~~1,960~~ units.
- **Rehabilitation.** The rehabilitation objective represents rehabilitation assistance to 80 households through **Program 4.b** (40 units) and **Program 7.c** (40 units).
- **Conservation/Preservation.** The conservation/preservation objective represents the 442 existing affordable units in addition to 18 units expected to be facilitated by **Program 2.d** for a total of 460 units.

Table 7-1: Quantified Objectives, 2024-2032

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	226	232 <u>234</u>	418 <u>547</u>	285 <u>297</u>	805 <u>807</u>	1,960 <u>2,111</u>
Rehabilitation	0	20	20			40
Conservation/Preservation	460					460

7.5 Housing Programs

Housing programs establish the specific actions the City will undertake to achieve the stated goals and policies within the eight (8)-year planning period from 2024-2032. The City's housing programs are described according to the City's housing goals identified in the previous section. Each program has an action, timeline to complete the action, funding source, implementing agency, and where applicable a quantified objective for the program.

The City of Chowchilla's Community and Economic Development Department is the implementing agency for Housing Element Programs. **Table 7-2** is the implementation table, listing responsible party, funding source, timeline, and AFFH themes for each action ([See Table 4-11](#)).

Table 7-2: Implementation Table

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
Goal 1. Provide Adequate Housing Sites						
1.a	Infill Incentive Program	The City of Chowchilla will continue to encourage/advertise its infill incentive program, a program which reduces impact fees by 50% for all new infill, mixed use and high-density residential development on vacant and undeveloped lots that have existing infrastructure, when the builder/developer secures at least 30% of its goods and services from within the City. The City will re-evaluate the program prior to its expiration in June 2025. The City will also advertise the program on the City's website, in regular communications with builders/developers, and at the City's annual Economic Summit. Measurable Outcome: One (1) participating builder/developer per year	City Administrator's Office (CAO) / Community and Economic Development Department (CED)	General Fund	Ongoing; Program to be re-evaluated in Q1/Q2, 2025 prior to its expiration	Increasing housing closer to amenities. Energy conservation
1.b	Surplus Lands Act Compliance (City Owned Property Inventory)	Every two (2) years, the City will review, evaluate, and update its inventory of City-owned land for housing development. If appropriate sites can be identified, the City will actively recruit developers and apply to funding agencies to facilitate development of the sites with affordable and/or special needs housing, i.e., for assisted living and housing for seniors, veterans, the homeless, farmworkers, and affordable housing for families. In doing so, the City will also comply with the surplus land determination process and applicable requirements pursuant to the Surplus Lands Act.	CAO/CED	General Fund	Every two (2) years, by April 1 each year (2026, 2028, 2030, 2032) to coincide with preparation and submittal of APR	New opportunities in high resource areas. Housing mobility. Increase housing for seniors and special needs groups.

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		The City will advertise the inventory on the City's website, in regular communications with builders/developers, and at the City's annual Economic Summit. Measurable Outcome: Government-owned land inventory				
1.c	Utility Service Systems for Infill Sites	The City will apply for funds including Infill Infrastructure, HOME, and CDBG funds to acquire and/or extend necessary services (water and sewer hookups) to infill sites for housing development, with the goal of acquiring at least \$120,000 for extension of services in support of three (3) units annually. Measurable Outcome/Quantified Objective: Funded application expended on projects in support of three (3) new construction, lower-income units annually for a total of 24 lower-income units over the planning period	City of Chowchilla Finance Department	Infill Infrastructure Grant (IIG) HOME Funds Community Development Block Grant (CDBG)	Ongoing Program: Funding Applications will be submitted on deadlines starting 2024 and annually thereafter	Increasing housing closer to amenities. Energy conservation
1.d	Workflow for Expedited processing for lower-income housing	The City will create a new electronic workflow and record type for multi-family housing developments consisting of affordable units in the City's new land management system (Tyler Technologies) to provide expedited permit processing and approval for multi-family housing developments so that funding opportunity deadlines for housing developers can be met. Measurable Outcome: Creation of a new electronic workflow and record type for multi-family housing	CED	General Fund	Q1, 2026	Increasing housing for lower income households

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		developments consisting of affordable units in the City's land management system.				
1.e	General Plan Consistency Review	The City will conduct an internal consistency review of the General Plan Elements as part of the annual General Plan implementation report required by Government Code Section 65400. As amendments are made to the General Plan, the City will also review and revise the Housing Element for ongoing consistency. Measurable Outcome: report consistency review to City Council annually, in conjunction with the APR	CED	Local Early Action Planning (LEAP) General Fund	Ongoing Program: to be completed by April 1 on an annual basis to coincide with preparation and submittal of APR	N/A
1.f	Expedited processing for qualifying projects	The City will establish and implement a streamlined ministerial process per SB 35, AB 2162, and AB 1783, including establishing objective design standards to allow for certain, qualifying, residential projects to be approved through a ministerial process. This will also allow qualified projects to undergo expedited review and approval. Measurable Outcome: Approved Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Increasing housing for lower income households. Energy conservation
1.g.	Employee Housing Act	The City will add “large” employee housing as a permitted use by right in the use table for Industrial and Office Zones (I-H, PF, and OS) to further clarify the provision under the Employee Housing Act (Section 17021.6). <u>The City will also amend the Zoning Ordinance to include a new section, Agricultural Employee Housing, that describes the</u>	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Increase housing options

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		requirements and process for streamlined approval pursuant to Health and Safety Code Section 17021.8. Measurable Outcome: Approved Zoning Ordinance Text Amendment				
1.h	No Net Loss Monitoring and Inventory	Per Government Code Section 65863 (No net Loss Law) and SB 166, the City will commit to ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, within one year of adoption of the Housing Element, the City will develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate sites are identified prior to reducing site density or capacity. If a development is being approved on an identified site at a lower density than what was assumed for that site identified in the Housing Element, additional adequate sites must be made available within 180 days of approving the development. A	CED	Local Early Action Planning (LEAP) General Fund	Within 24 months of adoption of the Housing Element, develop and implement a formal ongoing evaluation procedure. Upon adopting a procedure, monitor development on a project-by-project basis and update the inventory. Formal updates to	Enforcement: Ensuring housing for lower income households

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		program to identify the replacement sites and take the necessary actions to make the site(s) available and ensure they are adequate sites, will be adopted prior to, or at the time of, the approval of the development. Quantified Objective: no net loss of capacity below the unmet RHNA requirement during the eight (8)-year planning period			occur annually in conjunction with the APR	
1.i	Annual Progress Reports	Per Government Code Section 65400, the City will provide annual progress reports (APR) with detailed information about the prior year's housing progress and pipeline, as well as updates on program commitments. Measurable Outcome: annual progress reports submitted to HCD by April 1 of each year	CED	General Fund	Ongoing Program; to be completed annually, before April 1 of each year	Tracking
1.j	Preservation and Monitoring of Affordable (At-Risk) Units	The City will review requirements of AB 1521 (Affordable Housing Preservation Notice Law) and prepare a notification letter for property owners of multi-unit rental properties that are affordable to lower-income households. These properties include Madera 2, Chowchilla Garden Apartments, Chowchilla Terrace, Colusa Avenue Apartments, Golden Acres, Shasta Court Apartments, Village at Chowchilla, and Washington Square Apartments. The letter will describe the various actions that owners of these properties must take before prepaying subsidized mortgages, terminating	CED	General Fund	Q1, 2026	Enforcement and Outreach

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		rental subsidies, or otherwise allowing covenants that protect the rental units' affordability from expiring. These actions include: 1) notifying tenants and the City of the impending loss of affordability within three years of a scheduled expiration of rental restrictions; and 2) notifying qualified preservation entities of the opportunity to submit a non-binding offer to purchase covered properties. Measurable Outcome: Letters sent out by the City notifying these property owners on the requirements of AB 1521				
1.k	Pipeline Projects	<u>To facilitate the development of the identified Pipeline Projects, the City will coordinate with the Applicants and Property Owners to expedite and streamline approvals of remaining entitlements and monitor progress toward completion within the planning period. Specifically, the City will maintain regular monthly communication with the Applicants and Property Owners and provide updates on the status of the projects within the Community and Development Department's quarterly report to City Council. If it is determined that the status of an identified Pipeline Project is "on hold" for a period beyond the planning period, the City will identify additional capacity within six (6) months, if needed.</u>	<u>CED</u>	<u>General Fund</u>	<u>Maintain monthly communication</u> <u>Provide quarterly reports</u> <u>Identify capacity within six (6) months, if needed</u>	<u>Enforcement: Ensuring housing for lower income households</u>
Goal 2. Housing for All Incomes						

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
2.a	Developer Outreach and Partnership	The City will actively recruit involvement from and seek partnerships with for-profit and non-profit housing corporations and developers (such as Self-Help Enterprises) to encourage development on RHNA sites for affordable or special needs housing. The City will conduct outreach and provide assistance through the City's website, in regular communications with builders/developers, and at the City's annual Economic Summit. The City will commit to identifying development opportunities at least every other year as part of outreach and assistance. Measurable Outcome: outreach to and direct connection with five (5) affordable housing developers a year. Development opportunities to be identified at least every other year. Development of 127 new construction lower-income units.	CED & Finance Department	General Fund	Ongoing Program; Development Opportunities to be identified at least every other year	Increasing housing for lower income households
2.b.	Density Increase	The City will revise its Zoning Ordinance and General Plan to encourage higher density development by: increasing density ranges from 2.0 to 8.0 dwelling units/acre to 2.0 to 12.0 dwelling units/acre for the MDR land use designation/R-M zone district, from 6.0 to 16.0 dwelling units/acre to 12.0 to 20.0 dwelling units/ acre for MHDR land use designation/R-MH zone district, and from 10.0 to 24.0 dwelling units/acre to 20.0 to 30.0 dwelling units/acre for HDR land use designation/R-H zone district. Per State requirements for the “default” density standards, changes to the Zoning Ordinance related to permitted residential uses will	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Housing diversity. Energy conservation

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		be “by-right” as appropriate. The related General Plan land use designations will also be revised to be consistent with the changes to the Zoning Ordinance. The City will also assess the current height limitations <u>(and CUP requirements particularly in multi-family zones)</u> to determine potential impediments to reaching the proposed maximum densities and will amend the Zoning Ordinance accordingly. Measurable Outcome: Adoption of General Plan Amendment Resolution and Adoption of Zoning Ordinance Text Amendment				
2.c	Grant Applications and Outreach for Low-income Housing	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. Other efforts will include 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. The City will also provide a letter of support for grant applications (e.g., AHSC, LHTF, PLHA, HOME, REAP), as requested by developers. The City will conduct outreach and provide assistance through the City’s website, in regular communications with builders/developers, and at the City’s annual Economic Summit.	Finance Department	Local Housing Trust Fund (LHTF) Affordable Housing & Sustainable Communities (AHSC) Permanent Local Housing Allocation (PLHA) HOME Investment	Ongoing Program: Funding Applications will be submitted on deadlines starting 2024 and annually thereafter	Increasing housing for lower income households; Outreach

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		Measurable Outcome/Quantified Objective: Assistance as requested and funds available, anticipated to be \$400,000 during the planning period, with a total of 127 new construction lower-income units constructed and 15 lower-income units preserved.		Partnership Program National Housing Trust Fund (NHTF) Regional Early Action Planning Program (REAP)		
2.d	Housing Choice (Section 8) Voucher Program	The City will work with the Housing Authority to promote and encourage qualifying households to participate in the Housing Choice Voucher program. The City will also promote and encourage project-based participation to developers and property managers when new residential development is proposed. Promotion will occur through the City's website, brochures, newsletters, and referrals. Measurable Outcome/Quantified Objective: Promote the Housing Choice Voucher Program to 10 households and two (2) developers or property managers annually; an additional 16 units that qualify for the Voucher Program throughout the planning period	CED	Section 8 Rental Assistance/Housing Vouchers Program General Fund	Ongoing Program	Outreach
2.e	Identifying Development	To encourage infill development, the City will work with developers and Madera County Transportation	CED	Local Early Action		Increasing housing closer to amenities

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
	Ready Infill Sites	Commission to determine the presence of and need for off-site improvements adjacent to or in proximity to residentially zoned infill sites. The City will pursue grant funding to evaluate and identify infill sites suitable for development. This could include preparation of a sites inventory of infill sites, the review and evaluation of infrastructure available to serve those sites, and the overall suitability of those sites for development (i.e., entitlement review, level of environmental review, property owner interest, etc.). Results will be documented in a summary report that can be marketed/promoted to potential developers through the City website, brochures, newsletters, and referrals. Measurable Outcome/Quantified Objective: Summary report; Promote suitable sites to two (2) developers annually; additional 40 new construction units for low, moderate, and above moderate incomes, <u>and including mix of housing types (e.g., duplex, triplex, fourplex, apartments)</u>, built on infill sites throughout the planning period.		Planning (LEAP) General Fund	Within 24 months of adoption of the Housing Element, develop a sites inventory of infill lots. Within 12 months of creating the site's inventory, complete the summary report. After completion of the report, promote throughout the planning period.	
2.f	Small Residential Care Facilities	The City will revise its Zoning Ordinance to allow residential care facilities serving six (6) or fewer people to be allowed by-right in all zones where residential use is permitted subject to only to the	CED	Local Early Action Planning (LEAP)	Q1, 2026	Increasing housing options

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		requirement of other residential uses of the same type in the same zone. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment		General Fund		
2.g	Large Residential Care Facilities	The City will revise its Zoning Ordinance to allow residential care facilities serving seven (7) or more people to be allowed by-right in all zones where residential use is permitted subject to only to the requirement of other residential uses of the same type in the same zone. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Increasing housing options
2.h	Transitional, Supportive, and Permanent Supportive Housing	The City will amend the Zoning Ordinance to allow transitional and supportive housing as a use by right in all zones allowing residential uses subject to only the requirements of other residential uses of the same type and in the same zone including parking standards. In addition, the City will revise its Zoning Ordinance to allow permanent supportive housing in all zones allowing residential uses (including emergency shelters) without discretionary action pursuant to Government Code Section 65651 (AB 2988), uses subject to only the requirements of other residential uses of the same type and in the same zone including parking standards. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Increasing housing options

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
2.i	Manufactured Home	In accordance with Government Code Section 65852.3, (c) City will revise its Zoning Ordinance to allow Manufactured Homes (on Permanent Foundation) by-right in all zones that allow single-family uses. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Increasing housing options
2.j	Emergency Housing / Low Barrier Navigation Centers	The City will revise the Zoning Ordinance to <u>amend the definition of “Emergency Shelter” and allow Emergency Shelters Housing by right without discretionary action in R-MH and R-H zoning districts areas zoned for mixed uses and nonresidential zones that permit multi-family uses, pursuant to AB 139 and AB 2339. The City will also revise Table 18.54.040 of the Zoning Ordinance to change parking space requirement for “Emergency Shelters” to 1 space per employee and 1 space per every 5 beds, or as based upon demonstrated need but not to exceed parking requirements for other residential or commercial uses within the same zone.</u> In addition, the City will revise the Zoning Ordinance to allow Low Barrier Navigation Centers by right in areas zoned for mixed uses and nonresidential zones that permit multi-family uses, pursuant to AB 101. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Increasing housing options Permit Emergency Shelter

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
2.k	Guest House	The City will revise the Zoning Ordinance to define the term “guest house” or “guesthouse” as an accessory building not intended for permanent occupancy which does not have separate cooking facilities from the primary residence. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Increasing housing options
2.l	Lower income opportunity sites	The City will revise the Zoning Ordinance to allow residential developments <u>by-right, without discretionary action</u>, where at least 20% of the units are affordable to lower-income households, <u>on sites identified in prior planning periods pursuant to Government Code Section 65583.2, subdivision (c)</u>. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2027	Enforcement: Ensuring housing for lower income households. Energy conservation
2.m	Boarding Houses	The City will amend the Zoning Ordinance to allow a boarding house or rooming house by-right in Medium, Medium-High, and High-Density Residential Zones. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Diversity of Housing Types
2.n	Reasonable Accommodations Procedure	The City will amend the Zoning Ordinance to provide objective guidelines for evaluating a reasonable accommodation request pursuant to Federal and State Fair Housing Law.	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2027	Special Needs Housing

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		Measurable Outcome: Adoption of Zoning Ordinance Text Amendment				
GOAL 3. Removal of Constraints						
3.a	Central Valley Economic Summit	The City will conduct an annual meeting (i.e., “Builders’ Forum,” rebranded as the Central Valley Economic Summit), inviting professionals in real estate, community development, and economic development to discuss opportunities for development (including residential development) in Chowchilla. The City will provide a summary of Housing Element progress, including updates on the sites’ inventory and programs. Measurable Outcome: One (1) summit per year	CED	General Fund	Annually, every October or November throughout the planning period	N/A
3.b	School Outreach prior to Annexation	When land is proposed to be annexed from the County of Madera to the City of Chowchilla for future residential development, the Chowchilla Elementary School District and the Chowchilla Unified High School District will both be notified through the entitlement review process as required for the annexation process through LAFCo. Projects requesting annexation will be routed to each school district during pre-application. Measurable Outcome: Routing of annexation/entitlement applications to School Districts, on a project-by-project basis	CED and LAFCo	N/A	Ongoing, as-needed on a project-by-project basis	Access to Amenities

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
3.c	Fiscally Prudent and Coordinated Infrastructure Improvements	Public Works, Roads, Planning, and Building staff will discuss proposed projects during the pre-application and formal application processes to optimize opportunities for infrastructure improvements to be made in the most fiscally responsible and time efficient manner. Measurable Outcome: internal recordkeeping	CED and Public Works Department	N/A	Ongoing, as-needed on a project-by-project basis	N/A
3.d	Permit Tracking and Monitoring	The City will utilize its new land management system to modify and improve its permitting and record-keeping processes in order to better track and monitor permits. In particular, the City will create workflows based on permit types and development types (e.g., ADUs, apartments, single-family). As applicable, the City will track and keep a record of affordability by income group. Measurable Outcome: Creation of a new electronic workflow and record type in the City's land management system.	CED	General Fund	Ongoing, 2024 and annually thereafter	Tracking
3.e	Fee Deferral Program for Residential Development	The City will consider a fee deferral program to allow developers/ homebuilders to pay a small portion of development impact fees at building permit, and defer or delay paying the remainder of the fees until a later date (deferral period to be determined but not to exceed 30 years) with the deferral recorded as a form of deferred note and secured by the property. The note would be due and payable if the property were sold, refinanced, the rent was no longer affordable (for multi-family properties), or the	CED	General Fund	Starting in Q1/Q2 of 2025, review the budget to determine feasibility of program; if feasible, establish program	Reduce Cost burden

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		property is no longer occupied by the owner (for single-family homes). Measurable Outcome: Resolution adopted by the City Council			within one (1) year. If not feasible, review the budget on an annual ongoing basis and establish program accordingly	
3.f	Availability of School Facilities to serve new residential projects	When residential projects subject to the Subdivision Map Act and Subdivision Ordinance are submitted, the Chowchilla Elementary School District and Chowchilla Union High School District will both be notified through the entitlement review process 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. Comments received will be incorporated into the project design as either a condition of approval or mitigation measure, as appropriate, and documented in the staff report prepared for the project. The City will also complete the State of California Dwelling Unit Worksheet for the timely processing of the Enrollment Certification/Projection (Form SAB 50-01) consisting of tract map numbers, development names, dates of approval, expiration dates, status of final maps, and number of dwelling units approved, completed, and remaining (to be constructed). This worksheet will be completed by the City on an annual basis for each enrollment year	CED	General Fund	Ongoing Program: school districts to be notified on a project-by-project basis. Completion of the Dwelling Unit Worksheet on an annual basis before or by the due date specified by the school district	Access to Amenities

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		before or by the due date specified by the school district. Measurable Outcome: internal record keeping and completion of Dwelling Unit Worksheet				
3.g	School Impact Fee Coordination	The City will work with the Chowchilla Elementary School District and Chowchilla Union High School District to ensure that school impact fees for new residential developments are 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. The City will actively track and monitor any changes to the fees. Tracking of the fees will coincide with the City's annual review and adoption of its master fee schedule. If it is determined that school impact fee increases will negatively impact residential projects, the City will communicate these impacts to the school boards in written correspondence. Measurable Outcome: Staff Report to City Council for annual review and adoption of the master fee schedule	Finance Department, CED	General Fund	Annually, by Q2 throughout the planning period	Control impact fees to prevent impact on affordable housing projects
3.h	Land Use and Public Facilities and Services Policies	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 multi-family development. The initial monitoring	Finance Department, CED	General Fund	Ongoing Program; beginning in Q2 of 2024 and bi-annually thereafter	Tracking

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		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 nonprofits. 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.				

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		Measurable Outcome: Staff Report to City Council for annual review and adoption of the master fee schedule on a biennial basis				
3.i	Loan Information	The City shall advertise at least annually (a minimum of one (1) time per year) the availability of loans provided through non-profits and programs for rental, ownership, and rehabilitation. Promotion will occur through the City's website, brochures, newsletters, and referrals. Measurable Outcome: annual postings	Finance Department and CED	General Fund	Ongoing Program; first posting to occur by Q1, 2026 and on an annual basis thereafter	Outreach
3.j.	General Plan Land Use Designations and Zoning District Consistency	The City will amend the General Plan to accurately reflect and correspond to the City's zoning districts as identified in the Zoning Ordinance and Zoning Map. Measurable Outcome: Adoption of General Plan Amendment Resolution	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	N/A
3.k.	Density Bonus Ordinance	The City will amend the Zoning Ordinance to comply with the latest density bonus provisions of State Density Bonus Law (Government Code Section 65915). In order to provide for the expeditious processing of a density bonus application, the City will: adopt procedures and timelines for processing a density bonus application; provide a list of all documents and information required to be submitted with the density bonus application in order for the application to be deemed complete; and notify the	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Increase housing development

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		applicant on whether the application is complete in a manner consistent with timelines specified in Section 65943. Regarding replacement housing subject to Government Code Section 65915, subdivision (c)(3), the City will include a finding in approval documents for new residential developments that requires replacement housing when housing is proposed to be demolished or has been demolished in the previous five (5) years. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment; creation of application procedure; staff report finding				
3.I	ADU Ordinance Updates, Tracking, and Incentives	To comply with State ADU Law and encourage ADUs, the City will: • Amend the Zoning Ordinance to comply with State ADU Law. • Create an ADU building permit application and submittal checklist. • Create an ADU informational handout that introduces ADUs. • Create an ADU how-to guide for homeowners. • Re-publish the pre-reviewed ADU plans that were previously available at no cost to Chowchilla residents. The pre-reviewed ADU plans are currently undergoing updates to comply with the new building code. • Create an ADU webpage with all available tools including a link to the updated ADU ordinance, the ADU building permit application and submittal checklist, the ADU informational	CED	Local Early Action Planning (LEAP) Regional Early Action Planning Program (REAP) General Fund	Q1, 2026	Increase in Affordable Housing. Increase Diversity of Housing. Energy conservation

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		handout, the ADU how-to guide, and information about the pre-reviewed ADU plans. Add a workflow in the City's land use management system (Tyler Technologies) to track ADU building permits. Measurable Outcome: Adoption of Zone Text Amendment Ordinance, Implementation of ADU Program. Development of 8 ADUs, 4 lower-income, 2 moderate income, and 2 above-moderate income.				
3.m	Evaluate and Modify Parking and Open Space Requirements	The City will evaluate the current parking, open space requirements, and amend the Zoning Ordinance as appropriate in order to increase buildable area on a parcel, which could subsequently reduce constraints for housing development. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Increase in Affordable Housing. Increase Diversity of Housing. Energy conservation
3.n	Allow Duplexes By-right in medium density single-family zones	The City will amend the Zoning Ordinance to allow duplexes "by-right" in Medium Density Residential Zones. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment. Development of 10 moderate income units.	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Increase in Affordable Housing. Increase Diversity of Housing. Promote Missing Middle Housing. Energy conservation

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
3.o	SB 330 Procedures	The City will adopt procedures to address SB 330, including a preliminary application process, fee, and timeline in accordance with the legislation. The procedures will include a checklist and instructions. Measurable Outcome: Development of internal policy and procedure; application packet; and a Finding that is added to staff reports and other planning reports for projects subject to SB 330	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2027	Decrease barriers to the permitting process. Energy conservation
3.p	Removal of Subjective Judgment from Entitlement Review	The City will amend the Zoning Ordinance to remove subjective language from entitlement review for Site Plan Review, Conditional Use Permit, and Planned Unit Development, and will provide objectives with regards to determining adverse effects and impairment to the integrity and character of zoning districts, thereby streamlining the review of multi-family residential projects. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2027	Decrease barriers to the permitting process
3.q.	Multi-family in Commercial Zones	The City will amend the Zoning Ordinance to allow multi-family residential buildings with five (5) or more units “by right” in the C-N zone district. Measurable Outcome: Adoption of Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	Diversity of Housing. Energy conservation
3.r	Maximizing Use of City Websites to	The City will review its municipal webpage(s) (e.g., Planning, Public Works, etc.), evaluate the available information, and implement changes to maximize	CED and Public Works Department	Local Early Action	Q1, 2027,	Increases transparency and outreach

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
	Increase Transparency	use and increase transparency and dissemination of information. At a minimum, this may include: - Updating application requirements checklists; including Spanish translation where possible. - Creating flowcharts of application requirements to provide a visual representation of timelines, agencies, and processes in the checklist. Measurable Outcome: updated checklist, flowcharts, and materials posted on the City's webpage.		Planning (LEAP) General Fund		
3.s	SB 9 Ordinance	The City will amend the Zoning Ordinance to comply with SB 9 (Government Code Section 65852.21). Measurable Outcome: Adoption of Zoning Ordinance Text Amendment	CED	Local Early Action Planning (LEAP) General Fund	Q1, 2026	
3.t	<u>Water and Sewer Priority</u>	<u>The City will work with water and sewer service providers to establish specific written procedures to grant priority water and sewer service to developments with units affordable to lower-income households pursuant to Government Code Section 65589.7. The procedures will be incorporated into a General Plan policy.</u> <u>Measurable Outcome: Adoption of General Plan Text Amendment</u>	<u>CED</u>	<u>General Fund</u>	<u>Q2, 2025</u>	<u>Increase in Affordable Housing.</u>
GOAL 4. Existing Housing Stock						

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
4.a	Housing Conditions Survey	The City will apply for funds to conduct a Housing Conditions Study. The study will include all housing types, including primary dwellings and accessory dwellings, such as garages, sheds, and permitted and unpermitted second units when they are used for human habitation. The study will include a review of entitlement applications (i.e., tentative subdivision map, General Plan Amendment) to determine their effect on the cost of providing housing. It is expected that the study would inform the next Housing Element update for the City's housing stock characteristics, age and condition of existing housing structures, and foreseen issues. The results of the study will be presented to the City Council. Funding for this study is anticipated to be at least \$50,000. The City will maintain current information on the condition of housing stock by conducting surveys once every housing element cycle (i.e., every eight (8) years) and updating its housing conditions database based on the survey results. Measurable Outcome: Completion of the Housing Conditions Survey.	Finance Department	Community Development Block Grant (CDBG) Local Early Action Planning (LEAP)	2030, before the preparation of the next housing element update cycle	N/A
4.b	Housing Rehabilitation Program	The City will support public and private efforts to rehabilitate and improve existing housing stock by applying annually to State and Federal housing rehabilitation funding sources to provide funds to qualifying property owners, including 1) a minimum of \$60,000 during the 2024-2032 planning period for the removal of unsafe, substandard dwellings	Finance Department	HOME Investment Partnership Program Regional Early Action	Ongoing Program; apply for grant funding starting in 2024, and	Improve housing stock by housing rehabilitation. Energy conservation

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		which cannot be economically repaired and 2) a minimum of \$200,000 annually for the rehabilitation of substandard and deteriorating housing units. The City will partner with Self-Help Enterprises to assist with the implementation of this program. Measurable Outcome/Quantified Objective: five (5) rehabs for lower-income households annually for a total of 40 rehabs for lower-income households over the planning period and two (2) demolitions annually for a total of 16 demolitions.		Planning Program (REAP) Community Development Block Grant (CDBG)	annually thereafter	
4.c	Neighborhood Conservation Awareness	The City will promote awareness of the need for housing and neighborhood conservation by updating the existing brochure outlining available assistance programs for distribution by Code Enforcement and for display at City Hall. This information will also be provided on the City's website. The assistance program brochure should be evaluated and updated annually if there are changes in information. Measurable Outcome: Published brochure distributed annually.	CED	Community Development Block Grant (CDBG) Program General Fund	Ongoing, to be updated by Q1, 2026 and annually as necessary	Outreach
4.d	Notification to Owners of At-Risk Units	Upon notification of potential change of ownership or loss of low-income units, the City will immediately contact the qualified entities and others that may have since registered with HCD. The City will provide staff assistance and fast-track permitting for needed improvements. The City will also ensure that notices are provided to affected	CED	Community Development Block Grant (CDBG) Program General Fund	Ongoing Program: notices to be sent/funding application assistance to be provided on	Encouraging lower income housing

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		tenants and that tenants will be notified of their rights. <u>In addition, the City will commit to assisting with funding applications as part of coordinating qualified entities that can manage and acquire at-risk properties.</u> Measurable Outcome Notices sent as needed. <u>Assistance with funding applications.</u>			a project-by-project basis as notifications are received	
GOAL 5. Special Needs Housing						
5.a	Promote, Encourage, and Assist with Development of Sites for Varying Special Needs	The City will utilize the sites inventory to promote and encourage development of sites suitable for special needs populations, including homeless, farmworkers, disabled, seniors, etc. in conjunction with Program 1.a, 1.b, 1.c., 2.a, 2.b., and 2.c. The City will provide assistance as funds are available, estimated at \$500,000 over the next planning period, to developers seeking to develop or convert residential buildings for use by special needs groups. Potential assistance will also include partnering on grant applications and/or waiving of certain fees or development standards. The City will promote the sites and assistance opportunities on the City's website, in regular communications with builders/developers, and at the City's annual Economic Summit. Measurable Outcome/Quantified Objective: At least four (4) funding applications during the planning period; three (3) new construction, lower-income units serving special needs populations	CED and Finance Department	Local Housing Trust Fund (LHTF) Affordable Housing & Sustainable Communities (AHSC) Permanent Local Housing Allocation (PLHA) HOME Investment Partnership Program	Ongoing Program: Funding Applications will be submitted on deadlines starting 2024 and annually thereafter.	Increase diversity of housing to special needs groups

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		annually for a total of 24 lower-income units serving special needs populations over the planning period		National Housing Trust Fund (NHTF) Regional Early Action Planning Program (REAP) General Fund		
5.b	City Assistance with Rental Housing Development (Large Households)	The City will provide assistance to rental housing developments that contain at least 10% of three (3)- and four (4)-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 at the amounts required under State law, fee cost reduction, and/or fast-track processing. Information on this program will be included on the City's website, in regular communications with builders/developers, and at the City's annual Economic Summit. Measurable Outcome/Quantified Objective: Annual reporting to City Council of the number of units that were assisted; total of 12 new construction lower-income units over the planning period	Finance Department	Community Development Block Grant (CDBG) HOME Investments Partnership Program Regional Early Action Planning Program (REAP)	Ongoing Program: project-by-project basis when three (3) and four (4) bedroom units are proposed; Funding Applications will be submitted on deadlines starting 2024 and annually thereafter	Encourage Diversity of Housing Types. Increase in Housing Available for Large Households. Increase Availability of Rental Housing

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
5.c	Childcare Integrated into Affordable Housing	The City will consider adopting strategies from “A Guide for Developing Childcare Facilities with Affordable Housing – Childcare Handbook” by Bridge Housing for integrating affordable residential projects that provide housing for lower-income, single working parent households and childcare services. The City shall pursue federal and State grant fund sources for childcare services, and actively recruit community-based non-profit and/or private for-profit organizations for such services. The goal would be \$100,000 annually, based on proposed projects. The City will also work with the Community Action Partnership (CAP) of Madera County to provide information to the public on subsidized childcare programs, including CAP’s Alternative Payment Program (APP) and Madera County’s Childcare Resource and Referral (CCR&R). Information on this program will be included on the City’s website, in regular communications with builders/developers, and at the City’s annual Economic Summit. Measurable Outcome: adopted guidelines, \$100,000 for childcare services; and posting of resources:	CED	Community Development Block Grant (CDBG) HOME Proposition 46 programs	By Q1, 2026, the City will review and determine feasibility for adopting strategies; if feasible, City will adopt strategies by Q4, 2026 Funding Applications will be submitted on deadlines starting 2024 and annually thereafter, on a project-by-project basis. CAP Resources to be posted/shared by Q1, 2026 and annually thereafter.	Increase housing access to households with children
5.d	Funding for Construction of Housing for	The City will work with the Affordable Housing Development Corporation (AHDC) to utilize federal	CED	Affordable Housing	Ongoing Program	Increase Availability of Rental Housing.

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
	Seniors and those with Disabilities	and State affordable housing programs to raise \$500,000 in funds for the development of low-income family housing. The City will utilize AHDC funds to incentivize the construction of rental housing for seniors and those with disabilities. Through Program 1.d, the City will establish a workflow for expedited processing and approval of rental housing projects for seniors and those with disabilities. Once funding is secured, the City shall actively recruit and promote active funds to rental housing developers. Measurable Outcome/Quantified Objective: \$500,000 in funding secured for a minimum of three (3) lower-income units for seniors or those with disabilities over the planning period.		Development Corporation		Increase in Housing for Seniors. Increase of Housing for Persons with Disabilities
5.e	Farmworker Housing Development	<u>To provide for the needs of farmworkers, the City will pursue several efforts to encourage and develop farmworker housing:</u> <u>Create a list of nonprofit developers, employers, and other related organizations that serve farmworkers to actively recruit involvement from and seek partnerships with to advertise development opportunities, funding opportunities, and other efforts in conjunction with Program 2.a. The City will commit to contacting developers, employers, and other related organizations that serve farmworkers at least every other year.</u>	CED and Finance Department	Joe Serna, Jr. Farmworker Housing Grant Program (FWHG) Proposition 46 program USDA HOME	Ongoing Program: Development Opportunities to be identified at least every other year Zoning Ordinance Updates to occur by Q1, 2026 Funding Applications to	Increase housing for farmworkers

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		• Target promotion of Housing Rehabilitation program (Program 4.b) to farmworker households to encourage greater participation. • Update Zoning Ordinance to include new section, Agricultural Employee Housing, that describes the requirements and process for streamlined approval pursuant to Health and Safety Code Section 17021.8 to incentivize development of farmworker housing (Program 1.g). • The City 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. Quantified Objective/Measurable Outcome: Development agreement, funding secured. A minimum of two (2) applications submitted: one (1) to Joe Serna and one (1) under Proposition 46 with funding secured for one (1) new construction farmworker housing with a minimum of six (6) units			be submitted on an annual basis starting 2025, until successful	
5.f	Housing Coordinator/ Grant Writer	Develop a job classification by Q3 2024 and evaluate the financial requirements of the position by end of Q1 2025. If the City finds the new position viable, create a position for it in the 2025-2026 budget. If the City does not find the new position viable, then the City will continue to seek partnerships to assist in program development and implementation through Programs 2.a., 2.c., 5.a., and 5.b.	CED, City Manager	General Fund	Job Classification by Q3 2024 Financial Evaluation by Q1 2025 Hire by Q1 2026	Increase Funding for Special Needs Housing

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
GOAL 6. Affirmatively Furthering Fair Housing						
6.a	Equal Opportunity Housing Information and Referral Services	The City will partner with the Fair Housing Council of Central California to provide information and referral services, on an as needed basis, about housing resources, programs, and assistance with particular focus on fair housing. The City will also work with the Fair Housing Council of Central California to conduct fair housing audits and testing of rental properties to assess how well rental properties conform to fair housing laws. The City will attend training as available in order to provide technical support to housing providers in the community. The City will distribute information about fair housing at City Hall and other City-owned facilities (e.g., Library, Senior Center), through the local newspaper, utility bills, and direct contact with housing providers, and on the City website. The information will be available in English and Spanish. Measurable Outcome: Partnership with Fair Housing Council, attendance at annual training, dissemination of information	CED	General Fund	Ongoing Program: establish partnership with Fair Housing Council of Central California, attend annual training, and begin disseminating information by Q1, 2026; and annually thereafter	Enforcement and Outreach
6.b	Revise CTCAC/HCD Opportunity Map	The City shall work with HCD to advocate for the revision of the TCAC/HCD Opportunity Map to include at least one (1) of the City's tracts to be within a "highest resource" or "high resource" area. This would increase the City's competitiveness when pursuing grant funding for future housing developments.	CED	General Fund	Connect with HCD by Q1, 2025 to determine next steps	Construction of More Affordable Housing

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		Measurable Outcome: revised TCAC/HCD map with at least one (1) tract within the City designated as “highest resource”.				
6.c.	<u>Place-based strategies to encourage community conservation and revitalization in Central and South Chowchilla</u>	<u>The City will undertake the following place-based strategies to encourage community conservation and revitalization in Central and South Chowchilla.</u> a. <u>In the City’s implementation of Program 4.b., the City will work with partner and community organizations (e.g., Self-Help) to target housing rehabilitation assistance for owner-occupied households, with focus on lower income households, senior households, and households with persons with disabilities in Central and South Chowchilla.</u> b. <u>Implementation of Caltrans adopted Robertson Boulevard Revitalization Strategy. Implementation of the strategy includes pedestrian and bicycling improvements and reduction of sidewalk length with the corporation of bulb-outs installed at various intersections along the corridor. Once completed, the various corridor improvements are anticipated to increase pedestrian and bicycling safety in Central and South Chowchilla.</u> c. <u>Prioritize capital improvement projects, including the electrification of the Chowchilla Transit System within Central and South Chowchilla service areas. Starting the transition to clean electric vehicles with the purchase of multiple electric buses and other City Vehicles</u>	<u>CED</u>	<u>HOME Investment Partnership Program</u> <u>Regional Early Action Planning Program (REAP)</u> <u>Community Development Block Grant (CDBG)</u> <u>Sustainable Transportation Planning (STP) Grant</u> <u>ATP</u>	<u>Ongoing Program; for grant-funded work, apply for grant funding starting in 2024, and annually thereafter</u> <u>Complete infrastructure-related capital improvements by 2032</u>	<u>Improve housing stock by housing rehabilitation.</u> <u>Energy conservation</u> <u>Increase housing stock</u>

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		and the incorporation of the supporting infrastructure proposed to be incorporated into the City's Public Works Facility. The infrastructure would be designed to include capacity for multiple charging types and vehicles. d. In the City's implementation of Program 2.c., the City will collaborate with non-profit organizations, housing developers, and City Officials to develop a new multi-family residential project that includes acquisition (with deed restrictions) in Central Taft. The City would ensure the residential project would include either improvements or expansion of City Utilities, Walkability, and the expansion of the City's Transit System. Measurable Outcome/Quantified Objective: a. Provide at least two (2) housing rehabilitation grants per year for a total of 16 housing units during the 2024-2032 planning period. b. Carry out implementation of Robertson Boulevard Revitalization Strategy and complete improvements by end of planning period. c. Begin and complete transition to clean electric vehicles by end of planning period. d. Assistance as requested and funds available, anticipated to be \$400,000 during the planning period, with a total of 127 new construction lower-income units constructed and 15 lower-income units preserved.				

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
GOAL 7. Energy Conservation						
7.a	Encourage Energy Efficient Design in New Developments	The City will encourage energy efficiency through the City's site plan review process to ensure that housing construction is environmentally sound, cost effective, and promotes energy efficiency. The City will encourage new developments to incorporate housing design and orientation techniques that reflect energy efficient site planning and use of passive solar access standards. Measurable Outcome: internal recordkeeping	CED	General Fund;	Ongoing Program	Encourage Energy Efficiency. Energy conservation
7.b	Expedited Solar Approval for Residential Projects	The City will implement an electronic and expedited approval process for residential solar projects through its new land management system. Measurable Outcome: New electronic application process for certain solar projects.	CED	General Fund	Q2, 2025	Reduce Cost Burden Energy Conservation
7.c	Promote Assistance/Resources to Low-income Households related to Energy	The City will promote opportunities for financial assistance to low-income households related to energy conservation including programs and incentives by PG&E, GRID Alternatives, Self-Help Enterprises, and Community Action Partnership of Madera County. Information will be included on the City's website, in regular communications with builders/developers, property managers, property owners, tenants, and at the City's annual Economic Summit. Quantified Objective: At least five (5) rehabs for lower-income households annually for a total of 40	Finance Development and CAO	Community Development Block Grant (CDBG) HOME. Proposition 46 programs and others as are applicable and available	Ongoing Program	Reduce Cost Burden. Improved Housing Condition. Energy conservation

#	Title	Action	Responsible Party	Funding Source	Timeline	AFFH or Other Need Addressed
		rehab for lower-income households over the planning period				

8 Appendices

8.1 Appendix A: Public Participation Report

It is crucial that the Housing Element reflects the values, vision, and preferences of the community to get an accurate understanding of the city's housing background and provide strategies and programs that are suitable for the community. Government Code Section 65583(c)(8) states that the local government must make *“a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element.”* This process not only includes the public, but also local agencies, developers, organizations, and sponsors. This section reports the housing element's public outreach via webpage and community survey. Other information on public meetings, stakeholder meetings and interviews, and community workshops, are summarized in **Section 1.4**.

Outreach and Engagement Goals

1. Increase awareness of the Housing Element update.
2. Collect community input to understand the community's dynamics to further develop suitable programs.

Outreach and Engagement Methods

1. City Webpage
2. Community Survey
3. Public Meetings
4. Stakeholder Meetings and Interviews
5. Community Workshops

8.1.1 Webpage

Chowchilla established a webpage for the Housing Element Update 2024-2032 to include information for the public about the housing element and inform the public about surveys, workshops, and efforts on the city's housing element. The webpage is linked here: <https://cityofchowchilla.org/397/Housing-Element-Update-2024-2032> The following images are what the webpage looks like when it was accessed on October 4, 2023.

[Home](#) › [Departments](#) › [Community & Economic Development](#) › [Housing](#) › Housing Element Update 2024-2032

Housing Element Update 2024-2032

Housing Element Update 2024-2032

Take the Housing Element Survey Now!!

QR Code



Survey Link: <https://www.surveymonkey.com/r/2024-2032-housing-element>

The City of Chowchilla is updating its Housing Element, which is an "element" or topic of the City's General Plan. The updated Housing Element will present the City's long-term vision and implementation plan for housing over the next eight-year period from 2024 to 2032.

The City of Chowchilla is inviting the community to take part in outreach and engagement efforts and to stay up to date on the update process. This webpage will be updated regularly with news and announcements.

Should you have any questions throughout this process, please contact the Community and Economic Development Department at (559) 665-8615 x 787.

What is the Housing Element?

The Housing Element is part of the City's General Plan. It serves as the City's principal guide for housing programs and strategies to address housing needs. California State law (Government Code Sections 65580-65589.8) requires that every City and County in California adopt a Housing Element as part of its General Plan. The Housing Element must be updated every eight years and is subject to detailed statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD). The City of Chowchilla is within its 6th update cycle Housing Element for the years 2024-2032.

[Click here](#) to watch HCD's Housing Element Explainer Video

[Click here](#) to watch the Housing Element 101 Video

Ways to Get Involved

Community Survey: Housing Needs and Constraints

We want to hear from you! The City of Chowchilla is looking for community input on housing needs and constraints in Chowchilla to help inform the Housing Element. The Housing Needs and Constraints Survey will be open from July 21, 2023, through September 22, 2023.

The Survey is available online ([Click to Access Survey](#) or Scan QR Code Below). Hard copies are also available at Chowchilla City Hall. Contact the Community and Economic Development Department for how and when you can pick up a hard copy, (559) 665-8615 x 787.

The Survey consists of seventeen questions and will take less than 10 minutes to complete. All responses are anonymous and confidential.

Community Workshops

Save the Date! The City of Chowchilla will be hosting in-person and virtual workshops throughout the update process to engage and inform the community. The topics for in-person and virtual workshops will be the same, with in-person workshops held first followed by the virtual version the week following. Check back for updates and workshop recordings.

Community Workshop #1 (Introduction to the Housing Element):

9/6/23 at Chowchilla City Hall, Council Chambers, 130 South Second Street from 6 pm to 7 pm

[Click Here](#) to View the Presentation

Community Workshop #2 (Introduction to the Housing Element):

9/13/23 by Zoom from 6 pm to 7 pm

Zoom Information:

- Please click the link below to join the webinar: <https://us06web.zoom.us/j/87682605043?pwd=NVBGazhGZmFwdzBOallwKzhLUWVYQT09>
- Or join by phone: 1-669-444-9171
- Webinar ID: 876 8260 5043
- Passcode (for computer or phone access): 382395

Community Workshop #3 (Draft Housing Element):

10/10/23 at Chowchilla City Hall, Council Chambers, 130 South Second Street from 6 pm to 7 pm

Community Workshop #4 (Draft Housing Element):

10/18/23 by Zoom from 6 pm to 7 pm

Zoom Information:

- Please click the link below to join the webinar: <https://us06web.zoom.us/j/89511879924?pwd=TVFPNzVibWx1RTJCNzRNR3hCd0JSQT09>
- Or join by phone: 1-669-444-9171
- Webinar ID: 895 1187 9924
- Passcode (for computer or phone access): 545088

Stakeholder Focus Groups

The City is available for one-on-one phone calls and meetings at your convenience. Please contact Mark Hamilton, Director of Community and Economic Development, at (559) 267-8567 (cell) or mhamilton@cityofchowchilla.org.

Public Meetings

The City of Chowchilla will be hosting two introductory workshops with the Planning Commission and City Council scheduled for August. The purpose of these workshops will be to introduce and inform the Commission and Council on the Housing Element update process.

Planning Commission Workshop (Introduction to the Housing Element):

8/16/23 at Chowchilla City Hall, Council Chambers, 130 South Second Street at 5 pm

[Click Here to View the Presentation](#)

City Council Workshop (Introduction to the Housing Element):

8/22/23 at Chowchilla City Hall, Council Chambers, 130 South Second Street at 4 pm

[Click Here to View the Presentation](#)

Additional Outreach Events

[Classic Car & Custom Bike Show \(City Booth\)](#)

9/16/23 at Veterans Memorial Park from 8 am to 2:30 pm

Actualización del elemento de vivienda 2024-2032

¡Tome la encuesta de elementos de vivienda ahora!!

Código QR



Enlace de la encuesta: <https://www.surveymonkey.com/r/2024-2032-housing-element>

La Ciudad de Chowchilla está actualizando su Elemento de Vivienda, que es un "elemento" o tema del Plan General de la Ciudad. El elemento de vivienda actualizado presentará la visión a largo plazo y el plan de implementación de la ciudad para la vivienda durante el próximo período de ocho años, de 2024 a 2032.

La ciudad de Chowchilla está invitando a la comunidad a participar en los esfuerzos de divulgación y participación y a mantenerse al día sobre el proceso de actualización. Esta página web se actualizará periódicamente con noticias y anuncios.

Si tiene alguna pregunta durante este proceso, comuníquese con el Departamento de Desarrollo Económico y Comunitario al (559) 665-8615 x 787.

¿Qué es el elemento de vivienda?

El Elemento de Vivienda es parte del Plan General de la Ciudad. Sirve como la guía principal de la Ciudad para los programas y estrategias de vivienda para abordar las necesidades de vivienda. La ley del Estado de California (Secciones del Código de Gobierno 65580-65589.8) requiere que cada Ciudad y Condado de California adopte un Elemento de Vivienda como parte de su Plan General. El elemento de vivienda debe actualizarse cada ocho años y está sujeto a requisitos legales detallados y revisión obligatoria por parte del Departamento de Vivienda y Desarrollo Comunitario de California (HCD). La Ciudad de Chowchilla se encuentra dentro de su sexto ciclo de actualización del Elemento de Vivienda para los años 2024-2032.

[Haga clic aquí para ver](#) HCD's Housing Element Explainer Video

[Haga clic aquí para ver](#) Housing Element 101 Video

Formas de participar

Encuesta comunitaria: Necesidades y limitaciones de vivienda

¡Queremos escuchar de ti! La Ciudad de Chowchilla está buscando aportes de la comunidad sobre las necesidades y limitaciones de vivienda en Chowchilla para ayudar a informar el Elemento de Vivienda. La Encuesta de Necesidades y Restricciones de Vivienda estará abierta desde el 21 de julio de 2023 hasta el 22 de septiembre de 2023.

La encuesta está disponible en línea ([haga clic para acceder a la encuesta](#) o escanee el código QR a continuación). Las copias impresas también están disponibles en el Ayuntamiento de Chowchilla. Comuníquese con el Departamento de Desarrollo Económico y Comunitario para saber cómo y cuándo puede recoger una copia impresa, (559) 665-8615 x 787.

La encuesta consta de diecisiete preguntas y le tomará menos de 10 minutos completarla. Todas las respuestas son anónimas y confidenciales.

Talleres comunitarios

¡Reserva! La ciudad de Chowchilla organizará talleres presenciales y virtuales durante todo el proceso de actualización para involucrar e informar a la comunidad. Los temas para los talleres presenciales y virtuales serán los mismos, primero se realizarán

los talleres presenciales seguidos de la versión virtual la semana siguiente. Vuelva a consultar las actualizaciones y las grabaciones del taller.

Community Workshop #1 (Introduction to the Housing Element):

9/6/23 at Chowchilla City Hall, Council Chambers, 130 South Second Street from 6 pm to 7 pm

[Haga clic aquí](#) para ver la presentación

Community Workshop #2 (Introduction to the Housing Element):

9/13/23 by Zoom from 6 pm to 7 pm

Zoom Information:

- Haga clic en el enlace a continuación para unirse al seminario web: <https://us06web.zoom.us/j/87682605043?pwd=NVBGazhGZmFwdzBOallwKzhLUWVYQT09>
- O únete por teléfono: 1-669-444-9171
- Webinar ID: 876 8260 5043
- Passcode (para acceso a computadora o teléfono): 382395

Community Workshop #3 (Proyecto de elemento de vivienda):

10/10/23 at Chowchilla City Hall, Council Chambers, 130 South Second Street from 6 pm to 7 pm

Community Workshop #4 (Proyecto de elemento de vivienda):

10/18/23 by Zoom from 6 pm to 7 pm

Zoom Information:

- Haga clic en el enlace a continuación para unirse al seminario web: <https://us06web.zoom.us/j/89511879924?pwd=TVFPNzVlbWx1RTJCNzRNR3hCd0JSQT09>
- O únete por teléfono: 1-669-444-9171
- Webinar ID: 895 1187 9924
- Passcode (para acceso a computadora o teléfono): 545088

Grupos de enfoque de partes interesadas

La Ciudad está disponible para llamadas telefónicas individuales y reuniones a su conveniencia. Comuníquese con Mark Hamilton, Director de Desarrollo Económico y Comunitario al (559) 267-8567 (celular) o mhamilton@cityofchowchilla.org.

Reuniones públicas

La Ciudad de Chowchilla organizará dos talleres introductorios con la Comisión de Planificación y el Concejo Municipal programados para agosto. El propósito de estos talleres será presentar e informar a la Comisión y al Consejo sobre el proceso de actualización del Elemento de Vivienda.

Planning Commission Workshop (Introduction to the Housing Element):

8/16/23 at Chowchilla City Hall, Council Chambers, 130 South Second Street at 5 pm

[Haga clic aquí para ver la presentación](#)

City Council Workshop (Introduction to the Housing Element):

8/22/23 at Chowchilla City Hall, Council Chambers, 130 South Second Street at 4 pm

[Haga clic aquí para ver la presentación](#)

Eventos de divulgación adicionales

Classic Car & Custom Bike Show (City Booth):

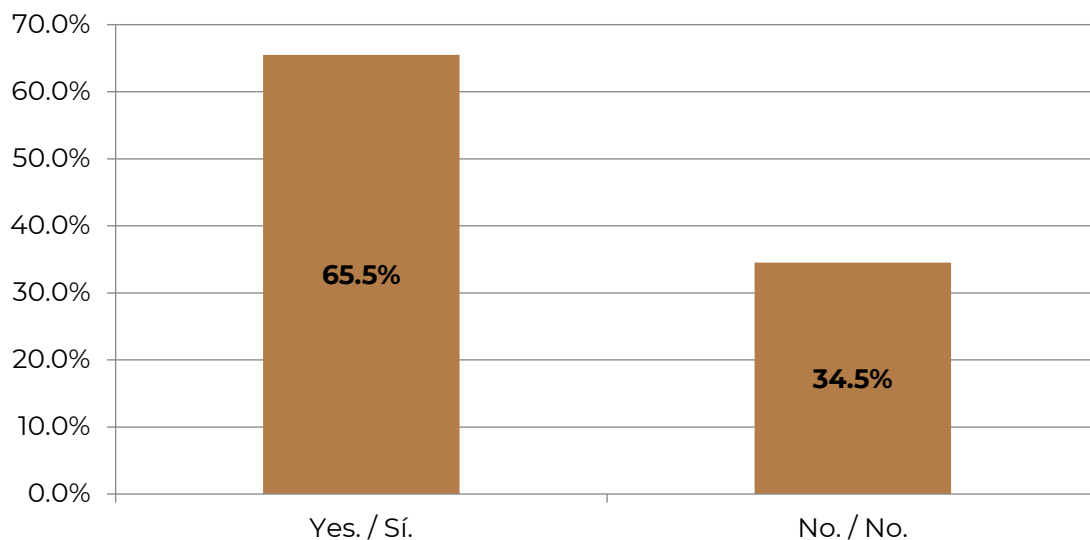
9/16/23 at Veterans Memorial Park from 8 am to 2:30 pm

8.1.2 Survey

A Community Survey was produced to gather feedback on housing conditions for Chowchilla residents to help get a more in-depth understanding of the public's perception of housing and develop housing programs. The survey was available online in both English and Spanish from July 21, 2023, to October 6, 2023. A total of 172 responses were received. There are a total of 17 questions. The full survey is included in **Appendix B**. Survey questions and responses are summarized on the following pages.

Q1: Are you satisfied with your current housing situation? / ¿Está satisfecho con su situación actual de vivienda?

This is a single-choice question. There are 171 respondents.



Q2: Please elaborate on why you are satisfied or dissatisfied. / Sírvase explicar por qué está satisfecho o insatisfecho.

This is an open-ended question. There are 142 responses. The responses are listed here.

- Not to nice of a place where I am living at this time
- It's decent for the rent.
- Vivo en casa y tengo todos los servicios basicos para vivir
- I can afford my house payment and love my neighborhood.
- Porque estamos en un lugar muy tranquilo y cerca a la escuela
- Muy elevados los precios
- We were able to purchase a house 4 years ago.
- I breath
- I like it been there for 18 years.
- Home for homeless
- I live in a nice home that is fairly modern.
- Been there 44 years. Love where I am.

- Things are kept up. I rent. However, I do handyman work, and, much rental property leaves alot to be done.
- City reponse to needs is good.
- Love being in a small town w/a great community
- Needs repairs that I can't do.
- House I rent is too old and needs a lot of work done on it.
- Rent not Justified.
- I own it
- Own our home
- Tranquilo y pacifico/Calm and peaceful
- There is alot of new homes coming in.
- I live in country.
- I love that its calm town to grow my family.
- Cheaper rent
- Nice neighborhood
- Inherited house
- Living w/family
- Satisfied with look but not size never is anything big enough.
- My neighborhood is awesome.
- No crime. Peaceful
- raised our rent
- Rent is too high
- Pricing to high. Not enough homes.
- N/A
- Rent is reasonable
- It's a good place to stay at
- Happy/w home
- Cost of living is excessive & subjects me w/2 teenage boys to live in an unorthadox location w/no showers ALL because we can't afford a house.
- I own my home.
- Rent to high. Not enough families are shown homes.
- Rent is good
- rents to high
- rents too high
- Quiet
- Great family
- own our happy home
- Es vieja la instalacion/The installation is old.
- Greenhills
- Worried about water table dropping.
- Yes
- Somos nuevos y todo es muy bonito/ We are new and everything is very pretty.
- Built it myself.

- I own my home.
- landlord
- Small town nice community
- too expensive, bad areas
- need more housing
- rent is too high
- cheaper rent
- parents bought before price spike
- fairly priced & good condition
- quiet neighborhood
- maintaining of city/taxes
- si
- good location
- expensive & not enough housing
- rent is too high
- nice area
- plenty of housing in the area
- good neighborhood
- rent is too high, Deposits are too high
- family
- love my location
- paid for
- rent is high & there is not enough affordable housing
- family in town
- rent is too high
- nice location
- Home for homeless
- my home is in better shape than most, although it needs some repairs
- decent size decent price
- We need to grow as a community. It would be beneficial to add another RV park that is more inclusive. Our community could use another trailer park and or affordable housing.
- I am very satisfied because a great built house that is safe and comfortable
- Own my own house
- I have a house
- Safety
- As of right now be satisfied. But housing should be more affordable for the people
- its a big enough house for our big family but the house should be updated
- High rent
- Comfortable home
- It is in a good established neighborhood.
- My home is fine.

- Currently pay Association Dues and our community looks worse and unkept than it did 7-10 yrs ago, properties are not being maintained and nobody monitors
- Nice home with a large lot.
- Rent has been raised 2 times in 7 months for a total of %24. Can't afford to buy a house in Chowchilla due to price influx to cater to bay area residents.
- I have a nice house in a good neighborhood.
- We live in a home we plan on keeping for ever with plenty of space
- The apartment home buildings are 30+ yrs old, and well insulated so all appliances and heat/cold a/c runs all the time. Plumbing is old roots grow into sewage lines. The rent has been increased every year with little maintenance. The neighborhood has now allowed low-income apartments to build all around us which had clumped together all multi family units into one area! These apartments should be spread across the community not all in one area as you end up with the one area being a tremendous amount of crime and cars racing through the neighborhood at all hours of the night. There's no safe place to walk your dogs or ride bikes.
- We need more housing too many houses for rent
- I like my neighborhood
- Adequate size and location
- I like my neighborhood and neighbors. Home is comfortable.
- I have a nice rental home
- Rent is stupidly high. Greed. I rented a room and home owner died. I'm on disability. I am alone. I've never been homeless and I am 64. What do I do. Help from county is a lottery to be put on waiting list then if you make the Lottery there is another waiting list for a year or more . I won't make it a year.
- Home Owner
- Greenhills is a nice neighborhood, however a stronger police presence would be nice.
- Own a home that is affordable due to purchasing when prices were lower
- Currently living in a 2300 sq ft home on 1/2 acre in greenhills. Am looking at Atwater and Clovis real estate currently as they offer 2,800 sq fly home or larger with a one acre lot which is what I want.
- Porque somos 5 personas en el hogar y la casa esta muy pequeña me gustari una mas grade de 3 recamaras ho 4
- Cannot afford to buy
- We are looking to purchase a home to fit our family size and room to grow but the housing market is limited in Chowchilla.
- We are homeowners and love our house and neighborhood.
- Need my own place
- Got a home of my own and pay less than some people do for rent.
- Extremely high rent for subpar house
- Mortgage is too high
- We bought our home before prices went through the roof
- We need more low-income housing for single moms
- Living with family to make ends meet. It's hard.

- Can't afford a house
- Not maintained. Lack of care for tenants
- I bought a house recently
- High prices
- Homeless. Doubled up.
- Street does not have sidewalk, street lighting, too many stray cats
- I have a mortgage to live in my home that is affordable
- Live in a family home
- Friendly people. Concerned about the appearance of their residence. Quiet neighborhood. Neighbors are concerned about their neighbors.
- I own my house and it is big enough for me. I live in a cu de sac and people stay to themselves. Their children are not unruly. I live by an empty lot and by the main park. I live by stores and the main street and freeways. It's a small city and slow pace. I live the city I chose to retire in..
- Love my house!
- We purchased in 2019 and were able to get a low-interest refi in 2021.
- We live in a small gated community which seems safe
- Landlord has NOT raided the rent!
- Rent is to high.
- I live in a low-income housing apartment complex. There's always gang members and homeless people breaking in and leaving trash everywhere.
- Good location, rent is at a reasonable price, in a walkable community (there are no sidewalks though).
- It's hard to find affordable housing in Chowchilla. I currently am in a shared housing situation.
- Apartment has poor air circulation and is old.
- yearly market value rent increases are higher than my social security increase
- I am buying a home with enough space for all my children and I.
- Not Affordable, wages do not match living expenses

Q3: How would you rate the physical condition of the home you live in? / ¿Cómo calificaría la condición física de la casa en la que vive?

This is a single-choice question. There are 163 respondents.



Q4: Please elaborate on the physical condition of your home. / Por favor, explique la condición física de su hogar.

This is an open-ended question. There are 133 responses. The responses are listed here.

- No good maintenance
- La condition es Buena solo necesita algunas reparations basicas.
- Needs to be updated, but livable.
- Solo tiene unos detallitos que se han ido arreglando, de hay en más todo bien
- Flooring
- Has not been upgraded since 2005.

- Good, good up keep
- Touchup spots
- Kept up well
- Need repair
- Needs new roof and electrical problems
- Old-1930 built. Heating bill-high.
- Windows old
- Need some upkeep-roof-flooring-carpet
- 24 years
- Necesitamos parques de deporte/We need parks for sports
- I own my home. It has chipped stucco.
- We have roaches
- Fairly new
- Older home needs a little work
- Older home needs roof and other repairs
- needs new paint job
- apartment is somewhat updated but could use more updates.
- Fair
- Some dry rot
- 1950's kitchen 2023 vent
- Rent
- Good condition
- The home is very well taken care of
- New home
- Section of stove front has no power. There is no shower or a kitchen and there is no bathroom.
- Just needs touch up here and there.
- We have done most renovations. Still needs fresh paint
- Decent
- great condition
- minor maintenance problem
- No
- Great
- nice yard, spacious
- good
- 1-10=7
- Newly remodeled
- Needs windows & roof soon
- Good
- Excelente/Excellent
- buen estado/good condition
- Good
- Still in great shape

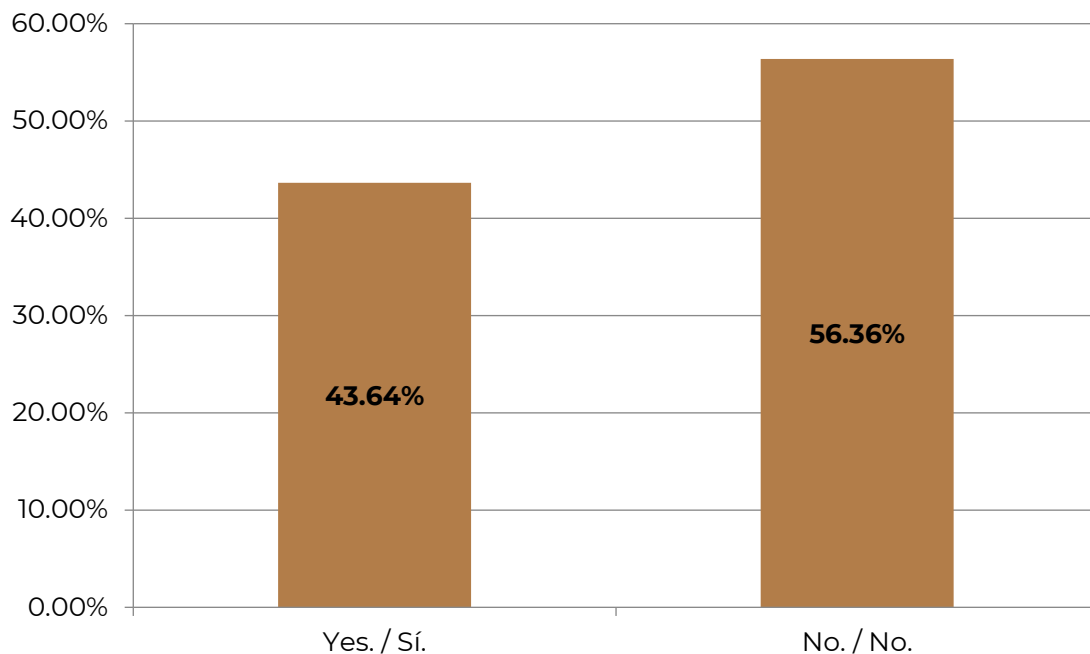
- staying w/ mom
- Well maintained no major repairs needed
- old
- fixed up
- old but clean
- needs new roof
- a/c upgrades needed
- good condition just old
- good
- bien
- fairly new
- needs new carpet
- out of date
- up to date
- bug and roaches
- great landlord
- landlord knows it need work just waiting to be finished
- 95 yrs old
- good condition
- older home great shape minor cosmetic issues
- good
- worn
- pretty new
- windows need to be replaced, house needs installation, weather striping
- Decent. New roof, bad roofers, siding is rotting in some spots, overgrown tree hanging over fence into my back yard.
- We need a new RV park please
- It is in excellent condition. No need of maintenance
- 17+ years old
- Modern and no issues
- New build
- Good condition
- the wiring of the house needs to be fixed theres no ac
- Old house
- Normal wear and tear.
- I have done many upgrades to my home.
- It's 50 years old and most homes need to be maintained
- Our home is responsibly maintained
- Recently renovated
- Electric needs to be updated as well as a new fence.
- could use some paint.
- Older home. Remodeled and updated

- Poorly insulated, single pain windows, water rot and mold (black) in walls, dated appliances and A/C unit, outdated fireplaces without inserts. Sliding glass door let's wind blow in and water/rain during storms, bugs of all kinds.
- Great shape well taken care of
- In good condition. We work hard and maintain it well.
- It is an older home.
- Very good. We work hard and take pride in our home and keep it well maintained.
- Decent, but some repairs needed
- Needs new roof. We have no water for a year. We had the church paying it but water dept told them not to pay it. Why?
- Nice condition
- The home has been maintained well. It will need paint soon.
- Home is 100 years old. Needs some dry rot repair but otherwise in good shape
- About 15 yrs old so some painting issues
- Gavinetes alfonbra la llaves sel agua no sirbe pues praticame tiene muchas cosas aque arreglar
- Carpet, drains
- It's an older home and needs to be updated with modern electrical and ventilation systems. Also needs energy efficient windows and doors.
- We maintain our home well and have made upgrades.
- We don't have water, installation or heating/ cooling units
- We upgraded things like windows and added solar panels but it came with a year old ac unit and everything else was in pretty good condition. Maybe we need to fix some more things by now.
- The electric panel needs to be updated, trees need to be removed, A/C units needs continuous service and house needs weatherproofing
- Yard needs alot of work and the floor inside the house as well as the outside flooring needs work sealing also needs work lots of water leaks
- We need new electrical, a new HVAC system, flooring thought out needs to be replaced.
- Was misplaced due to a apartment fire and got moved to a different unit that wasnt apartment ready anf have not had anything fixed
- It's in good shape.
- Can't afford a house
- Not maintained the apartments or the grounds at the apartments.
- Old home with subfloor, with old plumbing and old electrical
- N/A
- Fine
- Needs new wood siding, step to patio too high
- I have been repairing the damage done by the previous owners
- Good condition, needs upgrades, house painted, large trees need to be cut down, etc
- Maintained. Solar panels offset power charges.
- I think it is good. There are areas with chipped stucco. She can use a coat of paint as she is 17yrs old..

- Older home, needs new windows and paint
- Need siding, dry-rot repair in pergola and new water heater.
- We've been here 15 years and needs painting & updates
- Landlord keeps up with any and all needs in a quick manner
- Beautiful home in great condition
- I have 2 holes in my master bedroom bathroom that leaks and mold that's stain on the silicon team around my windows
- Older house, some new renovations were made but will likely need more in the future to continue updating and maintaining the house in good condition
- New home with roommates
- It's old and needs a lot of upgrades.
- Wood siding is rotting in many places, roof was replaced 3 years ago, but not finished correctly so there is rotten wood everywhere under the eaves and wasps like to make nests in it.
- It has been renovated before we bought it and moved in
- Good

Q5: Does the range of housing options currently available in Chowchilla meet your needs? / ¿La gama de opciones de vivienda actualmente disponibles en Chowchilla satisface sus necesidades?

This is a single-choice question. There are 165 respondents.



Q6: Please elaborate on why or why not. / Sírvanse explicar por qué o por qué no.

This is an open-ended question. There are 124 responses. The responses are listed here.

- Not good service what needs to be done never gets done or never gets done right
- It's suitable for my family size .

- Ofrese todo lo necesario para vivir.
- I currently do not have any housing needs.
- Es buena
- La vivienda es pequeña para el precio
- Way over priced. 150,000 over priced min.
- good
- Live in Madera
- I need a place for myself and family, which I have
- Building going fast
- But, If I were looking, it seems to be "slim pickius."
- More newer homes is required
- We love our home
- Not a lot of rental places available.
- Monthly rent too high.
- Need more low-income housing/apartments
- The trades I need are out of time.
- Unsure live in Raymond
- Mas construccion es mejores viviendas/More construction, improved housing
- No not enghot houses
- Big enough s[ace
- Be there a while
- Have a house
- Single working mom with three kids.
- There is not enough house for rent not everyone is at a house buying range.
- No need for anything else
- need somewhere bigger too \$\$
- Not enough selection.
- I live in Madera
- I live in Madera.
- There is affordable rent
- great city
- Everything is a sale status on properties that there with no rent or sale status.
- Own my own home.
- Not enough options at affordable prices.
- We would like to buy not in a gated community. Most houses are in a G.H.
- no affordable market
- Necesitamos mas viviendas/We need more housing
- Various range
- homeowners
- Hay todo lo que necesitamos/There is everything we need
- I live in Madera.
- Need better living facilities.
- not enough housing

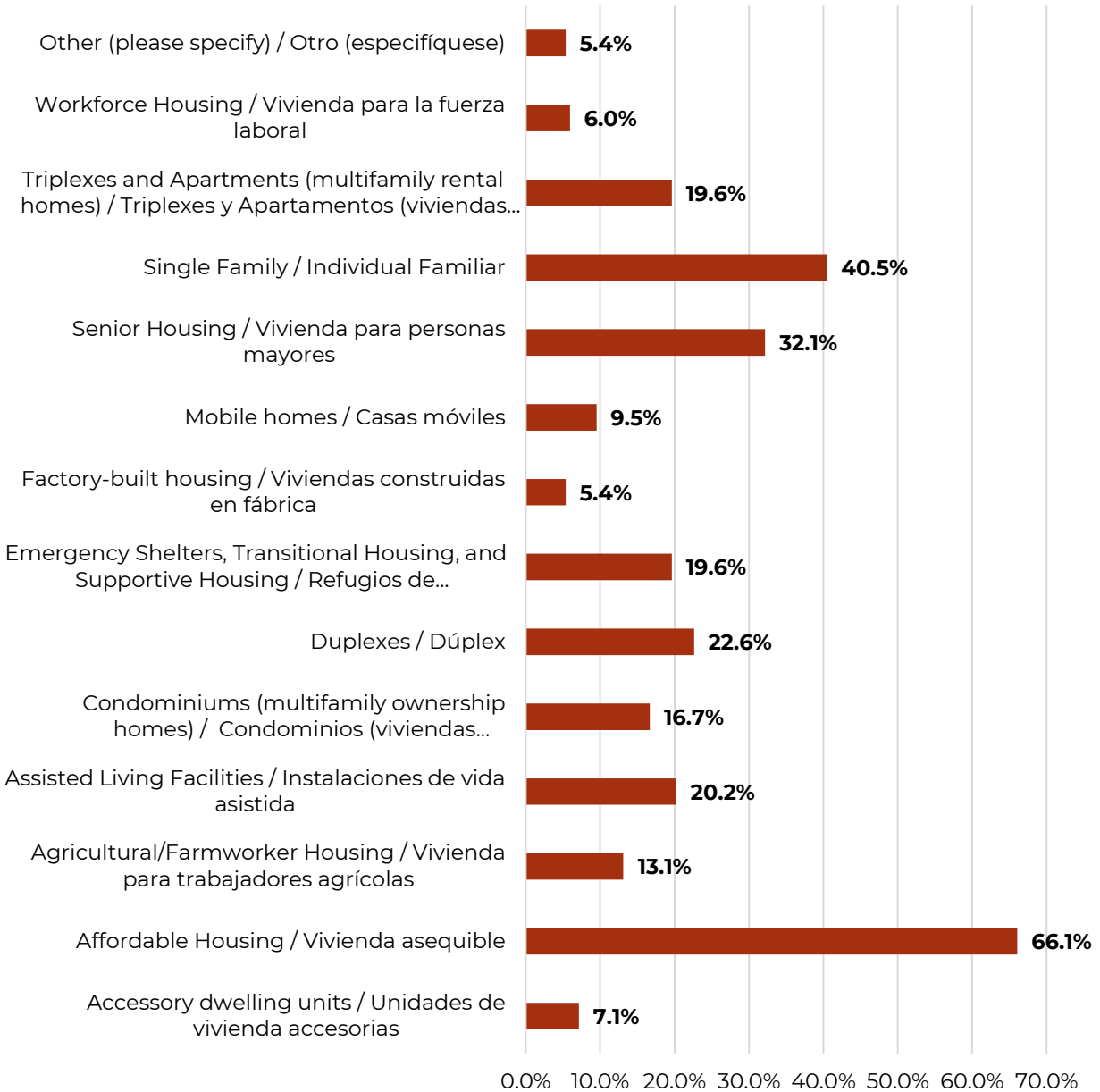
- Adequate selection within budge
- more low-income housing
- not enough housing
- not enough senior housing
- not enough low cost rent
- hard for a full time student to purchase a home
- have residents
- many nice houses
- liempio
- good selection
- n/a
- would like a bigger home eventually
- in on ssi
- if it wasnt for my landlord i could not afford the home i am in
- too expensive
- everything is priced high
- able to afford- for now
- Not enough affordable new home
- Not enough affordable housing for Chowchilla residents.
- The RV park at the golf course is over prices and is a prime example of classism. The other RV park only has 14 sites. Please add an additional more inclusive RV Park
- There are many house new and old that are in great condition and many options
- I'm not looking
- I own and am okay
- Homeowner
- I live in Merced
- the houses with 3 or more rooms are super expensive
- Not a lot of options
- Too many new homes and no additional water to compensate. We are penalized
- Need more newer houses.
- Apartments and SF residence are available
- Very few options, your either in the older community or in the HOA community
- There's different sizes of homes available
- Way too expensive! %90 of Chowchilla residents cannot afford to buy their own home in Chowchilla.
- I have money to live where I want.
- Yes. There is plenty of home available for the amount of people we have in town
- We need AFFORDABLE SENIOR housing that is based on your retirement income regardless of how much you do or do not make. Single story, or multiple stories with a lift and parking.
- Bigger homes and modern
- We saved our money and purchased a home.
- As senior citizens, the option of more affordable senior housing is needed.

- Seems like chowchilla offers a variety of family homes, apartments, and condos.
- I would say yes but barely. We just moved in and had a terrible time finding available rental homes.
- Cost is more than half my pay
- I have a home.
- Chowchilla is a small town. The needs are satisfactory to me.
- Would like a newer home but inventory is low and overpriced
- I want a larger home on at least an acre lot. Those aren't common in chowchilla.
- Porque le falta mucho matenimieto
- Tent prices are too high and it makes it difficult to move
- Small amount of houses on the market that fit our needs or desires.
- I'm not looking to move within town at this time, so I have no idea how hard or easy it is to find housing.
- Too expensive and not very many options
- Some houses are more updated even more spacious but they are pricey.
- House prices and/or rent is astronomical for middle income families and unattainable for our large poverty level community members. There are very few house even available to rent or buy. The houses for sale that are reasonably prices need extreme makeovers and houses for rent are as much as a mortgage payment
- Too expensive
- Buying a home to meet our needs in a town as small as Chowchilla is out of budget
- More affordable housing would be nice
- There is not enough affordable housing and everything seems to be taken.
- Homes are to expensive
- Not affordable for a single parent income.
- I just recently bought an older home.
- The cost of living is too high.
- An apartment or house is out of our price range, as we do not make 2.5x rent to be able to access our own housing.
- There is a need for more renting properties. Struggled to find one.
- Too many empty bank / company owned empty homes with lots of homeless that will never be able to get housing
- Need to establish housing or shelter area for all the homeless its becoming overrun with homeless on the streets and parks
- The availability may be available to me but not all members of the community. Several those entry level rentals fail to meet safe and healthy residents for residents.
- I would like to buy another house so that my son and grandson can come to live from Bay Area but the price has increased so much in 8 years, it's sad. Interest rate is ridiculous.
- Great neighborhood
- We own this home.
- I feel we need an apartment complex that is not low-income but a nice complex that will have nicer apt and gated.

- Rent is way too high for much less
- Not enough houses with affordable rent.
- There's only a few places to choose from
- There needs to be more affordable housing for buyers and renters.
- I would prefer a home or apartment of my own but am restricted with the inflation of rent and lack of unoccupied houses or units for rent.
- Apartments are almost as expensive as houses. Requirements for low-income apartments are government based.
- Not a lot of low-income places for rent. Prices are too high for the people that live in Chowchilla to be able to pay the rent.
- There isn't enough affordable homes for rent/sale. The homes that are listed are either in need of major renovations or extremely expensive brand new homes from developers with no backyard.
- Not enough availability

Q7: What type of housing do you think is most needed in the City of Chowchilla? (select all that apply) / ¿Qué tipo de vivienda crees que es más necesaria en la ciudad de Chowchilla? (seleccione todas las que correspondan)

This is a multiple-choice question. There are 168 respondents.



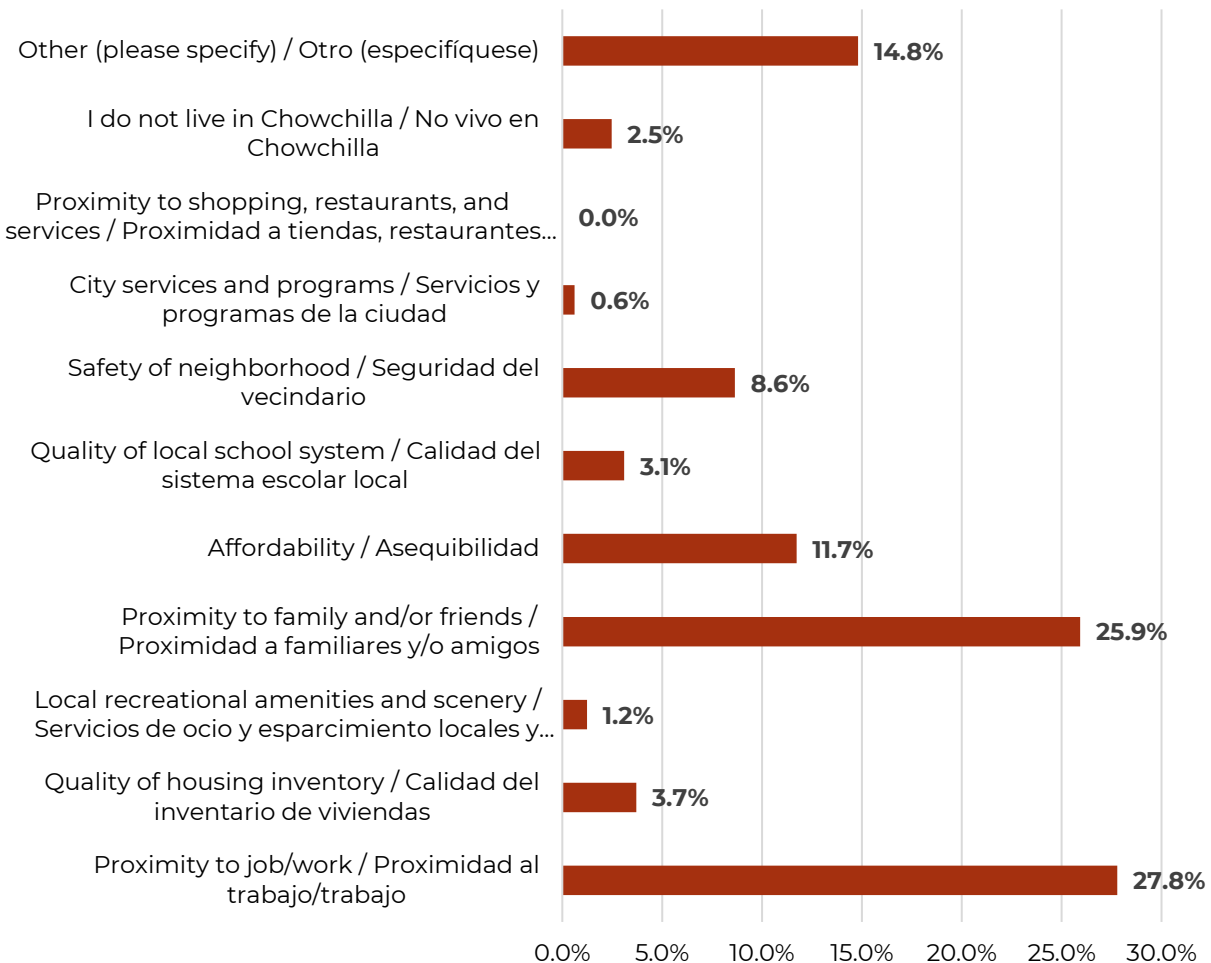
The answers for “Others” are listed here. (“N/A” and blank answers are deleted.)

- my choices but emphasis on CLEAN
- RV Park
- A halt on additional housing
- none, too many houses with not enough amenities already.
- If the city plans on bringing more housing then they need to look into building more schools for the already jam packed classes our children are in. Stop bringing more people into our town when you can’t already supply the ones who live in the city with the proper space for schooling.
- There are too many duplexes in areas with insufficient parking

- I think attracting homebuyers is key to the overall financial security of this city. Try to attract the home buyer who wants land and larger homes for less than Atwater and Clovis.

Q8: If you live in the City of Chowchilla, why have you chosen to live in the City? / Si vives en la ciudad de Chowchilla, ¿por qué has elegido vivir en la ciudad?

This is a single-choice question. There are 62 respondents.



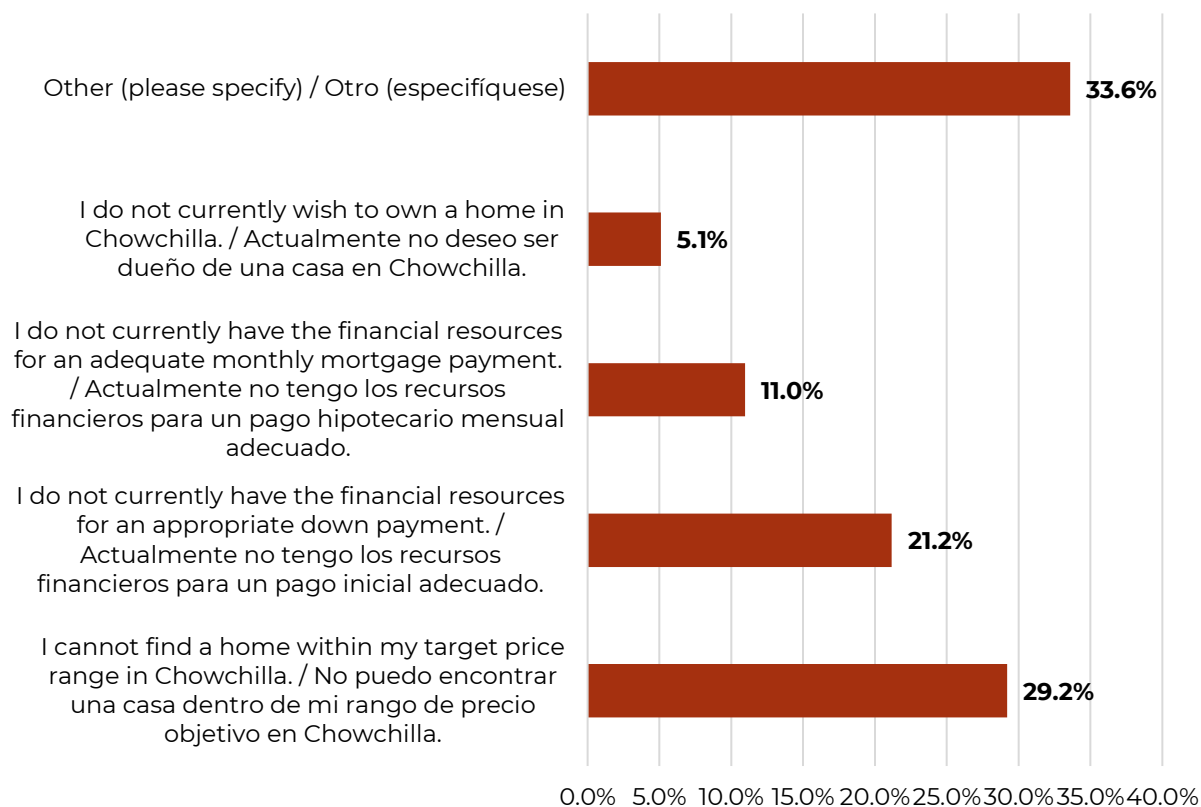
The answers for “Others” are listed here. (“N/A” and blank answers are deleted.)

- Es un lugar tranquilo.
- Its in the middle.
- Family
- Live in Madera
- Only reason, family lives here.
- family
- grad student
- Lived here my whole life. Chowchilla is my home.
- Lived here all my life

- Can't afford to move out of here, so we're STUCK
- Work
- Have lived here all my life... I'm 3rd generation.
- Mix of safety and once upon a time affordable housing
- Purchased family home
- Mistakenly thought a fated community was both safe, friendly, and secure. What a disappointment. Speeding vehicles compete with walking seniors, sauntering young people, and grazing geese all sharing interior roadways. No sidewalks and no block cicle lighting were not a good decisions.
- Small city far away from Bay Area, quiet, affordable when I brought it.,
- Can't afford to leave California all together
- Always have lived in Chowchilla (over 50 years). It is my home.
- Wanted something other than the full overpopulated city we were living in

Q9: If you wish to own a home in Chowchilla but do not currently own one, what obstacles are preventing you from owning a home currently? (choose all the apply) / Si desea ser propietario de una casa en Chowchilla pero actualmente no posee una, ¿qué obstáculos le impiden ser propietario de una casa actualmente? (elija todas las opciones para aplicar)

This is a multiple-choice question. There are 137 respondents.



The answers for “Others” are listed here. (“N/A” and blank answers are deleted.)

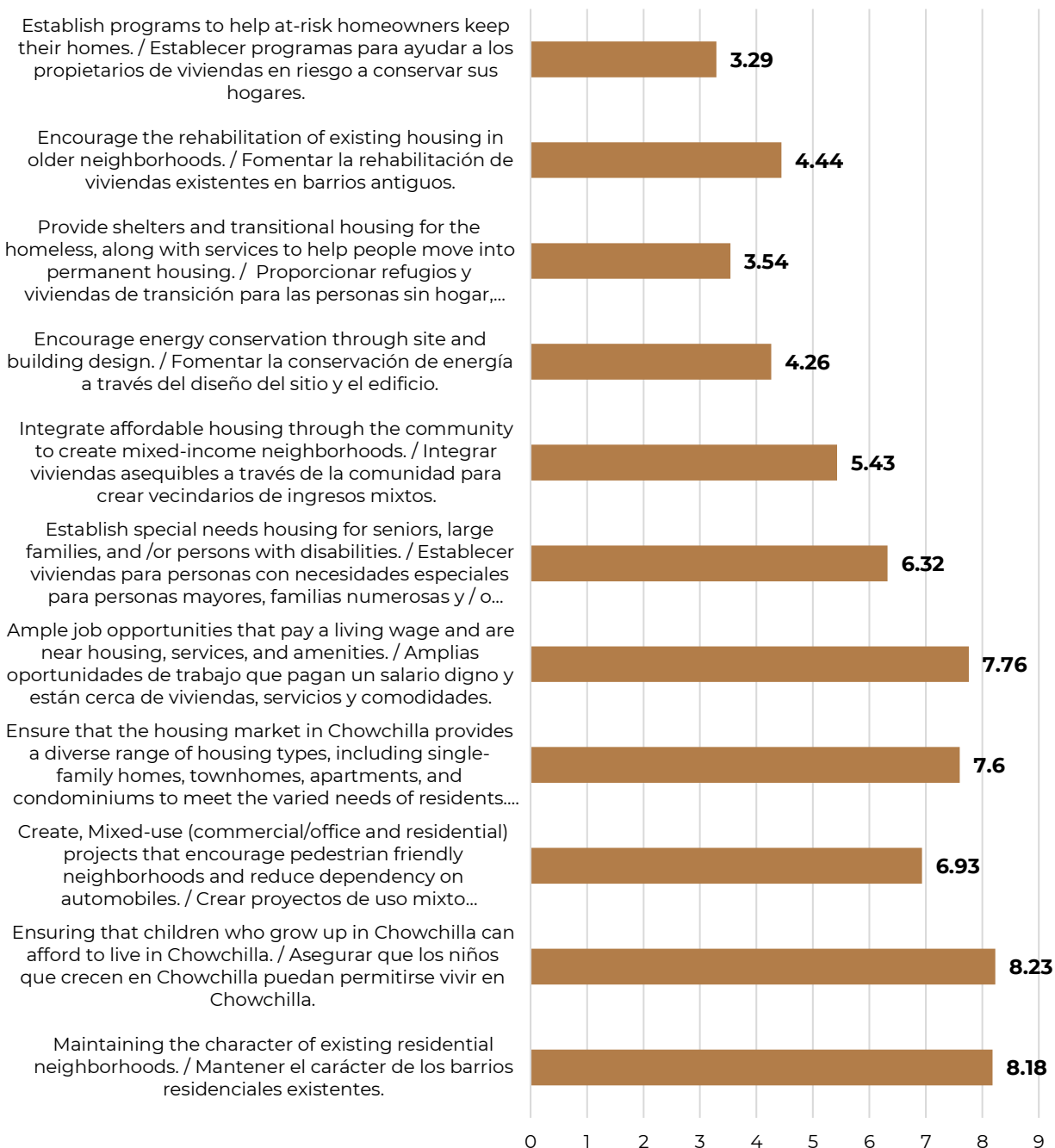
- Tenemos dos meses que compramos casa aquí en Chowchilla

- Own
- own home
- Buying home
- own home
- Already own
- I'm a homeowner
- a home
- both c & d
- The options available do not interest me.
- Already do
- Already purchased
- I don't live in chowchilla
- I own my home
- I own a home in Chowchilla.
- I own a home
- own a house
- I already own a home
- I cannot find a home with my price range as I'm on a fixed disability income and retired plus I don't currently have the down payment required. The market has inflated over valued properties that have been incorrectly over assessed above the actual value of the property. This means if I bought a home today it won't be worth the asking price next year... the loan will be upside down in equity.
- I own a home in Chowchilla
- I own my home
- None. I own my home.
- Home owner
- I own my home.
- Already own
- Already own a home. Looking elsewhere because lack of inventory of larger homes on larger lots.
- Own a home already.
- I do own a home in chowchilla
- Homeowner
- I currently am buying my home.
- Greed has artificially raised prices. 6 million vacant homes in the USA with only 600,000 homeless families. May homes are not for sell to reduce the supply and increase demand
- I live and own a home in Chowchilla currently
- I am a homeowner
- I cannot find a home within my target price / I do not currently have the financial resources for an appropriate down payment
- Buying

Q10: Please identify and rank the following concerns to you and your family from 1 to 11, with 1 being the most important and 11 being the least important. / Identifique y clasifique las siguientes preocupaciones para usted y su familia del 1 al 11, siendo 1 la más importante y 11 la menos importante.

This is a single-choice question. There are 106 respondents.

The first chart shows the average rank of each choice and the second chart breaks down the percentage of responses in each rank.





Q11: Are there any other comments you would like to share with the City of Chowchilla related to housing needs and constraints you've experienced in the City? / Hay algún otro comentario que le gustaría compartir con la Ciudad de Chowchilla relacionado con las necesidades y limitaciones de vivienda que ha experimentado en la Ciudad?

This is an open-ended question. There are 100 responses. The responses are listed here.

- More affordable homes and to rent apts
- No
- Necesita calles más seguras y más iluminación
- Houses on Bird need to take coved yards
- N/A
- Be harder on the "slum lords." You know who they are.
- N/A
- Storm drain system needs attention in older parts of the City.
- N/A
- Affordable
- Necesitamos luz alumbramiento en las escuelas/We need brought lighting in schools.
- Make it cheap for people on welfare to afford other bills
- Lots of drug addicts. No hope need programs.
- no
- I'm on housing and would love a house vs. an apartment. Chowchilla has nice houses and would love one.
- None
- Keep up the good work
- N/A
- No
- great city to live in
- You have covered it except new and growing residents should not have the deposits of needs so outrageous.
- more affordable to rent or buy
- Why isn't code enforcement around?
- N/A
- N/A
- More sports. Sports complex for kids
- none
- Mas escuelas/More schools
- homelessness on the rise
- Trabajos que se encuentran en el area...podria mantenernos aqui/Jobs that are found in the area...we could stay here
- No
- none
- Housing options are adequate
- affordability

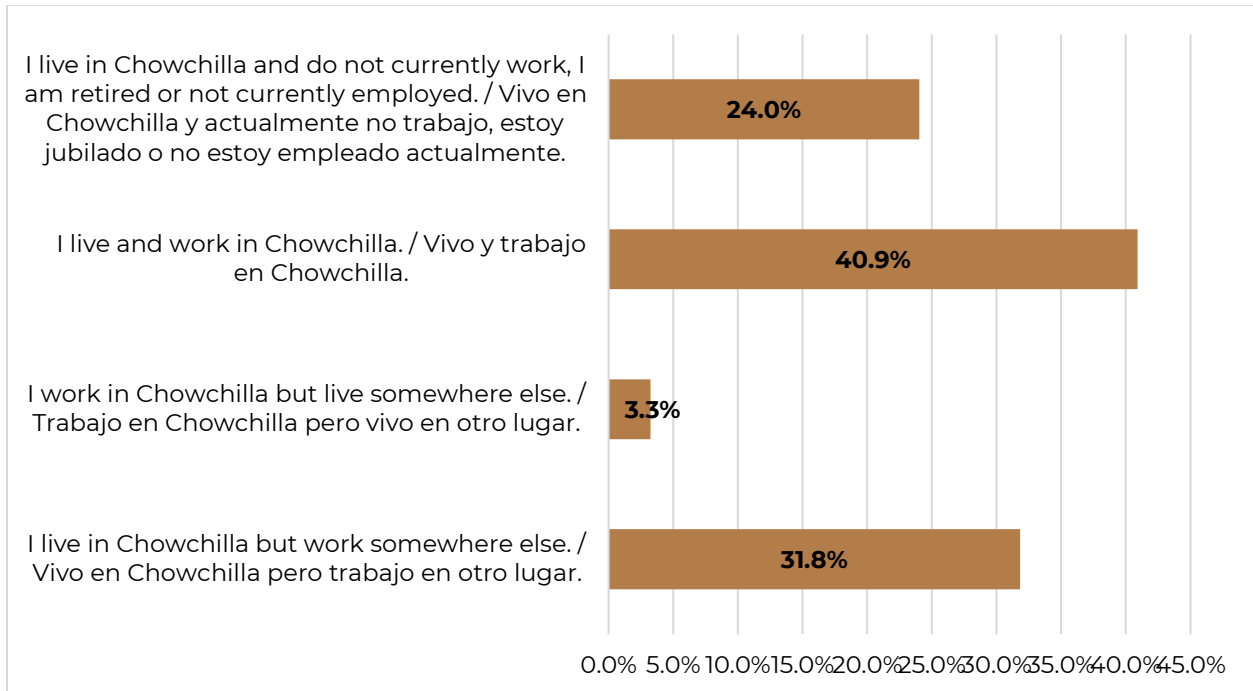
- more new houses
- ciudad tiene que mantener mejor
- none
- homeless problem & too many drug attacks
- retired
- Section 8 apartments have a serious lack of management. They fail to provide what they promise such as keeping apartments free of bugs and pests, and always ensuring access to water in the apartments. Colusa Apartments to be precise! They need to be monitored and held accountable.
- We also need better schools and more schools with new educators
- The houses are very high up in price and not affordable to low-income people
- Clean up the business building on Robertson between 5-6 street ... most of those large buildings are storage only ... have the black building painted a different color ... it's an eyesore on Robertson
- No
- Na
- N/a
- no comment
- No comment
- No
- Need affordable new homes, senior living places and affordable housing for young adults that want to move out on their own but cannot afford 2,000.00 per month rent. Kids will be living with their parents forever.
- If you plan to build traditional housing or shelters, anyone who own a home will not want that near them. Normally you buy a home in a nice area and hope your neighborhood stays nice. Putting shelters and temporary housing will not make a neighborhood more attractive.
- No
- Availability of programs for first time buyers
- City employees cannot afford to purchase homes in the city they live and work for.
- have more for people not more people with less options.
- If you want to bring more people to the. It's and provide more living spaces, do something about the school space FIRST. Create better opportunities for our local businesses, INCLUDING food trucks, to be able to stay in town.
- Multiple family units, apartments, townhomes, condos should all have stacked washer/dryer units and Senior homes if multiple stories need lifts. Most places do not allow any pets and pets are lifesavers to seniors, and disabled persons. RENT CONTROLS NEED TO BE PUT IN PLACE AND A STATE OF THE ART SENIOR CENTER IS MUCH NEEDED HERE LOOK TO CITY OF CLOVIS AS AN EXAMPLE. Also NO FARMING WITHIN THE CITY AND A NUMBER OF MILES OUTSIDE CITY LIMITS.
- More enforcement of lawn maintenance
- The city needs to help keep the city safe so people want to live here.

- In older areas of the City and near duplexes and senior living housing, there is not sufficient parking
- Would like to see the City implement a Blight enforcement to keep the neighborhoods nice. When neighborhoods look trashy it and not cared for then crime typically follows..
- No
- It's going to be cold winter
- Our community is in dire need of somewhere to house the homeless and recovering addicts. The parks that were once for the children in the community are now full of homeless because they don't have anywhere to go. We need a housing facility for the homeless and some kind of recovery or rehab house for those struggling with addiction.
- I hate to see low-income housing mixed into nicer neighborhoods. It does nothing to help create nicer neighborhoods and increases crime in the nicer areas.
- No
- Although, I think it's great to focus on all individuals in your community. I don't have a concern for low-income housing. Chowchilla is already frowned upon by so many because they consider it "ghetto". Why not aim to attract a more affluent demographic that can contribute to paying taxes and maintaining a beautiful Chowchilla by making more custom homes on larger home sites in this area.
- Tener mas viviendas de bajos ingresos
- Mo
- No
- I love the growth occurring in our town, I want to ensure builders are paying for schools, a paid fire station that is fully staffed, and the schools are getting adequately funded. I'm concerned with funding for these services.
- Need stuff for kids to do
- Affordable homes are hard to come by I don't think someone's rent should be almost \$1000 -2500 more than what homeowners are paying for their mortgage
- Chowchilla needs more houses and apartments/duplexes. We also need to consider sewer, water and police/fire services if those houses are built.
- We need more trees and more lights on the streets
- No
- More resources and financial help
- It's all in the numbers. We need more housing.
- I would like to have an easier way to get approved for a house
- No
- None
- Price gauging
- No
- Would love to see more safe crossing lights, sidewalks in older neighborhood, more street lighting, youth recreation center (e.g. Boys and Girls Club), historic museum with a cafe/coffee shop to generate income, repair Chowchilla sign
- Can not and should not ignore our homeless people

- No
- In -fill housing is desirable. Provide enough park space throughout the community. If high-density is a condition iteration be sure to require the developer to provide more than a 'pocket park' as a park! That is not enough space to permit a relaxing area. Without providing that space the public safety folks will be spending too much time in that neighborhood.
- None
- None
- Don't implement policies that lead to devaluation of existing SFR neighborhoods. It will only lead to the taxpayers leaving town.
- Just that it'd be nice for people to take pride in their homes wherever they live
- Rent is too high!!
- Just the cost of rent vs pay is unacceptable
- More jobs with appropriate paying wage to allow us to keep our homes
- N/A
- I would like to see a collaboration effort from our local government and service groups to provide an on site resource for our homeless/disabled population.
- Landlords should be made to sand down old paint and add new paint and provide proper circulation to apartments to prevent mold.
- More restrictions need to exist for big companies when they buy rental properties such as apartment complexes.
- People who work in Chowchilla can't afford to buy here.
- No

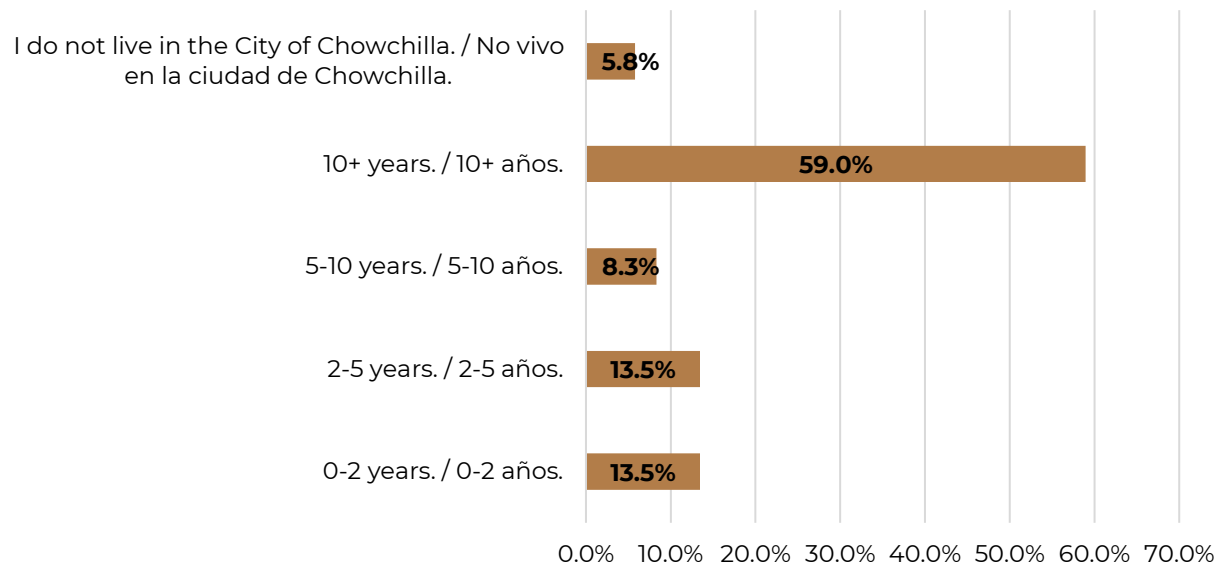
Q12: Do you live and/or work in the City of Chowchilla? / ¿Vives y/o trabajas en la ciudad de Chowchilla?

This is a single-choice question. There are 154 respondents.



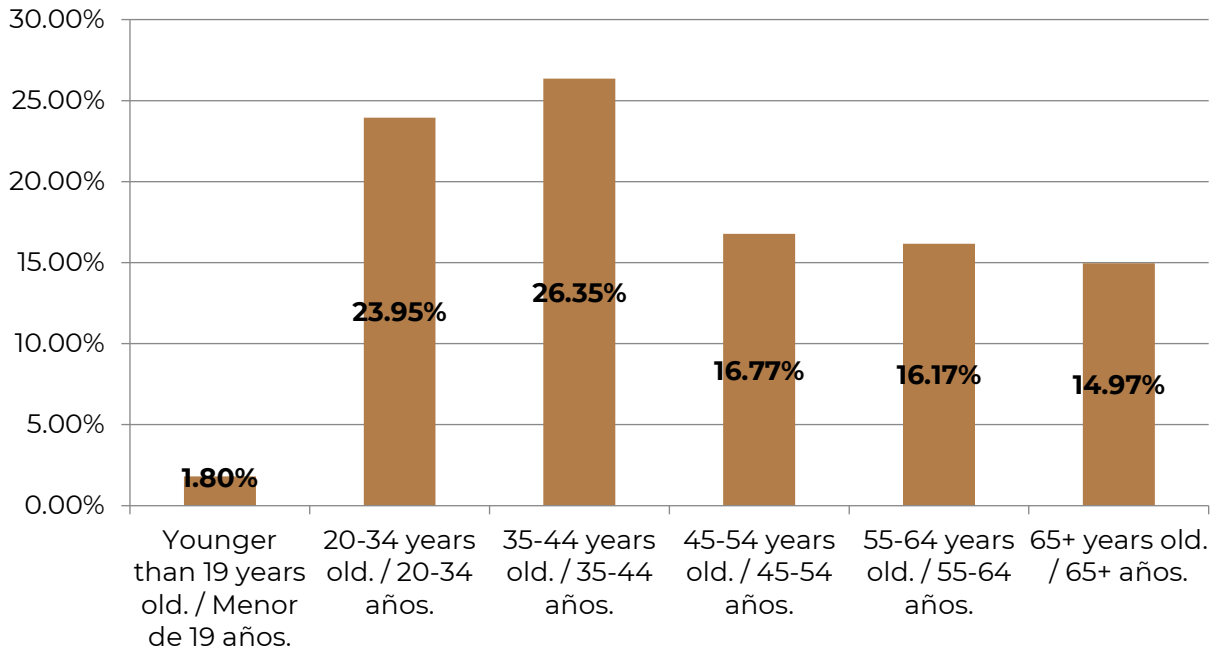
Q13: If you currently live in Chowchilla, how long have you lived in the City? / Si actualmente vives en Chowchilla, ¿cuánto tiempo has vivido en la ciudad?

This is a single-choice question. There are 156 respondents.



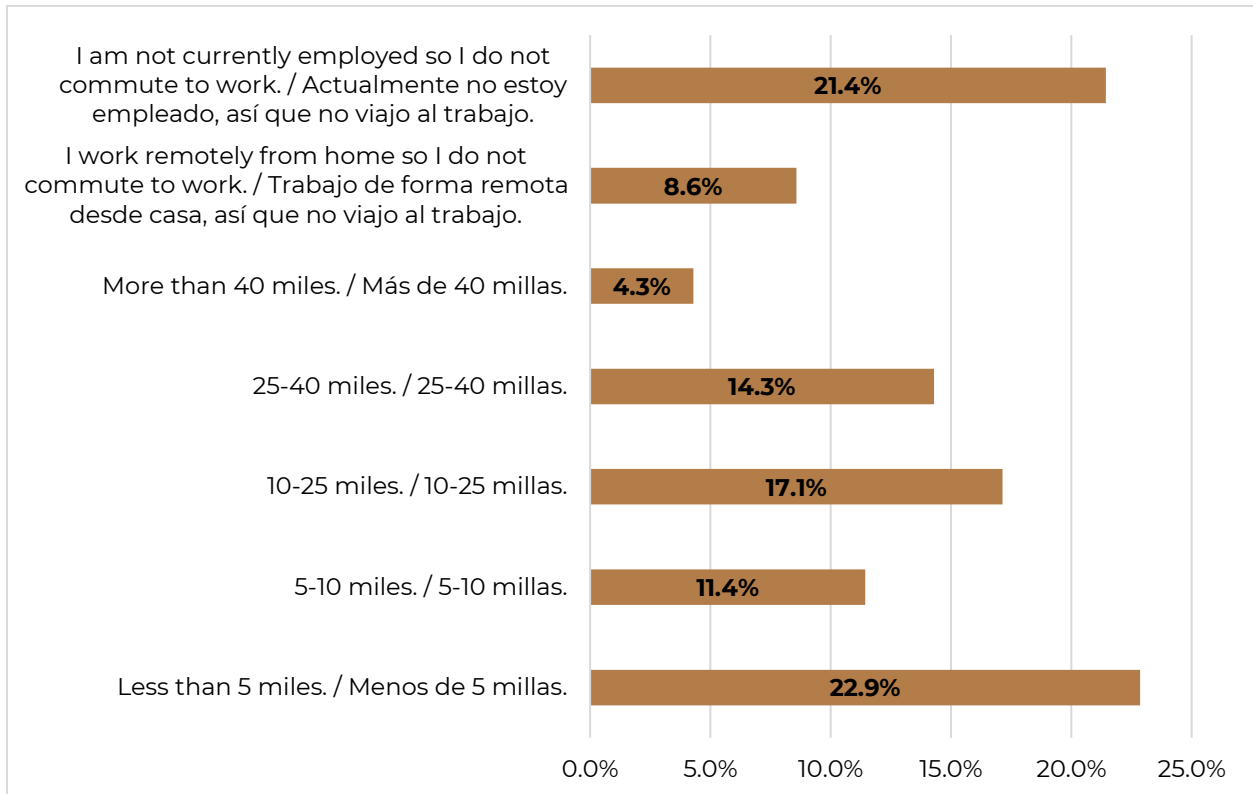
Q14: What age range most accurately describes you? / ¿Qué rango de edad te describe con mayor precisión?

This is a single-choice question. There are 167 respondents.



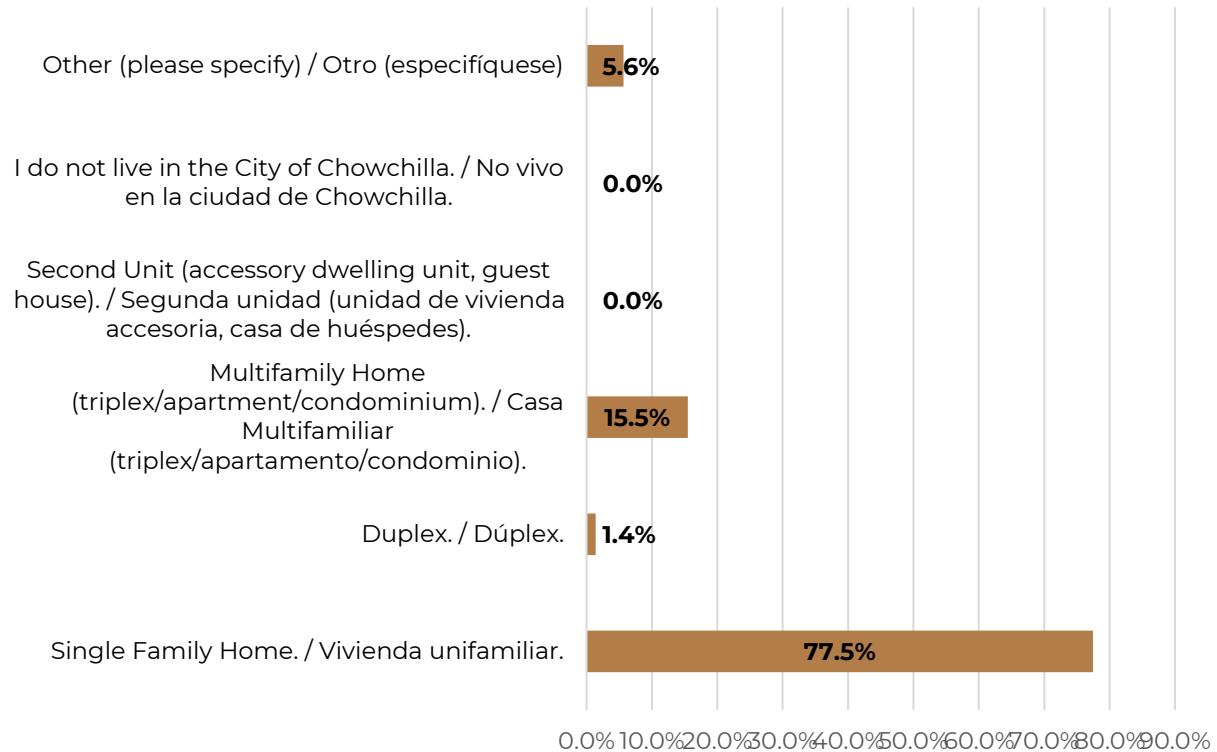
Q15: If you are currently employed, approximately how long is your one-way commute to work? / Si actualmente está empleado, ¿cuánto dura aproximadamente su viaje de ida al trabajo?

This is a single-choice question. There are 70 respondents.



Q16: Select the housing type that best describes your current home: Seleccione el tipo de vivienda que mejor describa su hogar actual:

This is a single-choice question. There are 71 respondents.

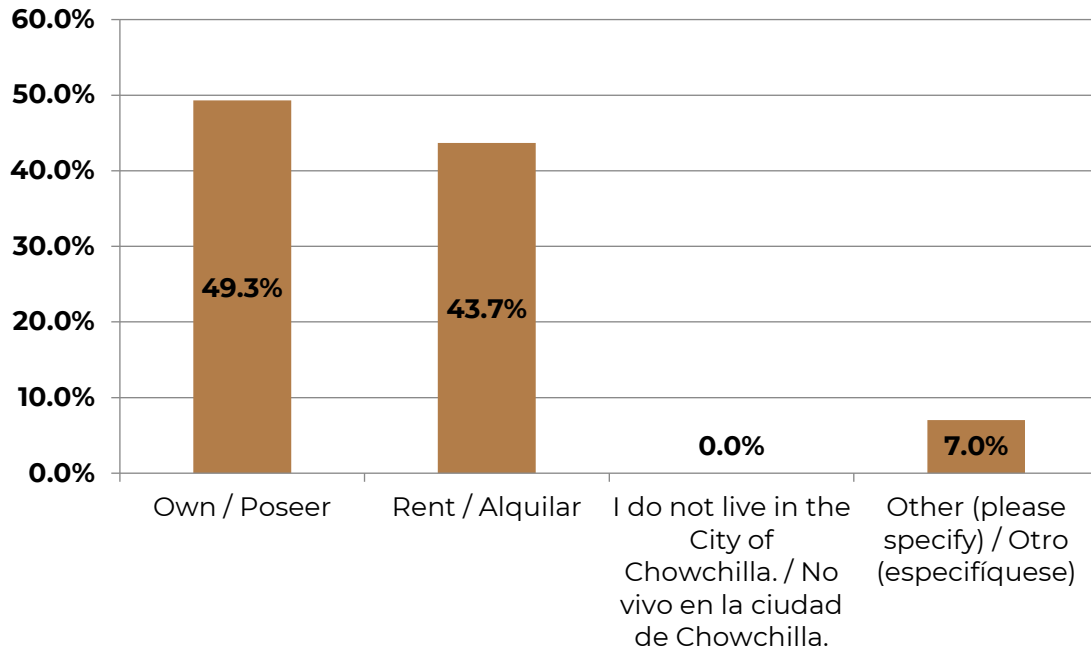


The answers for “Others” are listed here.

- Lakes RV Park (Golf Course)
- I rent a room in a home that should be condemned
- Live with family members because I can't afford the price range of my own house with the price the house's are currently
- Triplex

Q17: If you live in Chowchilla, do you currently own or rent your home? / Si vives en Chowchilla, ¿actualmente eres dueño o alquilas tu casa?

This is a single-choice question. There are 71 respondents.



The answers for “Others” are listed here.

- Live in Merced
- Live with parents
- I live with family members
- Staying with relatives
- Buying

Figure 8-1 Community Survey Poster



8.2 Appendix B: Online Public Survey

2024-2032 Housing Element: Housing Needs and Constraints Survey / Elemento de vivienda 2024-2032: Encuesta de necesidades y limitaciones de vivienda

About the Survey / Acerca de la encuesta

The City of Chowchilla is updating its Housing Element, which is an “element” or topic of the City’s General Plan that is required by California State Law. The updated Housing Element will provide the City’s long-term vision and implementation plan for housing over the next eight-year period from 2024 to 2032. To inform this process, the City is seeking community input on housing needs and constraints in Chowchilla.

The following survey consists of 17 questions and will take approximately eight minutes to complete. The survey will be open to responses from July 21, 2023, to October 6, 2023 (EXTENDED!) September 22, 2023. All responses are anonymous and confidential.

For more information, please visit: <https://www.cityofchowchilla.org/153/Planning>

La Ciudad de Chowchilla está actualizando su Elemento de Vivienda, que es un "elemento" o tema del Plan General de la Ciudad que es requerido por la Ley del Estado TM de California. El Elemento de Vivienda actualizado proporcionará la visión a largo plazo de la Ciudad TM y el plan de implementación para la vivienda durante el próximo período de ocho años de 2024 a 2032. Para informar este proceso, la Ciudad está buscando la opinión de la comunidad sobre las necesidades y limitaciones de vivienda en Chowchilla.

Siguiente encuesta consta de 17 preguntas y tardará aproximadamente ocho minutos en completarse. La encuesta estará abierta a respuestas del 21 de julio de 2023 al 22 de septiembre de 2023. Todas las respuestas son anónimas y confidenciales. Para obtener más información, visite: <https://www.cityofchowchilla.org/153/Planning>

1. Are you satisfied with your current housing situation? / ¿Está satisfecho con su situación actual de vivienda?

- ☐ Yes. / Sí.
- ☐ No. / No.

2. Please elaborate on why you are satisfied or dissatisfied. / Sírvase explicar por qué está satisfecho o insatisfecho.

3. How would you rate the physical condition of the home you live in? / ¿Cómo calificaría la condición física de la casa en la que vive?

- ☐ Excellent condition, no maintenance or rehabilitation improvements are needed. / Excelente estado, no necesita mejoras de mantenimiento ni rehabilitación.
- ☐ Very good condition, shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.) but no rehabilitation improvements are needed. / Muy buen estado, muestra signos de mantenimiento diferido menor (es decir, pintura descascarada, estuco desconchado, etc.) pero no se necesitan mejoras de rehabilitación.
- ☐ Fair condition, needs one or more modest rehabilitation improvements (i.e., new roof, new stucco, new wood siding, etc.). / Condición aceptable, necesita una o más mejoras de rehabilitación modestas (es decir, techo nuevo, estuco nuevo, revestimiento de madera nuevo, etc.).
- ☐ Poor condition, needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, etc.). / Malas condiciones, necesita una o más actualizaciones importantes (es decir, nuevos cimientos, nuevas tuberías, nuevas instalaciones eléctricas, etc.).

4. Please elaborate on the physical condition of your home. / Por favor, explique la condición física de su hogar.

5. Does the range of housing options currently available in Chowchilla meet your needs? / ¿La gama de opciones de vivienda actualmente disponibles en Chowchilla satisface sus necesidades?

- ☐ Yes. / Sí.
- ☐ No. / No.

6. Please elaborate on why or why not. / Sírvanse explicar por qué o por qué no.

7. What type of housing do you think is most needed in the City of Chowchilla? (select all that apply) / ¿Qué tipo de vivienda crees que es más necesaria en la ciudad de Chowchilla? (seleccione todas las que correspondan)

- ☐ Accessory dwelling units / Unidades de vivienda accesorias
- ☐ Affordable Housing / Vivienda asequible
- ☐ Agricultural/Farmworker Housing / Vivienda para trabajadores agrícolas

- ☐ Assisted Living Facilities / Instalaciones de vida asistida
- ☐ Condominiums (multi-family ownership homes) / Condominios (viviendas multifamiliares)
- ☐ Duplexes / Dúplex
- ☐ Emergency Shelters, Transitional Housing, and Supportive Housing / Refugios de emergencia, viviendas de transición y viviendas de apoyo
- ☐ Factory-built housing / Viviendas construidas en fábrica
- ☐ Mobile homes / Casas móviles
- ☐ Senior Housing / Vivienda para personas mayores
- ☐ Single Family / Individual Familiar
- ☐ Triplexes and Apartments (multi-family rental homes) / Triplexes y Apartamentos (viviendas multifamiliares de alquiler)
- ☐ Workforce Housing / Vivienda para la fuerza laboral
- ☐ Other (please specify) / Otro (especifíquese)

8. If you live in the City of Chowchilla, why have you chosen to live in the City? / Si vives en la ciudad de Chowchilla, ¿por qué has elegido vivir en la ciudad?

- ☐ Proximity to job/work / Proximidad al trabajo/trabajo
- ☐ Quality of housing inventory / Calidad del inventario de viviendas
- ☐ Local recreational amenities and scenery / Servicios de ocio y esparcimiento locales y paisajes
- ☐ Proximity to family and/or friends / Proximidad a familiares y/o amigos
- ☐ Affordability / Asequibilidad
- ☐ Quality of local school system / Calidad del sistema escolar local
- ☐ Safety of neighborhood / Seguridad del vecindario
- ☐ City services and programs / Servicios y programas de la ciudad
- ☐ Proximity to shopping, restaurants, and services / Proximidad a tiendas, restaurantes y servicios
- ☐ I do not live in Chowchilla / No vivo en Chowchilla
- ☐ Other (please specify) / Otro (especifíquese)

9. If you wish to own a home in Chowchilla but do not currently own one, what obstacles are preventing you from owning a home currently? (choose all the apply) / Si desea ser propietario de una casa en Chowchilla pero actualmente no posee una, ¿qué obstáculos le impiden ser propietario de una casa actualmente? (elijá todas las opciones para aplicar)

- ☐ I cannot find a home within my target price range in Chowchilla. / No puedo encontrar una casa dentro de mi rango de precio objetivo en Chowchilla.
- ☐ I do not currently have the financial resources for an appropriate down payment. / Actualmente no tengo los recursos financieros para un pago inicial adecuado.
- ☐ I do not currently have the financial resources for an adequate monthly mortgage payment. / Actualmente no tengo los recursos financieros para un pago hipotecario mensual adecuado.
- ☐ I do not currently wish to own a home in Chowchilla. / Actualmente no deseo ser dueño de una casa en Chowchilla.
- ☐ Other (please specify) / Otro (especifíquese)

10. Please identify and rank the following concerns to you and your family from 1 to 11, with 1 being the most important and 11 being the least important. / Identifique y clasifique las siguientes preocupaciones para usted y su familia del 1 al 11, siendo 1 la más importante y 11 la menos importante.

1. Maintaining the character of existing residential neighborhoods. / Mantener el carácter de los barrios residenciales existentes.
2. Ensuring that children who grow up in Chowchilla can afford to live in Chowchilla. / Asegurar que los niños que crecen en Chowchilla puedan permitirse vivir en Chowchilla.
3. Create, Mixed-use (commercial/office and residential) projects that encourage pedestrian friendly neighborhoods and reduce dependency on automobiles. / Crear proyectos de uso mixto (comercial/de oficinas y residenciales) que fomenten vecindarios amigables para los peatones y reduzcan la dependencia de los automóviles.
4. Ensure that the housing market in Chowchilla provides a diverse range of housing types, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of residents. / Asegúrese de que el mercado de la vivienda en Chowchilla ofrezca una amplia gama de tipos de vivienda, incluidas casas unifamiliares, casas adosadas, apartamentos y condominios para satisfacer las diversas necesidades de los residentes.
5. Ample job opportunities that pay a living wage and are near housing, services, and amenities. / Amplias oportunidades de trabajo que pagan un salario digno y están cerca de viviendas, servicios y comodidades.

6. Establish special needs housing for seniors, large families, and /or persons with disabilities. / Establecer viviendas para personas con necesidades especiales para personas mayores, familias numerosas y / o personas con discapacidades.
7. Integrate affordable housing through the community to create mixed-income neighborhoods. / Integrar viviendas asequibles a través de la comunidad para crear vecindarios de ingresos mixtos.
8. Encourage energy conservation through site and building design. / Fomentar la conservación de energía a través del diseño del sitio y el edificio.
9. Provide shelters and transitional housing for the homeless, along with services to help people move into permanent housing. / Proporcionar refugios y viviendas de transición para las personas sin hogar, junto con servicios para ayudar a las personas a mudarse a una vivienda permanente.
10. Encourage the rehabilitation of existing housing in older neighborhoods. / Fomentar la rehabilitación de viviendas existentes en barrios antiguos.
11. Establish programs to help at-risk homeowners keep their homes. / Establecer programas para ayudar a los propietarios de viviendas en riesgo a conservar sus hogares.

11. Are there any other comments you would like to share with the City of Chowchilla related to housing needs and constraints you've experienced in the City? / Hay algún otro comentario que le gustaría compartir con la Ciudad de Chowchilla relacionado con las necesidades y limitaciones de vivienda que ha experimentado en la Ciudad?

12. Do you live and/or work in the City of Chowchilla? / ¿Vives y/o trabajas en la ciudad de Chowchilla?

- ☐ I live in Chowchilla but work somewhere else. / Vivo en Chowchilla pero trabajo en otro lugar.
- ☐ I work in Chowchilla but live somewhere else. / Trabajo en Chowchilla pero vivo en otro lugar.
- ☐ I live and work in Chowchilla. / Vivo y trabajo en Chowchilla.
- ☐ I live in Chowchilla and do not currently work, I am retired or not currently employed. / Vivo en Chowchilla y actualmente no trabajo, estoy jubilado o no estoy empleado actualmente.

13. If you currently live in Chowchilla, how long have you lived in the City? / Si actualmente vives en Chowchilla, ¿cuánto tiempo has vivido en la ciudad?

- ☐ 0-2 years. / 0-2 años.
- ☐ 2-5 years. / 2-5 años.
- ☐ 5-10 years. / 5-10 años.
- ☐ 10+ years. / 10+ años.
- ☐ I do not live in the City of Chowchilla. / No vivo en la ciudad de Chowchilla.

14. What age range most accurately describes you? / ¿Qué rango de edad te describe con mayor precisión?

- ☐ Younger than 19 years old. / Menor de 19 años.
- ☐ 20-34 years old. / 20-34 años.
- ☐ 35-44 years old. / 35-44 años.
- ☐ 45-54 years old. / 45-54 años.
- ☐ 55-64 years old. / 55-64 años.
- ☐ 65+ years old. / 65+ años.

15. If you are currently employed, approximately how long is your one-way commute to work? / Si actualmente está empleado, ¿cuánto dura aproximadamente su viaje de ida al trabajo?

- ☐ Less than 5 miles. / Menos de 5 millas.
- ☐ 5-10 miles. / 5-10 millas.
- ☐ 10-25 miles. / 10-25 millas.
- ☐ 25-40 miles. / 25-40 millas.
- ☐ More than 40 miles. / Más de 40 millas.
- ☐ I work remotely from home so I do not commute to work. / Trabajo de forma remota desde casa, así que no viajo al trabajo.
- ☐ I am not currently employed so I do not commute to work. / Actualmente no estoy empleado, así que no viajo al trabajo.

16. Select the housing type that best describes your current home: / Seleccione el tipo de vivienda que mejor describa su hogar actual:

- ☐ Single Family Home. / Vivienda unifamiliar.
- ☐ Duplex. / Dúplex.
- ☐ Multi-family Home (triplex/apartment/condominium). / Casa Multifamiliar (triplex/apartamento/condominio).

- ☐ Second Unit (accessory dwelling unit, guest house). / Segunda unidad (unidad de vivienda accesoria, casa de huéspedes).
- ☐ I do not live in the City of Chowchilla. / No vivo en la ciudad de Chowchilla.
- ☐ Other (please specify) / Otro (especifíquese)

17. If you live in Chowchilla, do you currently own or rent your home? / Si vives en Chowchilla, ¿actualmente eres dueño o alquilas tu casa?

- ☐ Own / Poseer
- ☐ Rent / Alquilar
- ☐ I do not live in the City of Chowchilla. / No vivo en la ciudad de Chowchilla.
- ☐ Other (please specify) / Otro (especifíquese)

Done

8.3 Appendix C: Housing Sites Inventory Table

City of Chowchilla 6th Cycle 2024-2032 Housing Element Land Inventory Index

Map ID	APN	Acres	Vacant	Under-utilized	Zoning	GP	Minimum Density	Maximum Density	Realistic Density	Maximum Units	Realistic Units	Sewer Availability	Water Availability	Dry Utility Availability	Affordability Level	Notes	2016 HE Site?	2020 HE Site?
1	001-022-007	0.05	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
2	001-031-010	0.14	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
3	001-068-013	0.16	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
4	001-072-004	0.16	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
5	001-111-013	0.16	Yes		R-M-6	MDR	2.0	8.0	5.5	2	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
6	001-115-013	0.14	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
7	001-123-002	0.16	Yes		R-MH	MHDR	6.0	16.0	8.0	2	1	Yes	Yes	Yes	Moderate		Yes	Yes
8	001-126-002	0.32	Yes		MX-D	DC	10.0	30.0	16.0	10	5	Yes	Yes	Yes	Moderate			Yes
9	001-126-004	0.48	Yes		MX-D	DC	10.0	30.0	16.0	14	8	Yes	Yes	Yes	Moderate			Yes
10	001-128-001	0.24	Yes		MX-D	DC	10.0	30.0	16.0	7	4	Yes	Yes	Yes	Moderate			Yes
11	001-131-012	0.16	Yes		MX-D	DC	10.0	30.0	16.0	5	3	Yes	Yes	Yes	Moderate			Yes
12	001-132-001	0.32	Yes		MX-D	DC	10.0	30.0	16.0	10	5	Yes	Yes	Yes	Moderate			Yes
13	001-132-005	0.08	Yes		MX-D	DC	10.0	30.0	16.0	2	1	Yes	Yes	Yes	Moderate			Yes
14	001-133-004	0.32	Yes		MX-D	DC	10.0	30.0	16.0	10	5	Yes	Yes	Yes	Moderate			Yes
15	001-134-013	0.16	Yes		MX-D	DC	10.0	30.0	16.0	5	3	Yes	Yes	Yes	Moderate			Yes
16	001-134-014	0.16	Yes		MX-D	DC	10.0	30.0	16.0	5	3	Yes	Yes	Yes	Moderate			Yes
17	001-136-007	0.06	Yes		MX-D	DC	10.0	30.0	16.0	2	1	Yes	Yes	Yes	Moderate			Yes
18	001-136-008	0.06	Yes		MX-D	DC	10.0	30.0	16.0	2	1	Yes	Yes	Yes	Moderate			Yes
19	001-180-022	0.18	Yes		R-M-5	MDR	2.0	8.0	5.5	2	1	Yes	Yes	Yes	Above Moderate			Yes
20	001-180-023	0.19	Yes		R-M-5	MDR	2.0	8.0	5.5	2	1	Yes	Yes	Yes	Above Moderate			Yes
21	001-180-024	0.23	Yes		R-M-5	MDR	2.0	8.0	5.5	2	1	Yes	Yes	Yes	Above Moderate			Yes
22	001-200-025	0.48	Yes		R-M-5	MDR	2.0	8.0	5.5	4	3	Yes	Yes	Yes	Above Moderate		Yes	Yes
23	001-200-042	0.17	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
24	001-210-006	0.23	Yes		R-M-5	MDR	2.0	8.0	5.5	2	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
25	001-230-043	9.12	Yes		R-M-5	MDR	2.0	8.0	5.5	75	51	Yes	Yes	No	Above Moderate		Yes	Yes
26	001-290-003	0.59		Yes	R-M-5	MDR	2.0	8.0	5.5	8	4	Yes	Yes	Yes	Above Moderate	Rural Residential	Yes	Yes
27	001-290-005	1.66		Yes	R-M-5	MDR	2.0	8.0	5.5	15	10	Yes	Yes	Yes	Above Moderate	Rural Residential	Yes	Yes
28	001-300-013	0.17	Yes	Yes	R-H	HDR	10.0	24.0	16.0	4	2	Yes	Yes	Yes	Moderate	Garage structure only	Yes	Yes
29	001-300-023	0.30	Yes		R-H	HDR	10.0	24.0	16.0	7	4	Yes	Yes	Yes	Moderate		Yes	Yes
30	001-300-026	0.17	Yes		R-H	HDR	10.0	24.0	16.0	4	2	Yes	Yes	Yes	Moderate		Yes	Yes
31	001-300-041	0.17	Yes		R-H	HDR	10.0	24.0	16.0	4	2	Yes	Yes	Yes	Moderate			Yes
32	001-300-054	0.31	Yes		R-H	HDR	10.0	24.0	16.0	7	4	Yes	Yes	Yes	Moderate			Yes
33	001-300-055	0.14	Yes		R-H	HDR	10.0	24.0	16.0	3	2	Yes	Yes	Yes	Moderate		Yes	Yes
34	001-300-056	0.21	Yes		R-H	HDR	10.0	24.0	16.0	5	3	Yes	Yes	Yes	Moderate		Yes	Yes
35	001-341-015	0.15	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
36	001-400-005	0.37	Yes		R-M-5	MDR	2.0	8.0	5.5	4	3	Yes	Yes	Yes	Above Moderate		Yes	Yes
37	002-021-003	0.31	Yes		R-M-5	MDR	2.0	8.0	5.5	2	2	Yes	Yes	Yes	Above Moderate			Yes

38	002-022-005	0.16	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
39	002-024-009	0.32	Yes		R-M-5	MDR	2.0	8.0	5.5	3	2	Yes	Yes	Yes	Above Moderate			Yes
40	002-036-006	0.17	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
41	002-036-007	0.15	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
42	002-036-008	0.17	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
43	002-047-001	0.16	Yes		MX-D	DC	10.0	30.0	16.0	5	3	Yes	Yes	Yes	Moderate			Yes
44	002-047-002	0.08	Yes		MX-D	DC	10.0	30.0	16.0	2	1	Yes	Yes	Yes	Moderate			Yes
45	002-047-003	0.08	Yes		MX-D	DC	10.0	30.0	16.0	2	1	Yes	Yes	Yes	Moderate			Yes
46	002-047-005	0.08	Yes		MX-D	DC	10.0	30.0	16.0	2	1	Yes	Yes	Yes	Moderate			Yes
47	002-048-011	0.09	Yes		MX-D	DC	10.0	30.0	16.0	2	1	Yes	Yes	Yes	Moderate			Yes
48	002-083-001	0.23	Yes		R-M-5	MDR	2.0	8.0	5.5	2	1	Yes	Yes	Yes	Above Moderate			Yes
49	002-097-012	0.16	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate			Yes
50	002-105-008	0.15	Yes		R-MH	MHDR	6.0	16.0	8.0	2	1	Yes	Yes	Yes	Moderate		Yes	Yes
51	002-144-011	0.30	Yes		R-M-5	MDR	2.0	8.0	5.5	3	2	Yes	Yes	Yes	Above Moderate		Yes	Yes
52	002-145-006	0.12	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate			Yes
53	002-146-011	0.16	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
54	002-152-003	0.16	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
55	002-162-005	0.10	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	No	No	Yes	Above Moderate		Yes	Yes
56	002-162-006	0.17	Yes		R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
57	002-163-011	0.16	Yes		R-MH	MHDR	6.0	16.0	8.0	2	1	Yes	Yes	Yes	Moderate		Yes	Yes
58	002-163-012	0.16	Yes		R-MH	MHDR	6.0	16.0	8.0	2	1	Yes	Yes	Yes	Moderate		Yes	Yes
59	002-164-014	0.60	Yes		R-MH	MHDR	6.0	16.0	8.0	9	4	Yes	Yes	Yes	Moderate		Yes	Yes
60	002-310-010	12.61	Yes		R-M-5	MDR	2.0	8.0	5.5	104	71	Yes	No	Yes	Above Moderate			Yes
61	002-310-012	0.56		Yes	R-M-5	MDR	2.0	8.0	5.5	5	3	Yes	No	Yes	Above Moderate	Row crop agricultural with associated equipment		Yes
62	002-310-014	0.48		Yes	R-M-5	MDR	2.0	8.0	5.5	4	3	Yes	No	Yes	Above Moderate	Rural Residential		Yes
63	002-310-022	0.83		Yes	R-M-5	MDR	2.0	8.0	5.5	7	5	Yes	No	Yes	Above Moderate	Rural Residential		Yes
64	014-020-031	7.28	Yes		R-H	HDR	10.0	24.0	20.0	174	145	Yes	Yes	Yes	Lower			Yes
65	014-020-048	2.72	Yes		R-H	HDR	10.0	24.0	20.0	65	54	Yes	Yes	Yes	Lower			Yes
66	014-020-049	2.28	Yes		R-H	HDR	10.0	24.0	20.0	54	45	Yes	Yes	Yes	Lower			Yes
67	014-020-050	2.35	Yes		R-H	HDR	10.0	24.0	20.0	56	46	Yes	Yes	Yes	Lower			Yes
68	014-020-051	1.04	Yes		R-H	HDR	10.0	24.0	20.0	25	20	Yes	Yes	Yes	Lower			Yes
69	014-020-052	8.20	Yes		R-H	HDR	10.0	24.0	20.0	196	164	Yes	Yes	Yes	Lower	Program X will increase the minimum density of the HDR designation from 10.0 to 20.0 du/ac.	Yes	Yes
70	014-030-056	28.99	Yes		RC-RL	LDR	0.1	2.0	1.0		28	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
71	014-200-025	0.10	Yes		R-MH	MHDR	6.0	16.0	8.0	1	1	Yes	Yes	Yes	Moderate		Yes	Yes
72	014-200-026	0.10	Yes		R-MH	MHDR	6.0	16.0	8.0	1	1	Yes	Yes	Yes	Moderate		Yes	Yes
73	014-200-027	0.10	Yes		R-MH	MHDR	6.0	16.0	8.0	1	1	Yes	Yes	Yes	Moderate		Yes	Yes
74	014-200-028	0.10	Yes		R-MH	MHDR	6.0	16.0	8.0	1	1	Yes	Yes	Yes	Moderate		Yes	Yes
75	014-200-029	0.12	Yes		R-MH	MHDR	6.0	16.0	8.0	1	1	Yes	Yes	Yes	Moderate		Yes	Yes
76	014-200-030	0.12	Yes		R-MH	MHDR	6.0	16.0	8.0	1	1	Yes	Yes	Yes	Moderate		Yes	Yes

77	014-200-043	0.12	Yes		R-MH	MHDR	6.0	16.0	8.0	1	1	Yes	Yes	Yes	Moderate		Yes	Yes
78	014-200-044	0.12	Yes		R-MH	MHDR	6.0	16.0	8.0	1	1	Yes	Yes	Yes	Moderate		Yes	Yes
79	014-200-045	0.12	Yes		R-MH	MHDR	6.0	16.0	8.0	1	1	Yes	Yes	Yes	Moderate		Yes	Yes
80	014-200-046	0.12	Yes		R-MH	MHDR	6.0	16.0	8.0	1	1	Yes	Yes	Yes	Moderate			Yes
81	014-201-033	0.13	Yes		R-MH	MHDR	6.0	16.0	8.0	2	1	Yes	Yes	Yes	Moderate		Yes	Yes
82	014-250-001	0.15	Yes		R-M-6	MDR	2.0	8.0	5.5	1	1	Yes	No	Yes	Above Moderate		Yes	Yes
83	014-250-002	0.16	Yes		R-M-6	MDR	2.0	8.0	5.5	1	1	Yes	No	Yes	Above Moderate		Yes	Yes
84	014-250-003	0.16	Yes		R-M-6	MDR	2.0	8.0	5.5	1	1	Yes	No	Yes	Above Moderate		Yes	Yes
85	014-250-004	0.16	Yes		R-M-6	MDR	2.0	8.0	5.5	1	1	Yes	No	Yes	Above Moderate		Yes	Yes
86	014-250-005	0.17	Yes		R-M-6	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
87	014-250-006	0.18	Yes		R-M-6	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
88	014-250-007	0.16	Yes		R-M-6	MDR	2.0	8.0	5.5	1	1	Yes	No	Yes	Above Moderate		Yes	Yes
89	014-250-008	0.16	Yes		R-M-6	MDR	2.0	8.0	5.5	1	1	Yes	No	Yes	Above Moderate		Yes	Yes
90	014-250-009	0.19	Yes		R-M-6	MDR	2.0	8.0	5.5	1	1	Yes	No	Yes	Above Moderate		Yes	Yes
91	014-250-010	0.19	Yes		R-M-6	MDR	2.0	8.0	5.5	2	1	Yes	No	Yes	Above Moderate		Yes	Yes
92	014-250-011	0.16	Yes		R-M-6	MDR	2.0	8.0	5.5	1	1	Yes	No	Yes	Above Moderate		Yes	Yes
93	014-250-018	0.25	Yes		R-M-6	MDR	2.0	8.0	5.5	2	1	Yes	No	Yes	Above Moderate			Yes
94	014-250-019	0.18	Yes		R-M-6	MDR	2.0	8.0	5.5	1	1	Yes	No	Yes	Above Moderate		Yes	Yes
95	014-260-003	0.86	Yes		MX	MU	10.0	30.0	20.0	27	17	Yes	Yes	Yes	Lower			Yes
96	014-260-004	0.90	Yes		MX	MU	10.0	30.0	20.0	26	17	yes	yes	Yes	Lower			Yes
97	014-260-005	0.90	Yes		MX	MU	10.0	30.0	20.0	27	17	Yes	Yes	Yes	Lower			Yes
98	014-260-006	0.90	Yes		MX	MU	10.0	30.0	20.0	27	17	Yes	Yes	Yes	Lower			Yes
99	014-260-007	0.94	Yes		MX	MU	10.0	30.0	20.0	28	18	Yes	Yes	Yes	Lower			Yes
100	014-270-004	15.09	Yes		RC-RM	MDR	2.0	8.0	5.5	817	83	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
101	001-410-004	58.11	Yes		R-M-5	MDR	2.0	8.0	5.5	472	324	Yes	Yes	No	Above Moderate		Yes	Yes
102	001-420-001	38.27		Yes	R-M-5	MDR	2.0	8.0	5.5	305	210	No	No	No	Above Moderate	Row crop agricultural with associated equipment	Yes	Yes
103	001-420-002	63.02	Yes		R-M-5	MDR	2.0	8.0	5.5	492	339	Yes	Yes	No	Above Moderate		Yes	Yes
104	001-331-042	0.05	Yes		R-H	HDR	10.0	24.0	16.0	1	1	Yes	Yes	Yes	Moderate			Yes
105	001-331-021	0.05	Yes		R-H	HDR	10.0	24.0	16.0	1	1	Yes	Yes	Yes	Moderate			Yes
106	001-410-001	66.66		Yes	R-M-5	MDR	2.0	8.0	5.5	570	392	Yes	Yes	No	Above Moderate	Row crop agricultural with associated equipment	Yes	Yes
107	001-290-001	3.32		Yes	R-M-5	MDR	2.0	8.0	5.5	26	18	Yes	Yes	Yes	Above Moderate	Rural Residential	Yes	Yes
108	001-290-004	4.03		Yes	R-M-5	MDR	2.0	8.0	5.5	34	23	Yes	Yes	Yes	Above Moderate	Rural Residential	Yes	Yes
109	014-270-004	40.33	Yes		RC-RM	MDR	2.0	8.0	5.5	280	221	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
110	014-010-012	65.87	Yes		RC-RM	MDR	2.0	8.0	5.5	1596	362	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
111	001-330-002	3.49	Yes		R-H	HDR	10.0	24.0	20.0	83	69	Yes	Yes	Yes	Lower	***Need program since it's a prior site	Yes	Yes
112	001-350-026	0.17			R-M-5	MDR	2.0	8.0	5.5	1	1	Yes	Yes	Yes	Above Moderate		Yes	Yes
113	001-420-004	35.66			R-M-5	MDR	2.0	8.0	5.5	276	189	No	No	No	Above Moderate		Yes	Yes
114	002-310-024	13.08			R-M-5	MDR	2.0	8.0	5.5	105	71	Yes	No	Yes	Above Moderate		Yes	Yes
115	002-260-007	6.39			R-M-5	MDR	2.0	8.0	5.5	52	36	Yes	Yes	Yes	Above Moderate		Yes	Yes

116	002-310-024	5.82			R-M-5	MDR	2.0	8.0	5.5	47	30	Yes	No	Yes	Above Moderate		Yes	Yes
117	001-420-004	2.42			R-MH	MHDR	6.0	16.0	8.0	38	19	No	No	No	Moderate		Yes	Yes
118	001-330-001	2.31	Yes		R-H	HDR	10.0	24.0	20.0	55	46	Yes	Yes	Yes	Lower			Yes
119	014-010-012	63.25	Yes		RC-RL	LDR	0.1	2.0	1.0		63	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
120	014-010-012	8.98	Yes		RC-RM	MDR	2.0	8.0	5.5		49	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
121	014-010-012	4.96	Yes		RC-RM	MDR	2.0	8.0	5.5		27	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
122	014-270-004	28.19	Yes		RC-RL	LDR	0.1	2.0	1.0		28	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
123	014-270-004	19.38	Yes		RC-RL	LDR	0.1	2.0	1.0		19	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
124	014-270-004	21.29	Yes		RC-RL	LDR	0.1	2.0	1.0		21	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
125	014-270-004	17.25	Yes		RC-RM	MDR	2.0	8.0	5.5		94	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
126	014-270-004	16.44	Yes		RC-RM	MDR	2.0	8.0	5.5		90	Yes	Yes	Yes	Above Moderate	Portion of Rancho Calera Specific Plan	Yes	Yes
127	014-270-003	9.25	Yes		RC-RH	HDR	10.0	24.0	16.0	222	148	Yes	Yes	Yes	Moderate	Portion of Rancho Calera Specific Plan		Yes

SUMMARY	Income Category	Realistic Units
	Above Moderate	2,913
	Moderate	253
	Lower	675
	Total	3,841

City of Chowchilla
2024 – 2032 HOUSING ELEMENT