

APPENDIX 2C: CITY OF COALINGA

SECTION 2C-1: ACTION PLAN

Regional Collaboration

Program 1: Regional Collaboration on Housing Opportunities

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 13 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources.

Timeframe and Objectives:

- The County of Fresno Public Works and Planning Department, with assistance from the Fresno COG, will take the lead in coordinating Committee meetings.
- Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The Countywide Housing Element Technical Committee shall meet at least biannually to evaluate successes in implementation of programs to identify gaps and additional needs.
- The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.
- The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.
- The Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.
- Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.

- Develop a directory of services and resources for lower-income households available in the region, and review and update it annually. Make the directory available on City/County websites and at City/County offices.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division) and Housing Program Manager
Relevant Policies:	Policy 1.3, Policy 1.4, Policy 1.7, Policy 4.2, Policy 4.3, Policy 4.6

Program 2: Review Annexation Standards in Memorandum of Understanding

All jurisdictions in Fresno County are subject to the City-County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available in an effort to preserve agricultural land. The MOU standards for annexation require that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into the city limits is dependent upon private developers to request an annexation. In cities that are mostly built out within their current city limits, the MOU may limit the cities’ ability to accommodate future housing needs.

Timeframe and Objectives:

- The County of Fresno and the cities within the County shall work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.3, Policy 1.4

Adequate Sites

Program 3: Provision of Adequate Sites

The City of Coalinga will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 589 units. As part of this Housing Element update, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the City's current and future residents.

Timeframe and Objectives:

- Maintain and annually update the inventory of residential land resources;
- Provide the inventory on the City website and make copies available upon request;
- Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need; and
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 4: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage and development on non-residential sites included in the inventory to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Timeframe and Objectives:

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016.
- Monitor and report through the HCD annual report process.
- If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be large enough to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6

Program 5: Water and Wastewater Service

The development viability of the vacant sites in the inventory is directly linked to the availability and capacity of public facilities and services. The City continues to work to address water supply issues and infrastructure capacity limitations. Additionally, California Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the housing element to water and sewer providers. The City of Coalinga is the water and wastewater provider in the city.

Timeframe and Objectives:

- Continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA.
- Establish procedures by the end of 2016 for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.7

Affordable Housing Development and Preservation

Program 6: Affordable Housing Incentives

The City continues to have needs for affordable housing for lower income households, especially for seniors, disabled (including persons for developmental disabilities), farmworkers, the homeless, and those at imminent risk of becoming homeless. The City will continue to work with housing developers to expand affordable housing opportunities.

Timeframe and Objectives:

- Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development and special needs projects, particularly those located on infill sites.
- Continue to promote the State density bonus and other incentives to facilitate affordable housing development, by publicizing the incentives on the City website and by conducting pre-application consultation with developers regarding incentives available. Examples of flexible development standards include: reduced parking requirements; reduced requirements for curb, gutter and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.
- Continue to streamline the environmental review process for housing developments to the extent possible, using available State categorical exemptions and Federal categorical exclusions, when applicable.
- Monitor the State Department of Housing and Community Development's website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), farmworkers, the homeless, and those at risk of homelessness.
- Expand the City's affordable housing inventory 265 units over the next eight years – 50 extremely low income, 100 very low income, and 115 low income units.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

Program 7: Farmworker Housing

The farming industry is the foundation of the County's economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.

Timeframe and Objectives:

- Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.
- Continue to offer incentives such as density bonus and streamlined processing to facilitate the development of farmworker housing.
- Annually monitor the status of farmworker housing as part of the City's annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.3, Policy 2.4, Policy 2.5

Program 8: Preserving Assisted Housing

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Coalinga. The City must guard against the loss of housing units available to lower income households. There are 44 assisted units at Pleasant Valley Pines that are considered at risk of conversion to market rate in 2025. The City will strive to preserve these at-risk units as affordable housing.

Timeframe and Objectives:

- Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units, and immediately upon notification of intent to terminate affordability restrictions, take the following actions:
 - Identify non-profit organizations as potential purchasers/ managers of at-risk housing units.
 - Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.
 - Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 3.6

Program 9: Encourage and Facilitate Accessory Units (Second Units)

A second unit (sometimes called an “accessory dwelling unit” or “granny flat”) is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing given that they typically are smaller and have no associated land costs. The City permits second units ministerially in all residential zones.

Timeframe and Objectives:

- By 2018, consider fee reductions for second units.
- By 2019, implement a public education program advertising the opportunity for second units through the City website and at the planning counter.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 2.6

Removal of Governmental Constraints

Program 10: Zoning Code Amendments

In compliance with State laws, the City will amend its Zoning Code to address the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will amend the Zoning Code to address the following:

- **Farmworker/Employee Housing:** Comply the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- **Parking standard for emergency homeless shelters.** Amend the parking standard for emergency homeless shelters to be one space per 10 beds.

Timeframe and Objectives:

- Amend Zoning Code within one year of Housing Element adoption.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Program 11: Lot Consolidation and Lot Splits

The City's vacant sites inventory is comprised of parcels of varying sizes, from small lots of less than half acre or large lots of over 20 acres; either case presents unique challenges to residential development, especially to multifamily housing development. The City will encourage lot consolidation or lot splitting to promote the efficient use of land for residential development pursuant to the Subdivision Map Act.

Timeframe and Objectives:

- Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting.
- Offer priority processing and the option for a phasing plan to developers to promote parcel consolidation and lot splits, particularly for the large higher-density and mixed-use sites identified in the inventory.
- Process requests for lot consolidation and lot splitting concurrent with other development reviews.
- Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.5, Policy 2.4

Program 12: Monitoring of Planning and Development Fees

The City charges various fees to review and process development applications. Such fees may add to the cost of housing development.

Timeframe and Objectives:

- Continue to monitor the various fees charged by the City to ensure they do not unduly constrain housing development.
- As appropriate, consider incentives such as deferred or reduced fees to facilitate affordable housing development.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Housing Quality

Program 13: Housing Rehabilitation Program

The City of Coalinga offers an owner-occupied home rehabilitation loan program for low-income homeowners. The program is funded through CDBG and HOME funds and is operated by Self Help Enterprises.

Timeframe and Objectives:

- Continue to apply for CDBG and HOME funds and work with Self-Help Enterprises to maintain the housing rehabilitation program and assist about two lower-income households per year.
- Promote Home Rehabilitation Program on City website, at public counters, and to income-eligible households identified through the Code Enforcement program.
- Assist individuals receiving first time homebuyer assistance with home maintenance education.

Financing:	CDBG, HOME
Implementation Responsibility:	Self Help Enterprises, Community Development Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1, Policy 4.2

Program 14: Code Enforcement

The City's Code and Zone Enforcement Division of the Community Development Department is in charge of the enforcing the City's building codes with the objective of protecting the health and safety of residents.

Timeframe and Objectives:

- Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.
- Refer income-eligible households to the housing rehabilitation program for assistance in making code corrections.

Financing:	General Fund
Implementation Responsibility:	Community Development Department (Code and Zone Enforcement Division)
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 15: Homebuyer Assistance Program

The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to First-Time Homebuyers to help purchase an existing or qualifying new home. The program provides a 30-year deferred, zero interest second mortgage which keeps the first mortgage payment affordable.

Timeframe and Objectives:

- Continue to pursue CDBG, HOME, and other funding opportunities annually, or as needed, to maintain the first time homebuyer assistance program and assist five households per year.

Financing:	CDBG, HOME, Coalinga Housing Successor
Implementation Responsibility:	Self Help Enterprises, Community Development Department
Relevant Policies:	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

Program 16: First-Time Homebuyer Assistance Program

Coalinga residents also have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA):

- **Mortgage Credit Certificate (MCC):** The MCC Tax Credit is a federal credit which can reduce potential Federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.
- **CalPLUS Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- **CalHFA Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

Timeframe and Objectives:

- Continue to apply for CDBG and HOME funds and work with Self-Help Enterprises to maintain the downpayment assistance program and provide assistance to about six lower-income households per year.
- Continue to work with Self Help Enterprises to provide counseling and workshops to prospective and active participants in the downpayment assistance program.
- Prepare promotional materials by 2016 and promote available homebuyer resources on City website and public counters.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

Financing:	CalHFA
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 2.8

Program 17: Energy Conservation

The City promotes energy conservation in housing development and rehabilitation.

Timeframe and Objectives:

- Consider incentives to promote green building techniques and features in 2017, and as appropriate adopt incentives by 2018.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades by providing a link on the City website and making brochures available at City counters.
- Continue to incorporate conservation measures in the housing rehabilitation program.
- Expedite review and approval of alternative energy devices (e.g., solar panels).

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 18: Housing Choice Vouchers

The Housing Choice Voucher (HCV) Program extends rental subsidies to extremely low and very low income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the HUD and what a tenant can afford to pay (i.e., 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program for jurisdictions in Fresno County.

Timeframe and Objectives:

- Prepare promotional materials by 2016 and provide information on the HCV program on City website and at public counters.
- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.
- Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout city neighborhoods with varying income levels to promote housing opportunities for all city residents.

Financing:	HUD Section 8
Implementation Responsibility:	Fresno Housing Authority, Community Development Department
Relevant Policies:	Policy 2.2

Program 19: Fair Housing

Residents in the Central Valley, including Fresno County, can access fair housing services provided by the Fair Housing Council of Central California (FHCCC). FHCCC offers mediation, counseling, advocacy, research, and fair housing training and workshops for residents as well as housing providers. Other fair housing resources include the Fresno Housing Authority, Fair Housing and Equal Opportunity (FHEO) division of HUD, and the State Department of Fair Employment and Housing (DFEH). The City will assist in promoting fair resources available in the region.

Timeframe and Objectives:

- Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large.
- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.
- Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.

Financing:	CDBG; HOME; Other resources as available
Implementation Responsibility:	City of Coalinga; FHCCC; Fresno Housing Authority; FHEO; DFEH
Relevant Policies:	Policy 5.1, Policy 5.2

Quantified Objectives

The Housing Element must contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal to achieve based on needs, resources, and constraints. Table 2C-1 shows the quantified objectives for the 2015-2023 Housing Element planning period. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

Table 2C-1 Summary of Quantified Objectives, 2015-2023

Program Types	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	50	100	115	120	200	585
Housing Rehabilitation	-	8	8	-	-	16
Homebuyer Assistance	-	24	24	-	-	48
Conservation (Subsidized Rental Housing and Public Housing)	-	142	142	-	-	284

SECTION 2C-2: SITES INVENTORY

For the fifth Housing Element update, Coalinga has been assigned a Regional Housing Needs Allocation (RHNA) of 589 units, including 150 very low income units, 115 low income units, 123 moderate income units, and 201 above moderate income units.

Units Built or Under Construction

Since the RHNA projection period runs from January 1, 2013, to December 31, 2023, Coalinga's RHNA can be reduced by the number of units built or under construction since January 1, 2013. Table 2C-2 and Figure 2C-1 show units built or under construction since January 1, 2013 in Coalinga.

Promontory Point is a 75-unit single family subdivision, 31 of which are already constructed and occupied. The remaining 44 units will be single family homes and are inventoried as above moderate-income (AMI). Warthan Place Apartments is an 81-unit affordable apartment complex funded by a Low-income Tax Credit (LITC). The deed restriction mandates that the complex include 8 extremely low-income units (ELI), 28 very low-income units (VLI), 32 low-income units (LI), and 12 moderate-income units (MI). There will also be unit for an on-site manager, counted as above moderate-income. Warthan Meadows is a 351-unit single family subdivision, 51 of which are already constructed and occupied. The remaining 300 units will be single family homes and are inventoried as above moderate.

Table 2C-2 Units Built or Under Construction

Project Name	Units by Income Level					Total Units	Description of Units
	ELI	VLI	LI	MI	AMI		
Promontory Point					44	44	Buildout of 44 single family lots in subdivision
Warthan Place Apartments	8	28	32	12	1	81	LIHTC affordable apartments
Warthan Meadows					300	300	Buildout of remaining 300 lots in subdivision
Total	8	28	32	12	345	425	

Source: City of Coalinga, 2014.

Planned or Approved Projects

Coalinga's RHNA can also be reduced by the number of new units in projects that are planned or approved, but not yet built. Table 2C-3 and Figure 2C-1 show an inventory of all residential projects that are (as of January 2015) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023). For each project the table shows the name of the development, number of units by income category, a description of the units, and the current status of the project.

Summer Glen Estates is a 417-unit single family subdivision with an approved tentative map. All 417 units will be market rate single family homes and are inventoried as above moderate-income. Golf Course Development is an 869-unit single family subdivision with an approved tentative map. All 869 units will be market rate single family homes and are inventoried as above moderate-income. Canyon Creek Estates is a 43-unit apartment project with an approved entitlement that expires on January 7, 2016. When Canyon Creek Estates was originally approved on January 7, 2010, the City intended to provide housing bond proceeds in exchange for making some or all of the units affordable. The City no longer anticipates that this exchange will materialize, but the site is still approved for 43 units at 5.4 units per acre for an apartment-style development. Based on the anticipated multifamily unit type, all 43 units are inventoried as moderate-income. The Coalinga Senior Housing Project was approved on May 13, 2014 for 40 deed restricted affordable units. The project is being subsidized by HOME financing and is approved for 30 very-low-income units, 9 low-income units, and 1 unit for the on-site manager.

Table 2C-3 Planned or Approved Projects

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	MI	AMI			
Summer Glen Estates					417	417	Single family homes	Submitted, tentative map approved [9/1/2005]
Golf Course Development					869	869	Single family homes	Submitted, tentative map approved [5/6/2010]
Canyon Creek Estates				43		43	Inventoried as moderate-income based on expected unit types and densities	Approved [1/7/2010]
Coalinga Senior Housing Project		30	9		1		HOME Financing Deed Restriction	Approved [5/13/2014]
Total	0	30	9	43	1,287	1,369		

Source: City of Coalinga, 2014.

Vacant Land

The Coalinga Housing Element sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:

- **Lower-income (LI) Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned Residential High Density (RHD), which allows up to 25 units per acre.
- **Moderate-Income (M) Sites.** Sites that are zoned Residential Medium Density (RMD) and Mixed Use (MU) allow for up to 15 dwelling units per net acre. These areas were inventoried as feasible for moderate-income residential development. Typical dwelling units include small and medium-sized apartments and other attached units. Sites that are less than 0.5 acres in size and zoned for RHD were deemed too small to be inventoried as lower-income and were instead inventoried as moderate-income.
- **Above Moderate-Income (AMI) Sites.** Sites with zoning that allows only single family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for Residential Estate (RE), Residential Single Family (RSF), and Residential Traditional Neighborhood (RT).
- **Realistic Development Potential.** The inventory assumes build out of 80 percent of the maximum permitted density for all sites.
- **Assumptions for Mixed-use Zoning.** Mixed-use zoning allows for both residential and commercial uses. The Mixed Use (MU) zoning district allows up to 15 units per gross acre in addition to commercial uses allowed on the site. Projects may include vertical and horizontal mixed use, but the residential land uses are required to be the secondary use on the site and residential is not allowed by-right. Because some sites could develop as fully commercial without residential uses, the inventory counts only 50 percent of the maximum residential capacity on mixed use sites. These sites are inventoried as moderate-income.

Table 2C-4 identifies vacant sites that are presently zoned for residential or mixed uses and suitable for residential development in Coalinga. The locations of these sites are shown in Figure 2C-1. Based on permitted densities and the assumptions described above, the sites identified in Table 2C-4 can accommodate an estimated 705 units, including 343 lower-income units, 114 moderate-income units, and 248 above moderate-income units. All of these sites are outside of FEMA 100-year flood zones and do not have other environmental constraints that could hinder future development. The majority of the capacity for lower-income units is on one site made up of five adjacent parcels. These parcels would likely be consolidated to accommodate one larger project; however, the individual parcels could also be developed. The Housing Element includes a program to facilitate lot consolidation.

Table 2C-4 Vacant and Underutilized Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
083-020-56ST (portion of 10.31-acre parcel)	4.12					82				
083-020-58ST (portion of 6.07-acre parcel)	1.22					24				
083-020-59ST (portion of 4.54-acre parcel)	0.56					11				
083-020-60ST	1.22					24				
083-020-63ST	8.08					162				
<i>Subtotal</i>	<i>15.18</i>	HDR	RHD	Vacant	25	303			303	No
071-162-02ST	2.00	HDR	RHD	Vacant	25	40			40	No
072-155-27	0.34	HDR	RHD	Vacant	25		6		6	No
072-153-05	0.29	HDR	RHD	Vacant	25		5		5	No
072-112-06	0.18	HDR	RHD	Vacant	25		3		3	No
072-161-03	0.17	HDR	RHD	Vacant	25		3		3	No
072-112-05	0.17	HDR	RHD	Vacant	25		3		3	No
072-153-06	0.15	HDR	RHD	Vacant	25		3		3	No
083-114-06	0.14	HDR	RHD	Vacant	25		2		2	No
072-093-12	0.1	HDR	RHD	Vacant	25		2		2	No
072-093-13	0.09	HDR	RHD	Vacant	25		1		1	No
070-100-23S	3.44	MU	MU	Vacant	15		25		25	No
072-142-10	0.43	MU	MU	Vacant	15		3		3	No
071-161-31S	0.43	MU	MU	Vacant	15		3		3	No
072-115-10S	0.3	MU	MU	Vacant	15		2		2	No
072-135-18	0.17	MU	MU	Vacant	15		1		1	No

Table 2C-4 Vacant and Underutilized Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
072-136-23	0.17	MU	MU	Vacant	15		1		1	No
072-143-08	0.1	MU	MU	Vacant	15		1		1	No
072-143-09	0.07	MU	MU	Vacant	15		1		1	No
083-090-39S	1.1	MDR	RMD	Vacant	15		13		13	No
083-103-01	0.3	MDR	RMD	Vacant	15		3		3	No
072-093-01	0.25	MDR	RMD	Vacant	15		3		3	No
072-135-05	0.2	MDR	RMD	Vacant	15		2		2	No
083-132-13S	0.19	MDR	RMD	Vacant	15		2		2	No
083-144-01	0.18	MDR	RMD	Vacant	15		2		2	No
072-093-06	0.17	MDR	RMD	Vacant	15		2		2	No
071-121-06	0.17	MDR	RMD	Vacant	15		2		2	No
072-086-04	0.17	MDR	RMD	Vacant	15		2		2	No
072-162-04	0.17	MDR	RMD	Vacant	15		2		2	No
072-162-11	0.17	MDR	RMD	Vacant	15		2		2	No
072-116-14	0.17	MDR	RMD	Vacant	15		2		2	No
072-116-03	0.15	MDR	RMD	Vacant	15		1		1	No
083-152-14S	0.14	MDR	RMD	Vacant	15		1		1	No
083-153-10S	0.14	MDR	RMD	Vacant	15		1		1	No
083-233-13S	0.14	MDR	RMD	Vacant	15		1		1	No
072-083-22	0.13	MDR	RMD	Vacant	15		1		1	No
072-095-02	0.13	MDR	RMD	Vacant	15		1		1	No
072-103-14	0.11	MDR	RMD	Vacant	15		1		1	No
083-152-15S	0.08	MDR	RMD	Vacant	15		1		1	No
072-093-03	0.08	MDR	RMD	Vacant	15		1		1	No
072-093-02	0.08	MDR	RMD	Vacant	15		1		1	No

Table 2C-4 Vacant and Underutilized Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
072-152-20	0.07	MDR	RMD	Vacant	15		1		1	No
072-152-21	0.07	MDR	RMD	Vacant	15		1		1	No
083-09-035S	50.5	RSF	RSF	Vacant	5			202	202	No
070-091-08S	3.1	RSF	RSF	Vacant	5			12	12	No
071-164-05S	0.55	RSF	RSF	Vacant	5			2	2	No
072-061-04S	0.21	RSF	RSF	Vacant	5			1	1	No
071-062-19S	0.14	RSF	RSF	Vacant	5			1	1	No
072-064-19S	0.37	RSF	RSF	Vacant	5			1	1	No
072-074-13S	0.17	RSF	RSF	Vacant	5			1	1	No
071-152-10S	0.16	RSF	RSF	Vacant	5			1	1	No
072-065-05	0.15	RSF	RSF	Vacant	5			1	1	No
070-060-57S	14.92	RE	RE	Vacant	2			23	23	No
072-243-10S	2.2	RE	RE	Vacant	2			3	3	No
Total						343	114	248	705	

Source: City of Coalinga, 2014.

RHNA Summary

Table 2C-5 provides a summary of Coalinga’s ability to meet the 2013-2023 RHNA. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, Coalinga has a surplus of 1,910 units.

Table 2C-5 RHNA Summary

Project	Units by Income Level					Total Units
	ELI	VLI	LI	M	AM	
2013-2023 RHNA	75	75	115	123	201	589
Units Built or Under Construction (Table 2C-2)	8	28	32	12	345	425
Planned or Approved Projects (Table 2C-3)		30	9	43	1,287	1,369
Capacity on Vacant Sites (Table 2C-4)			343	114	248	705
Surplus Capacity¹			185	46	1,679	1,910

¹ Surplus Capacity is calculated by subtracting planned projects and capacity on vacant a sites from the total RHNA.

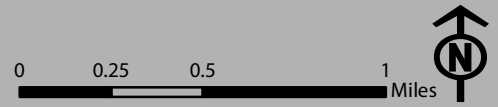
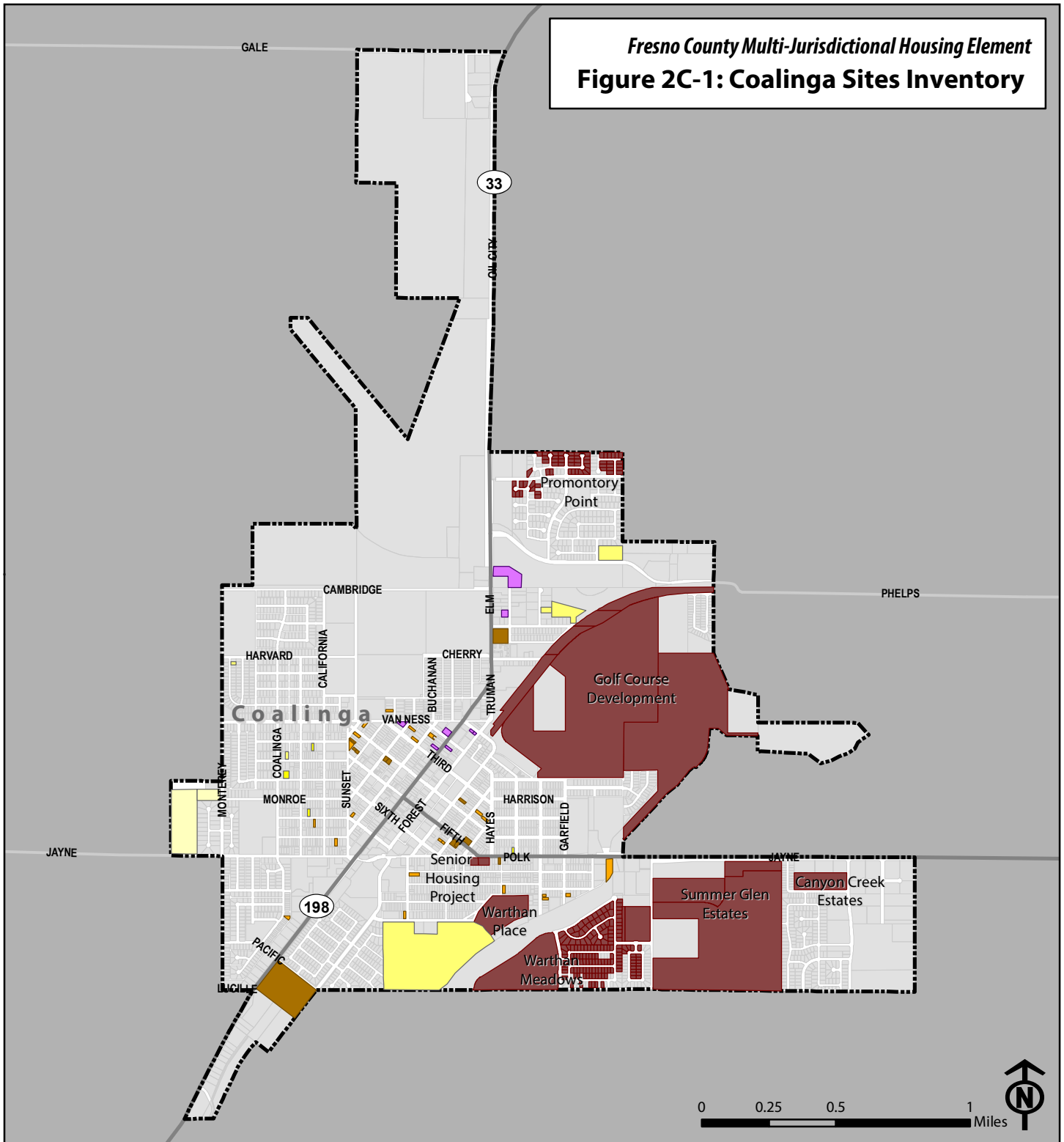
Source: City of Coalinga, 2014.








Adequacy of Public Facilities

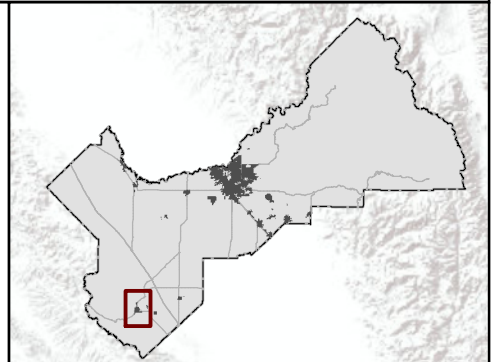
The City provides water service for residents. Due to poor groundwater quality, potable water used by the City consists of imported surface water. The City has contract with the U.S. Department of the Interior, Bureau of Reclamation for up to 10,000 acre-feet (AF) of water per year from the California Aqueduct. Overall water consumption has averaged 5,000 acre-feet per year (AFY). The City’s water system consists of a surface water treatment plant, filtered pump station, five storage reservoirs, and two booster pumping stations. The City has remaining capacity in its water system to serve approximately 4,500 additional housing units, which is well in excess of the RHNA of 589 units.

The City also controls and administers the sewer system in the city. Maintenance of the City sewer system is financed by sewer charges, and extension of sewer mains to new development is paid for by the developer. The City’s wastewater treatment plant (WWTP) has a capacity of 1.34 million gallons per day (mgd), and current demand of 0.93 mgd. The remaining 0.41 mgd provides capacity for an estimated 1,518 additional housing units, which is more than enough to accommodate the City’s RHNA of 589 units.

Fresno County Multi-Jurisdictional Housing Element
Figure 2C-1: Coalinga Sites Inventory



- | | |
|---|---|
|  City Limits |  Residential Traditional Neighborhood (RT) |
|  Approved Projects |  Residential Medium Density (RMD) |
| Vacant Parcels By Zoning | |
|  Residential Estate (RE) |  Residential High Density (RHD) |
|  Residential Single Family (RSF) |  Mixed Use (MU) |



APPENDIX 2C: CITY OF COALINGA

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SECTION 2C-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The City of Coalinga General Plan contains the following land use designations that allow residential uses:

- ***Residential Ranchette – RR:*** 0-0.1 dwelling units per acre
- ***Residential Estate – RE:*** 0.2-2.0 dwelling units per acre
- ***Residential Single Family – RSF:*** 2.1- 5.0 dwelling units per acre
- ***Residential Medium Density – RMD:*** 5.1- 15 dwelling units per acre
- ***Residential High Density – RHD:*** 15.1-25.0 dwelling units per acre
- ***Mixed Use – MX:*** 0.0-15.0 dwelling units per acre

Conclusion

The General Plan offers a range of housing densities in the community. The densities are sufficiently high to allow the development of affordable housing for all income levels.

Recommended Action

None required.

Zoning Ordinance/Development Code

Analysis

The Coalinga Zoning Ordinance allows some type of residential development in eight districts:

- ***Agriculture (AG):*** This designation is designed for intensive agricultural and related uses. It is intended to be an exclusive district for agriculture and for those uses that are a necessary and integral part of the agricultural operation. The district is intended to protect the general welfare of the community from encroachments of nonrelated agricultural uses that by their nature would be injurious to the physical and economic well-being of the agricultural district. Development density is one home per 20 gross acres.
- ***Residential Ranchette (RR):*** To provide areas for large-lot developments with a minimum parcel size of 10 acres and one single family residence per lot, with a maximum residential density of 0.1 dwelling units per acre. This designation applies to areas located north of the developed portions of the community along Highway 198/33. Equestrian-oriented developments with public linkages to trail systems are strongly encouraged in this designation.

- ***Residential Estate (RE):*** To provide areas for large-lot developments containing one single family residence per lot, with residential densities ranging from over 0.2 to 2 dwelling units per acre. This designation applies largely to areas to the east and south of developed portions of the city and is intended to serve as a buffer between higher density urban areas and agricultural lands. Clustering development is encouraged in this land use designation to preserve natural features and/or provide community amenities (including parks and trails).
- ***Residential Single Family (RSF):*** To provide areas for traditional single-family homes with a residential density ranging from over 2 to 5 dwelling units per acre. Development requires a full range of urban services and public improvements. Development on large parcels should be in areas with minimal environmental constraints. The use of clustering techniques is encouraged.
- ***Residential Traditional Neighborhood (RT):*** To accommodate low to medium densities and more varied forms of residential development, including small-lot single family homes and detached zero lot line developments with a maximum residential density of 5 dwelling units per acre. This designation is intended to accommodate development in the compact residential neighborhoods in the historic central areas of the city. The designation can also be applied to newer outlying development to provide for a transition from lower-density residential neighborhoods to medium-density multifamily areas.
- ***Residential Medium Density (RMD):*** To accommodate a variety of housing types, such as small-lot single-family homes, detached zero lot line developments, duplexes, townhouses, and garden apartments with a maximum residential density of 15 dwelling units per net acre. Common amenities such as pools, landscaping, tot lots, trails, and open space should be included. This district provides for a transition from lower-density residential neighborhoods to higher-density multifamily development and commercial areas.
- ***Residential High Density (RHD):*** This classification is intended to accommodate attached homes, two- to four-plexes, apartment buildings, and condominiums with a maximum residential density of 25 units per net acre. Common amenities such as pools, landscaping, tot lots, trails, and open space should be included.
- ***Mixed-Use (MX):*** To provide areas for either horizontal or vertical mixed-use development consisting of commercial, service, office, and residential uses. Commercial uses are primarily retail or office in nature. All uses allowed in the Commercial General (CG) and Commercial Service (CS) designations are generally allowed in the MX designation. The Community Development Director may determine that Mixed-Use residential/commercial development may be subject to the Planned Development Combining Designation (P-D) zoning requirements in Chapter 3, Article 5. Residential uses on a given parcel may not exceed 15 dwelling units/gross acre.

Conclusion

The City's Zoning Ordinance provides for a range of housing options.

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2C-6 lists and describes the residential development standards required in Coalinga. These development standards are typical and consistent with standards established in surrounding communities.

Table 2C-6 Residential Development Standards

Zone	Building Height	Lot Width (min)	Lot Depth (min)	Minimum Yard Setback						Minimum Lot Area	Maximum Density (units/net acre)	Minimum Open Space (%)	Open Space	
				Residence (Front)	Porch (Front)	Garage (Front)	Interior Side	Street Side	Rear				Private	Common
Residential Districts														
RR	2 stories /25 ft.	100 ft.	100 ft.	20 ft.	15 ft.	20 ft.	5 ft.	10 ft.	20 ft.	10 acres	0.10	N/A	N/A	N/A
RE	2 stories /25 ft.	100 ft.	100 ft.	20 ft.	15 ft.	20 ft.	5 ft.	10 ft.	15 ft.	10,000 sq. ft.	2.0	35%	N/A	N/A
RSF	2 stories /25 ft.	60 ft.	75 ft.	20 ft.	15 ft.	20 ft.	5 ft.	10 ft.	15 ft.	6,000 sq. ft.	5.0	45%	N/A	N/A
RT	2 stories /25 ft.	50 ft.	75 ft.	15 ft.	10 ft.	20 ft.	5 ft.	8 ft.	15 ft.	4,500 sq. ft.	5.0	50%	100 sq. ft./ unit	N/A
RMD	2.5stories /40 ft.	50 ft.	75 ft.	15 ft.	10 ft.	20 ft.	5 ft.	10 ft.	15 ft.	4,500 sq. ft.	15.0	50%	75 sq. ft./ unit	100 sq. ft./ unit
RHD	50 ft.	60 ft.	75 ft.	15 ft.	10 ft.	20 ft.	5 ft.	10 ft.	15 ft.	7,500 sq. ft.	25.0	60%	50 sq. ft./ unit	100 sq. ft./ unit
Agricultural District														
AG	35 ft.	None	None	35 ft. from right-of-way or 65 ft. from center of right-of-way, whichever is greater			20 ft.	35 ft.	20 ft.	20 acres	0.05	None	None	None
Commercial District														
MX	50 ft.	60 ft.	75 ft.	0 ft.			0 ft.	0 ft.	0 ft.	5,000 sq. ft.	15.0	150 sq. ft. per unit	None	None

Note: Second dwelling units require 5 ft. side and rear yards.

Source: City of Coalinga Zoning Ordinance, amended through May 2009.

Parking

Table 2C-7 summarizes the residential parking requirements in Coalinga. The City provides reduced parking standards for affordable housing, special needs housing, and multifamily housing located near transit. State law requires parking standards for emergency shelters to be based upon demonstrated need and be no more than the parking requirements for other residential or commercial uses within the same zone. The parking requirement of one space for every four beds plus employee parking is less than the parking requirements for multifamily uses. Given the low land costs in Coalinga, the land required to meet the parking requirements does not pose a financial constraint on development. However, Program 10 contains a provision for the City to amend this standard to be one parking space per 10 beds.

Table 2C-7 Residential Parking Requirements, Coalinga

Type of Residential Development		Required Parking Spaces	
Single family		2 for each dwelling unit. For new construction, all spaces must be covered. For existing development, at least one space per dwelling must be covered and all existing covered parking spaces must be maintained.	
Second unit	Studio and 1 BR	1 space	
	2 BR	2 spaces	
	3 BR+	0.5 spaces for every additional bedroom beyond 2 bedrooms.	
Multifamily ¹	Studio	1 space	One space for each unit must be designated for the unit and covered. One additional guest parking space must be provided for every 3 units. Reduced parking requirements for housing developments with extremely low-, very low-, low-, and moderate-income units may be granted if the site is within a quarter-mile of transit.
	1 BR	1.5 spaces	
	2 BR	2 spaces	
	3 BR+	0.5 spaces for every additional bedroom beyond 2 bedrooms.	
Manufactured home park		1 space per unit. 1 guest space for every three units.	
Senior citizen housing (60 years or older)		1 space per moderate- and above moderate-rate dwelling units. 1 space per 0.5 units available to extremely low-, very low-, and low-income dwelling units.	
Emergency shelters		1 space for every 4 beds; plus 1 staff parking space per employee on the maximum staffed shift	
Residential care (greater than 6 residents)		2 spaces for each facility plus 1 space per 4 adult residents and 1 space per 6 juvenile residents	

Source: Coalinga Zoning Ordinance, 2014.

Open Space and Park Requirements

The City requires a minimum of 100 square feet of private open space per unit in the RT district, 75 square feet per unit in the RMD district, and 50 square feet per unit in the RHD district. Additionally, The City requires 100 square feet of common open space per unit in the RMD and RHD districts.

The City requires subdivisions to dedicate land or pay an in lieu fee for neighborhood and community open space, park and recreational purposes. The park area required to be dedicated is equal to the ratio of the ultimate population of the subdivision to the current population of the City multiplied by the total park area within the City's planning area at the time of filing of the tentative map, but in no case shall be less than three acres of park area per 1,000 persons nor more than five acres per 1,000 persons who will live in the subdivision.

Planned developments are required to set aside 20 percent of land area as usable open spaces for residents in proportion to the size of the subdivision, or preserve natural open space compatible with the new residential uses (e.g., wetlands, forest, flood zones, light agricultural uses such as small orchards).

Conclusion

The residential development standards, parking standards, and open space requirements are similar to other jurisdictions and do not serve as a constraint to development.

Recommended Action

None required.

Growth Management

Analysis

There are no growth management policies in Coalinga that would limit the City's ability to meet its housing needs.

Conclusion

Growth control is not a constraint to development in Coalinga.

Recommended Action

None required.

Density Bonus

Analysis

The City's Density Bonus Ordinance was updated in 2014 to comply with State law.

Conclusion

No action is needed.

Recommended Action

None required.

Zoning for a Variety of Housing Types

Analysis

Title 9 (Planning and Zoning) of the City of Coalinga Municipal Code describes the City's regulations for residential development. Table 2C-8 summarizes housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2C-8 Residential Uses Permitted by Zone, Coalinga

	AG	RR	RE	RSF	RT	RMD	RHD	MX	MBL	MBH	CG
Single Family Dwelling ¹	P	P	P	P	P	P	P	-	-	-	-
Multifamily Housing	-	-	-	-	-	P	P	P	-	-	-
Manufactured Housing	P	P	P	P	P	P	P	-	-	-	-
Mobile Home Park ²	-	-	-	CUP	CUP	CUP	CUP	-	-	-	-
Farmworker Housing	P ³	-	-	-	-	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	CUP	-	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	-	-	-
Supportive Housing	P	P	P	P	P	P	P	P	-	-	-
Single Room Occupancy	-	-	-	-	-	-	CUP	-	-	-	CUP
Residential Care Facility (6 or fewer)	P	P	P	P	P	P	P	P	-	-	-
Residential Care Facility (7 or more)	-	-	-	-	CUP	CUP	CUP	CUP	-	-	-
Second Residential Unit	P	P	P	P	P	P	P	-	-	-	-

P: permitted, CUP: conditional use permit, -: no provisions.

¹ Detached permitted in all residential districts; attached only permitted in RT, RMD, and RHD.

² Limited to sites with a minimum gross site area of 10 acres.

³ Farmworker housing is considered under the definition of group home in the agricultural district (AG). Limited to housing for farmworkers and farm stays. Limited to no more than six rooms in a dwelling, rented to not more than a total of six persons, and meals are not provided to more than six boarders.

Source: City of Coalinga Zoning Ordinance, 2015.

The following is a description of the City's requirements for various housing types:

Multifamily

Multifamily housing is permitted in the RMD, MX, and RHD districts.

Manufactured Housing

In compliance with State law, the City's Zoning Ordinance allows manufactured homes in all zones allowing single family residential uses.

Farmworker/Employee Housing

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. The City only permits commercial agricultural uses in the Agriculture (AG) zone, but currently limits farmworker housing in this zone to no more than six bedrooms rented to not more than six persons.

In addition, the Employee Housing Act requires employee housing for six or fewer employees to be treated as a single family use and permitted in the same manner as other dwellings of the same type in the same zone. The Zoning Ordinance does not explicitly allow employee housing in this manner.

Emergency Shelters

Coalinga complies with State law requirements for emergency shelters. The Zoning Ordinance defines emergency shelters as:

Housing with minimal supportive services intended for use by homeless persons that is limited to occupancy of six (6) months or less. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety Code Section 50801(e)). Jurisdictions are required to identify applicable zoning districts and implement standards relating to emergency shelters in compliance with Government Code Section 65583.

The City permits emergency shelters in the MBL and MBH manufacturing districts by right and in the RHD district with a CUP, subject to development standards as permitted by State law. Table 2C-9 shows the parcels that are vacant and zoned MBL and MBH. There are 19 parcels totaling over 64.11 acres that are zoned MBL and MBH and could potentially accommodate an emergency shelter by right.

Table 2C-9 Potential Emergency Shelter Sites

APN	Acreage
08328041S	11.84
08302056ST	10.31
08302058ST	6.07
08302059ST	4.54
08328043S	3.76
08328019S	3.28
08328018ST	3.26
07012010S	2.59
07012005S	2.44
08328020ST	2.32
08328021ST	2.20
07012008ST	1.86
08328014ST	1.73
08328017S	1.72
07012011S	1.64
08328016ST	1.56
08328015ST	1.53
08322005S	0.76
08322006S	0.70
Total	64.11

Source: Mintier Harnish, 2014.

Transitional and Supportive Housing

The City allows transitional and supportive housing in all zones allowing residential uses, consistent with State law, and the Zoning Ordinance contains the following definitions, consistent with State law:

Transitional housing: *Buildings configured as rental housing developments and operating under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.*

Supportive housing: *Housing with no limit on length of stay, occupied by the target population and linked to an onsite or offsite services that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community.*

Target population: *Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. (Government Code Section 65582(g))*

Single Room Occupancy Units

The City makes adequate provisions for SRO units. SRO facilities are allowed with a CUP in the RHD and CG districts. Standards for SROs are found in Section 9-5.122 of the Zoning Ordinance.

Group Homes

Coalinga complies with the Lanterman Act; residential care facilities for six or fewer persons are permitted in all zones that allow residential uses (i.e., AG, RR, RE, RSF, RT, RMD, RHD, and MX). The City also allows residential care facilities for seven or more persons in the RT, RMD, RHD, and MX zones with a CUP.

Second Units

Coalinga complies with State law regarding second units: Second units may be established on any lot in any residential district where a primary single family unit has been established or is proposed to be established.

Conclusion

The City provides zoning for a variety of housing types and complies with most State law requirements for various housing types. However, the Zoning Ordinance needs to be amended to fully comply with the Employee Housing Act since the Zoning Ordinance limits farmworker housing in the AG zone to six rooms rented to not more than six persons and does not define employee housing for six or fewer as a single family use.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address farmworker and employee housing.

On- Off-Site Improvement Standards

Analysis

Requirements for on- or off-site improvements for subdivisions are outlined in Section 9-7.501 of the Planning and Zoning Ordinance. The City requires street improvements (e.g., curbs, gutters, sidewalks, street paving, and street trees) to conform to the City's Design Guidelines (adopted May 7, 2015). The City also requires utility improvements (e.g., street lighting, sewers, water distribution, storm drainage, and undergrounding of utilities). Rights-of-way requirements for streets include:

- Major arterial: 116 feet;
- Minor arterial: 94 feet;
- Collectors without on-street parking: 53 feet
- Collectors with median and without on-street parking: 65 feet;
- Collectors with on-street parking: 67 feet; and
- Local residential: 47 feet;

Additionally, the City considers level of service D to be the minimum acceptable level of service for its roadways. According to the City's recently (2009) adopted General Plan, most roadways operate as level of service C or better. The City has not otherwise adopted mitigation thresholds; however, the application of mitigation measures by the City has not been a constraint to most development in the past. Mitigation required by other agencies, such as the Department of Fish and Game or the Air Pollution Control District is not within the control of the City and may pose further constraints to development. While the cost of required improvements adds considerably to housing costs, the improvements are necessary to serve the new development and provide a decent living environment.

Conclusion

Required improvements for residential subdivisions are considered within accepted norms, and do not add significantly to cost or adversely affect the ability to supply housing.

Recommended Action

None needed.

Fees and Exactions

Analysis

Table 2C-10 shows some typical planning fees that apply to residential development in Coalinga. Each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports, General Plan Amendments, Rezones, or Variances).

Table 2C-10 Permit and Processing Fees, Coalinga

Category	Fee ¹
Process and Subdivision	
Classification of Permitted Uses	\$500 deposit plus A/C
Re-Zoning	\$2,000 deposit plus A/C
Conditional Use Permit (Minor)	\$750 deposit plus A/C
Conditional Use Permit (Major)	\$1,500 deposit plus A/C
Variance	\$500 deposit plus A/C
Minor Deviations to Ordinance/Standards	\$350 deposit plus A/C
Site Plan Review (Major)	\$1,000 deposit plus A/C
Site Plan Review (Minor)	\$750 deposit plus A/C
Tentative Subdivision Map (Major)	\$2,000 deposit plus A/C
Tentative Subdivision Map (Minor)	\$1,000 deposit plus A/C
Revised Tentative Subdivision Map (Major)	\$1,000 deposit plus A/C
Revised Tentative Subdivision Map (Minor)	\$500 deposit plus A/C
Final Map	\$1,000 deposit plus A/C
Revised Final Map	\$500 deposit plus A/C
Tentative Parcel Map	\$1,000 deposit plus A/C
Revision to Acreage Map	\$200 deposit plus A/C
Parcel Map Waiver	\$1,000 deposit plus A/C
Lot Line Adjustment	\$350 deposit plus A/C
Certificate of Compliance	\$150 deposit plus A/C
General Plan Amendments	\$1,500 deposit plus A/C
Annexation	\$2,500 deposit plus A/C
Planning Fee appeal process	\$200 deposit plus A/C
Environmental	
Environmental Assessments (minor)	\$2,500 deposit plus A/C
Environmental Assessments (major)	\$5,000 deposit plus A/C

¹ A/C is any actual cost in excess of the amounts required to cover anticipated costs in the listed deposits

Source: City of Coalinga Community Development Department, 2014.

Table 2C-11 shows some development impact fees that apply to residential development in Coalinga.

Table 2C-11 Development Impact Fees, Coalinga

Category	Low Density Residential	Medium Density Residential
Wastewater	\$5,713	\$5,713
Water	\$2,111	\$2,111
Police	\$485	\$485
Fire	\$489	\$489
Streets, Thoroughfares, and Bridges		
Zone 1	\$1,492	\$1,059
Zone 2	\$1,322	\$1,028
Zone 3	\$1,767	\$1,374
Average	\$1,527	\$1,154
Storm Drainage		
Zone AF	\$1,804	\$676
Zone BF	\$1,543	\$579
Zone CF	\$1,227	\$460
Zone DF	\$1,522	\$571
Zone EF	\$1,970	\$739
Zone GF	\$1,611	\$604
Average	\$1,613	\$605
Parks and Community Facilities		
Parks	\$1,601	\$1,177
Community Facilities	\$335	\$329
Total¹	\$13,874	\$12,063

¹ Includes average fee under "Streets, Thoroughfares, and Bridges" and "Storm Drainage"

Source: City of Coalinga Development Impact Fee Master List. Updated October 16, 2014.

The City also charges a fee under its Habitat Conservation program. Funds are used to mitigate for loss of habitat in and around the city.

Table 2C-12 Habitat Conservation Fee, Coalinga

Permanent Disturbance on In-fill or Cultivated or Irrigated Agricultural Land	Permanent Disturbance on Natural Land	Temporary Disturbance ¹ on Natural Land
\$1,750.00 per dev. acre	\$5,250.00 per dev. acre	\$1,925.00 per dev. acre
1:1 Compensation Ratio	3:1 Compensation Ratio	1.1:1 Compensation Ratio

¹Temporary disturbance results from an activity that lasts no longer than two years, after which time the land is allowed to re-vegetate.

Source: City of Coalinga Development Impact Fee Master List. Updated October 16, 2014.

In addition to City fees, Table 2C-13 outlines the fees charged by various regional agencies: Parks & Recreation Department, School District, Regional Transportation Mitigation, and Indirect Source Review. For school fees, the Coalinga-Huron Unified School District assesses a school impact fee of \$4.95 per square foot on all new residential development. Currently, there are no exemptions from the school impact fee, however, the school board will review and consider requests for exemption from the fee.

Table 2C-13 Impact Fees from Other Jurisdictions, Coalinga

Jurisdiction	Single Family Residential¹	Multifamily Residential²
Coalinga-Huron Parks & Recreation District	\$1,070	\$936
Coalinga-Huron Unified School District (\$4.95 per sq. ft.)	\$9,900	\$4,950
Regional Transportation Mitigation Fee ³	\$1,637	\$1,150
Indirect Source Review ⁴	\$1,100	\$500
Total	\$13,707	\$7,536

¹ Assumes a 2,000 square foot single family home built on a 5,000 square foot lot.

² Assumes a multifamily building with average unit size of 1,000 square feet.

³ The regional impact fee is the RTMF (Regional Transportation Mitigation Fee) collected by COG for all Fresno County cities.

⁴ The Indirect Source Review fee is collected by the air district for projects larger than 50 units which generally are about \$500/unit.

Source: City of Coalinga Development Impact Fee Master List. Updated October 16, 2014.

Table 2C-14 shows total typical fees for residential development in Coalinga. The total fee structure charged for a specific project includes several items outside the control of the City, including, but not limited to:

- Regional Transportation Mitigation Fees
- San Joaquin Valley Air Pollution Control District Indirect Source Review Fee
- Parks and Recreation District Impact Fees
- School District Fees

Table 2H-14 shows permit fees for single family and multifamily prototype developments. The single-family prototype is a 2,000 square foot single family home built on a 5,000 square foot lot. The estimated construction cost for this prototype unit before permit fees is about \$200,000. The plan check, permit, and impact fees (including other agency fees) account for an additional sum of \$30,078, or approximately 13 percent of the estimated construction cost. The multi-family prototype is a 20-unit, two-story multi-family housing development with each dwelling unit measuring 1,000 square feet. The estimated construction cost for this prototype before permit and impact fees is roughly \$170,000 per unit. In summary, the fees for plan check, permits, and development impact total \$21,093 per unit. This constitutes approximately 11 percent of the estimated construction cost.

Table 2C-14 Total Typical Fees, Coalinga

Category	Single Family	Multifamily
Plan Check	\$865	\$573
Building Permit	\$1,330	\$882
Building Standards Administration Special Revolving Fund	\$6	\$4
Plumbing	\$85	\$85
Mechanical	\$78	\$78
Electrical	\$143	\$83
Demo	\$50	\$50
Zoning Clearance	\$150	\$150
Earthquake Tax	\$16	\$8
Regional Transportation Mitigation ¹	\$1,637	\$1,150
Indirect Source Review	\$1,100	\$500
Coalinga-Huron Parks & Recreation District ²	\$1,070	\$936
Coalinga-Huron Unified School District	\$9,900	\$4,950
HCP Fee	\$263	\$70
Other City Impact Fees	\$13,385	\$11,574
Total	\$30,078	\$21,093

¹ The regional impact fee is the RTMF (Regional Transportation Mitigation Fee) collected by COG for all Fresno County cities.

² The Indirect Source Review fee is collected by the air district for projects larger than 50 units which generally are about \$500/unit.

Source: City of Coalinga Development Impact Fee Master List. Updated October 16, 2014.

Conclusion

Permitting and development impact fees are an estimated 13 percent of the total development costs for single family development and 11 percent for multifamily. City-related fees are not considered a constraint to development. Prospective developers are typically quoted an amount at the beginning of the process, and pay a deposit, which is revised up or down at the completion of the permit process. The City often waives or substantially reduces fees for affordable projects through the application of its recent ordinance governing infill development, or through City Council action. The City Council also has the option to reduce or eliminate most fees for affordable or other special needs projects. Such flexibility to reduce or eliminate fees enables the City to support affordable or special needs projects. Fees are not currently considered a constraint to development of such projects.

Recommended Action

None.

Processing and Permit Procedures

Analysis

A typical single-family project is approved by staff over the counter through standard plan check and issuance of ministerial permits. Fees are collected up front as deposits, then the actual cost of processing is calculated and adjustments are made. City staff is empowered to make alterations to accommodate features for the disabled, along with other minor deviations from typical standards. Depending on the number of units, multifamily projects require site plan review. Projects subject to conditional use permits are subject to requirements and processing outlined in Chapter 6, Article 5 of the Zoning Ordinance. Projects requiring more significant actions on the part of the City, including General Plan Amendments and large-scale residential subdivisions, often involve extended processes of public hearings, including hearings to consider environmental documents. Table 2C-15 summarizes the typical timelines for completion of various reviews and permit procedures.

Table 2C-15 Local Processing Times, Coalinga

Approval	Estimated Processing Time
Ministerial Review	2-5 Days
Conditional Use Permit	4-6 Weeks
Zone Change	4-6 Weeks
General Plan Amendment	4-6 Weeks
Site Plan Review	1-2 Months
Architectural/Design Review	1-2 Weeks
Tract Maps	2-3 Months ¹
Parcel Maps	1-2 Months
Initial Environmental Study	1-2 Weeks
Environmental Impact Report	6 months +

¹Depending on level of Environmental Review.

Source: City of Coalinga Community Development Department, 2014.

The Zoning Ordinance allows a Planned Development (P-D) overlay to be applied in any portion of the city, either on the initiative of property owners or the City. The P-D zone allows for uses or combinations of uses including single family development, multifamily development, shopping centers, and professional services, among others. The requirements for development in the P-D zone are outlined in Chapter 3, Article 5 of the Zoning Ordinance. Standards for development under a P-D are determined by the City on a case-by-case basis, and are typically processed in one to two months, although time frames vary more widely for such projects. The City has successfully processed several projects using the P-D overlay, and does not find the lack of standards a constraint to developers' interests in using this tool.

The City of Coalinga does not maintain a design review committee or architectural review board. Design review is accomplished by City staff and the Planning Director. Design review is required for any project that requires a site plan review. Site plan/design review is required for any new development (planned or infill) to ensure the following:

- that structures, parking areas, walks, refuse containers, landscaping, and street improvements are properly related to their sites and to surrounding sites and structures;
- to prevent the indiscriminate clearing of property and the destruction of trees and shrubs of ornamental value;
- to avoid unsightly, inharmonious, monotonous, or hazardous site development; and
- to encourage consistency in site design and development in a manner that will enhance the physical appearance and attractiveness of the community.

The design review is primarily used to ensure compliance with existing zoning regulations and land use, and compatibility with surrounding uses. Procedures for design review are outlined in several sections of the Zoning Ordinance, including within each zoning district. Design review is not considered a constraint to development, as the process allows flexibility through determination on a case-by-case basis and usually occurs concurrent with other actions listed in Table 2C-15, above.

Conclusion

Review and approval timelines at the City are relatively rapid, and processing timelines are not generally considered a constraint to development in the city. A typical project is processed within a month, including planning and building review. The City attempts to run processes and approvals concurrently where feasible in order to limit the approval time frame. Atypical projects are subject to any number of factors, many outside the control of the City, which may extend the processing time, including environmental review under CEQA and permitting requirements of other agencies.

Recommended Action

None required.

Building Codes and Enforcement

Analysis

The City uses the 2013 California Building Code, and enforces the code through its Building and Code Enforcement Departments. The City Building Department provides information to prospective developers on its website, including typical processing times for various types of projects, and required forms. Code Enforcement officials perform routine inspections of housing in the city, including targeted surveys for health and safety violations under the Health and Safety Code [Section 17980(b)(2)]. Households found in violation may be cited, but may also qualify for City assistance.

Conclusion

The City has not made any local amendments to the Code.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

The City has adopted the 2013 California Building Code. The City has not made any local amendments to the code, including any that would limit accommodation of persons with disabilities. The City has not adopted Universal Design in its code, and City staff is empowered to make changes to projects over the counter to accommodate disabilities.

Definition of Family

The definition of “family” in the Coalinga Zoning Ordinance complies with State law:

One or more persons occupying a premises and living as a single housekeeping unit or household (as distinguished from a group of transients occupying such premises), including residents of a boarding house or group home for persons with disabilities. Members of a "family" need not be related by blood, and shall include all necessary employees of such family.

Zoning and Land Use Policies

As previously stated, residential care facilities for six or fewer persons are permitted in the RR, RE, RSF, RT, RMD, RHD, and MX districts. Residential care facilities for seven or more persons require a conditional use permit in the RT, RMD, RHD, and MX zones. The Zoning Ordinance does not provide for parking reductions or other amendments for persons with disabilities, although such waivers could be granted by staff at the request of the project proponent or as part of a CUP. City staff is empowered to make alterations to proposed projects to accommodate disabilities or retrofit existing structures over the counter.

Reasonable Accommodation

The City adopted a reasonable accommodation ordinance in 2014, Zoning Ordinance Chapter 6, Article 11, to establish a procedure for persons with disabilities who are seeking equal access to housing. In order to make housing available to an individual with a disability, any eligible person may request a reasonable accommodation in land use, zoning, and building regulations, policies, practices, and procedures.

Conclusion

No amendments are needed to address constraints for persons with disabilities.

Recommended Action

None required.

SECTION 2C-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 2009 Housing Element. It reviews the results and effectiveness of programs from the previous Housing Element planning period in order to make recommendations about the programs.

Table 2C-16 Evaluation of 2009 Housing Element, Coalinga

2009 Housing Element Program	Status	Evaluation	Recommendation
Implementation measure HE1-1.1 Ensure the City's Zoning Ordinance is comprehensively updated within a year following approval of the Housing Element. The forthcoming update of the City's Zoning Ordinance will include changes designed to improve opportunities for development of special needs housing[...]	Completed	The City completed a comprehensive update to the Zoning Ordinance in 2014.	Delete program.
Implementation measure HE1-1.2 Prioritize funding and/or offer financial incentives or regulatory concessions to help meet the needs of extremely low-income persons and households, by encouraging the development of units affordable to the extremely low-income, such as single-room occupancy units, supportive housing, and multifamily housing. Periodically contact qualified developers of low-income housing to discuss existing extremely low-income housing needs in the City, as well as possible incentives for the development of additional housing units.	Ongoing	Warthan Place Apartments, currently under construction, is an 81-unit affordable apartment complex funded by a Low-income Tax Credit (LITC). The development includes 8 extremely low-income units.	This program continues to be appropriate and is modified and incorporated as part of Program 6.
Implementation measure HE1-1.3 Continue to work with the developer of the assisted living/Alzheimer's care facility through assistance in obtaining funding, and/or other staff support to ensure the facility is constructed. Identify another special needs project within two years of adoption of the Housing Element if the assisted living project does not progress.	Not Completed	The City continues to seek funding opportunities for special needs projects, but this project will need full entitlements should it proceed.	Delete program.
Implementation measure HE1-1.4 Continue to utilize available funding for the provision of a variety of special needs housing. Apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. Continue to assess potential funding sources, including but not limited to, the Community Development Block Grant (CDBG) and HOME programs. Seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. Promote the benefits of these programs to the development community by posting information on its web page and creating a handout to be distributed with land development applications.	Ongoing	The City continues to seek funding through the HOME and CDBG programs. The City was recently approved for CDBG funds to reinstate the down payment assistance and the housing rehabilitation programs. In addition, the Coalinga Senior Housing Project recently received HOME funds to assist in the development of 40 affordable units.	This program continues to be appropriate and is modified and incorporated as part of Program 6.

2009 Housing Element Program	Status	Evaluation	Recommendation
Implementation measure HE1-1.5 Make application to the State of California (through such programs as CalHome) to fund housing rehabilitation for renters and owners and home ownership utilizing Tax Increment as matching funds, at least every other year.	Ongoing; Tax increment no longer available	The City was recently approved for CDBG funds to reinstate the down payment assistance and the housing rehabilitation programs. With the elimination of redevelopment agencies, tax increment financing is no longer available.	This program continues to be appropriate and is modified and incorporated as part of Programs 13 and 15.
Implementation measure HE1-1.6 Review and update annually the public information summarizing the City's zone requirements, development fees, and permit procedures.	Completed	The City continues to make current information available. This is a basic staff function and a program is not necessary.	Delete.
Implementation measure HE1-1.7 Continue development agreement activity to initiate new housing construction that includes affordable housing units by providing incentives such as expedited permit processing and 25 percent density bonuses. Adopt an ordinance specifying how this measure will be implemented.	Completed	The City updated its density bonus ordinance in 2014 to comply with State law.	Delete program; but continue to provide incentives for affordable housing.
Implementation measure HE1-1.8 Develop clear guidelines, consistent with the municipal code, to facilitate multifamily development at a density of 20 units/acre in multifamily zones during the Zoning Ordinance revision. Allow multifamily housing developments consisting of 20 units or less as a matter of right, and require a conditional use permit for multifamily housing in the R-3 zones exceeding 20 units only if the applicant has substantially deviated from the guidelines developed by the City. Amend the municipal code accordingly subsequent to guideline adoption. Amend the zoning code to implement the recent General Plan amendment designating 168 acres for Residential High Density (RHD) as described on page C-49 of Appendix C of the Housing Element. Allow development of up to 25 units per acre in RHD-designated sites.	Completed	The City adopted a comprehensive Zoning Ordinance in 2014 to implement the General Plan. The Zoning Ordinance allows multifamily as a matter of right in the new RHD zone up to 25 units per acre. The City does not require a CUP for multifamily housing exceeding 20 units per acre, as suggested by this program.	Delete program.

2009 Housing Element Program	Status	Evaluation	Recommendation
<p>Implementation measure HE1-1.9 Conduct a study to determine the feasibility of preserving and rehabilitating existing motels, residential, or other buildings suitable for conversion to single room occupancy, or family-residential occupancy units (i.e., where two or more hotel rooms may be merged to create a unit that can accommodate single-parent or other small families). Review, and amend if necessary, the municipal code to encourage the re-use of appropriate structures as single-room occupancy (SRO) or family residential occupancy (FRO) in commercial, special planning, high-density residential and public zoning districts. Consider providing incentives (i.e., reduced developer fees, other fee discounts, deferrals, and/or waivers), funding sources, or other regulatory relief to assist developers in constructing or preserving SRO and FRO units. Interview local hotel and motel owners and operators to determine interest in allowing SRO or FRO in local hotels and motels. Amend the municipal code to reflect both housing and tourism goals (i.e., establish a cap on the number of units that may be converted to residential use at hotels and motels) if interest warrants. Target extremely low-income households and promote the availability of SRO or FRO housing in conjunction with locally conducted household income surveys.</p>	Completed	As part of the comprehensive Zoning Ordinance update, the City allows SROs in the RHD zone with a CUP. The City adopted standards for SROs (Section 9-5.122) to encourage the adaptive reuse of rehabilitation of former hotels and motels as SRO facilities.	Delete program.
<p>Implementation measure HE1-1.10 Prioritize funding and/or offer financial incentives or regulatory concessions to help meet the needs of temporary and seasonal households, i.e., those associated with surrounding seasonal agricultural operations, students living in the city for a semester or other temporary period associated with the West Hills Community College calendar year, or families visiting persons incarcerated at Pleasant Valley State Prison or Coalinga State Hospital. Encourage the development of units suitable for seasonal households, such as hotels, motels, single room occupancy units, and multifamily housing. Bi-annually contact qualified developers of housing to discuss existing seasonal or temporary housing needs in the city, as well as possible incentives for the development of additional housing units.</p>	Not completed	The City has been working to identify a funding source to accomplish this task, but due to limited resources, has not been able to implement this measure.	Delete program
<p>Implementation measure HE1-1.11 Determine further need for farm worker housing, location, and type of farm worker housing need in the community of Coalinga. Where needed, support the development of affordable, short-term housing (hotel, motel, single room occupancy units, etc.) by providing adequate sites and developer incentives, such as fee waivers and expedited processing, for short-term housing.</p>	Partially completed	Due to limited staff resources, this program was not completed; however, the recent amendment to the Zoning Ordinance will facilitate the development of SROs in the city.	This program continues to be appropriate and is modified and incorporated as part of Program 1.

2009 Housing Element Program	Status	Evaluation	Recommendation
Implementation measure HE1-1.12 Determine further need for student housing at West Hills Community College, location, and type of student housing needed in the community of Coalinga. Where needed, support the development of smaller very-low-, and low-income housing units in proximity to the Community College or surrounding areas by providing adequate sites and developer incentives, such as fee waivers and expedited processing, for smaller student housing.	Not completed	Due to limited staff resources, this program was not completed.	Delete program
Implementation measure HE2-1.1 Continue to encourage urban infill by limiting fees and expediting processing of site plans on infill projects.	Ongoing	The City continues to provide incentives for infill. The City currently waives all “City” impact fees for residential infill projects on lots that were created prior to 1983. Adopted June 19, 2008.	Continue as a policy.
Implementation measure HE2-1.2 Modify the zoning ordinance to reduce constraints associated with development of multifamily housing. Increase lot coverage allowances and decrease open space requirements, for example, through inclusion of private space such as balconies in calculations of open space. Allow for aggregate, shared, or reduced parking standards for mixed-use projects, and other multifamily projects near transportation. Implement area-wide design guidelines and smart or form-based code, which seeks to integrate uses and provide coherent development rather than lot-by-lot coverage and open space requirements.	Completed.	The City adopted procedures to facilitate multifamily housing as part of the comprehensive Zoning Ordinance update in 2014. Changes to the Zoning Ordinance included increased lot coverage, decreased open space requirements, and reduced parking standards. The City also developed residential design guidelines.	Delete program.
Implementation measure HE2-1.3 Provide inducement for very low-, low-, and moderate-income units by providing adequate sites and developer incentives for lower-priced rental housing, such as fee waivers and expedited processing. Continue to support the development of alternative and affordable housing types (i.e., manufactured housing, condos, mobile home subdivisions, zero lot line, etc.) when evaluating new development proposals. Continue to provide direct assistance, education, and other means to encourage very low-, low-, and moderate-income units.	Annually	The City provides fee waivers and expedited processing for affordable housing. There is one affordable development (Warthan Place Apartments) currently under construction, and another (Coalinga Senior Apartments) approved.	This program continues to be appropriate and is modified and incorporated as part of Program 6.
Implementation measure HE2-2.1 Monitor sufficiency of remaining reserved land for residential use in five-year intervals and include such information in the annual report prepared for that year.	Completed	The City conducts this review as part of the Housing Element Update and reports annually to HCD.	This program continues to be appropriate and is modified and incorporated as part of Program 3.

2009 Housing Element Program	Status	Evaluation	Recommendation
Implementation measure HE2-2.2 Continue to update the digital database of zoning and parcels, to assist in locating appropriate sites for housing.	Completed	The City is currently (2014) under contract to update the City's GIS database.	This program continues to be appropriate and is modified and incorporated as part of Program 3.
Implementation measure HE2-2.3 Advocate for speed in processing of annexation proposals at Fresno LAFCo by providing early notice of pending projects and providing assistance to applicants.	Ongoing	There were no annexations during the previous planning period. The annexation process is not within the control of the City. The ability of LAFCo to process annexations in an expeditious manner depends largely on the number of annexations occurring throughout the County. This program is removed from the HE as a specific housing element program. However, the City maintains frequent contact with LAFCo to push forward annexation projects.	Delete.
Implementation measure HE2-3.1 Utilize redevelopment tax increments to provide for the development of infrastructure improvements to serve infill sites.	RDA eliminated	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26.	Delete program.
Implementation measure HE2-3.2 Continue to reduce or eliminate fees for special needs projects, particularly those located on infill sites.	Ongoing	The City continues to provide reduced fees for special needs housing.	This program continues to be appropriate and is modified and incorporated as part of Program 6.
Implementation measure HE2-3.3 Consistent with health and safety, continue to provide flexible standards for on- and off-site improvements for the construction of extremely low- to moderate-income housing projects including, but not limited to: reduced parking requirements; reduced requirements for curb, gutter and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.	Ongoing	The City provides concessions for affordable housing through the density bonus ordinance.	This program continues to be appropriate and is modified and incorporated as part of Program 6.

2009 Housing Element Program	Status	Evaluation	Recommendation
Implementation measure HE2-3.4 Monitor processing times on an annual basis as part of the annual General Plan review to ensure residential applications continue to be handled expediently.	Ongoing	The City monitors processing times and strives to process residential applications expediently. Review and approval timelines at the City are relatively rapid, and processing timelines are not generally considered a constraint to development in the city.	Processing timelines are not considered a constraint Delete program.
Implementation measure HE2-3.5 Implement Policy OSC 1-5 of the Open Space and Conservation Element of the General Plan to reduce or avoid constraints associated with agency permitting requirements.	CHCP Draft Started	Draft is on hold until a funding source is identified/available to complete.	Delete. This is repetitive with the Open Space and Conservation Element.
Implementation measure HE3-1.1 Continue to work with local agencies on an ongoing basis to reduce or eliminate all types of housing discrimination, in accordance with the following table.[...]	Ongoing	The City continues to support fair housing efforts by referring complaints to the appropriate agencies.	This program continues to be appropriate and is modified and incorporated as part of Program 19.
Implementation measure HE3-1.2 Continue to work with Self-Help Enterprises to make dwellings adaptable and accessible for disabled persons by continuing to implement the Rehabilitation Program. Continue to enforce ADA compliance during all permit processes for new construction and rehabilitation and confirm compliance during the construction inspection processes.	Ongoing	The City successfully applied for CDBG and HOME funds to reinstate the housing rehab program, which is operated by Self Help Enterprises. The City continues to enforce ADA compliance for new construction and rehabilitation projects.	This program continues to be appropriate and is modified and incorporated as part of Program 13.
Implementation measure HE3-1.3. Establish and implement a formal reasonable accommodation procedure for maintenance, improvement, and development of housing within one year of adoption of the Housing Element. Distribute educational materials to property owners, apartment managers, and tenants every two years advising them of the reasonable accommodation procedure. Refer reasonable accommodation requests to the Community Development Department and ensure they are resolved.	Completed	The City adopted a reasonable accommodation ordinance in 2014 to establish a procedure for persons with disabilities who are seeking equal access to housing.	Delete program.

APPENDIX 2C: CITY OF COALINGA

2009 Housing Element Program	Status	Evaluation	Recommendation
Implementation measure HE3-1.4 Establish and implement a formal fair housing complaint process within one year of adoption of the Housing Element. Distribute educational materials to property owners, apartment managers, and tenants every two years advising them of the complaint procedure and purpose. Refer fair housing complaints to the Community Development Department and ensure that complaints are resolved.	Not Completed	The City does not have the staff capacity to act as the agency that resolves fair housing complaints. Instead, the City refers complaints to the Fair Housing Council of Central California (FHCCC).	There continues to be a need to address fair housing, however this program has been modified and incorporated as part of Program 19.
Implementation measure HE3-1.5 Specify siting requirements for group homes in the Zoning Ordinance update consistent with State law for small group homes and with a conditional use permit for large facilities. Group homes with six or fewer residents will be allowed as a matter of right in the zoning ordinance update consistent with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Ensure permitting procedure is identical to existing uses. Ensure certainty to applicants through clearly stated requirements for approval of group homes.	Completed	The City amended the Zoning Ordinance in 2014 to fully comply with State law requirements for group homes.	Delete program.
Implementation measure HE3-1.6 Analyze and determine on an annual basis whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to City Council. Include an evaluation of existing land use controls, permit and processing procedures, and building codes. If any constraints are found in these areas, initiate actions within six months of the completion of the evaluation to address them, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.	Completed	This analysis is conducted as part of the Housing Element update. No constraints on housing for persons with disabilities have been identified.	Delete program.
Implementation measure HE3-1.7 Specify homeless shelters allowed “by right” in at least one zoning district as part of the Zoning Ordinance update. Provide clearly stated requirements for approval of homeless shelters in order to give greater certainty to an applicant. Implement requirements that are no more stringent than those ordinarily applied to residential uses in the zone, and do not unnecessarily burden a prospective project with conditions.	Completed	The City amended the Zoning Ordinance in 2014 to comply with State law requirements for emergency shelters. The City permits emergency shelters in the MBL and MBH districts by right and in the RHD district with a CUP, subject to development standards as permitted by State law.	Delete program.
Implementation measure HE3-1.8 Amend the Zoning Ordinance to reflect the current legal definition of “family” as including unrelated persons cohabitating.	Completed	The definition of “family” in the Coalinga Zoning Ordinance complies with State law.	Delete program.

2009 Housing Element Program	Status	Evaluation	Recommendation
Implementation measure HE3-2.1 In instances where households are displaced as a result of public activities, such as through redevelopment processes, assist in the relocation of households in accordance with State and local laws and regulations.	RDA eliminated	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26.	Delete program.
Implementation measure HE4-1.1 Continue to enforce the Housing Code (Fresno County Ordinance Code, Chapter 15.32, Substandard Housing and Unsafe Structures), which provides minimum health and safety standards for the maintenance of the existing housing supply.	Ongoing	The City has adopted the California Building Code, and enforces the code through its Building and Code Enforcement Departments.	Delete program in the Housing Element. This is a basic function of the Building Department and is required by law.
Implementation measure HE4-1.2 Continue to assist the California Department of Housing and Community Development in enforcement of the State's Employee Housing Act regarding health and safety standards relating to employer-owned labor camps that provide living quarters for five or more employees.	Partially completed	Farmworker housing is considered under the definition of group home in the agricultural district (AG). It is limited to housing for farmworkers and farms stays. The facility is limited to six rooms rented to not more than six persons. The City must amend the Zoning Ordinance to fully comply with the Employee Housing Act.	Include program to amend the Zoning Ordinance to comply with the Employee Housing Act. Modified and included as Program 10.
Implementation measure HE4-1.3 Continue to promote the alleviation of overcrowded housing conditions through Redevelopment Agency programs designed to assist homeowners and renters to rehabilitate units where safety issues are involved.	RDA eliminated	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. However, the City continues its housing rehab program using CDBG funds.	Delete program. Continue Housing Rehabilitation Program using HOME and CDBG funds.
Implementation measure HE5-1.1 Continue to work with Self Help Enterprises to participate in the Fresno County Housing Assistance Rehabilitation Program (HARP) administered by the Department of Community Development. Continue to support Self Help Enterprises in efforts to advise city residents of program availability.	Ongoing	The City successfully applied for CDBG and HOME funds to reinstate the housing rehab program, which is operated by Self Help Enterprises.	This program continues to be appropriate and is modified and incorporated as part of Program 13.
Implementation measure HE5-1.2 Continue to support non-profit housing and housing services providers by partnering with Self Help Enterprises to apply for funding and expedite approval processing of rehabilitation projects including, but not limited to, the USDA 504 Loan Program and Fresno County HARP.	Ongoing	The City successfully applied for CDBG and HOME funds to reinstate the housing rehab program, which is operated by Self Help Enterprises.	This program continues to be appropriate and is modified and incorporated as part of Program 13.

2009 Housing Element Program	Status	Evaluation	Recommendation
Implementation measure HE5-1.3 Continue to work with Self Help Enterprises through the New Homebuyers Program, providing downpayment assistance to income-restricted persons and providing financial training for persons receiving funds.	Ongoing throughout the planning period	The City successfully applied for CDBG and HOME funds to reinstate the downpayment assistance program, which is operated by Self Help Enterprises.	This program continues to be appropriate and is modified and incorporated as part of Program 15.
Implementation measure HE5-1.4 Continue to provide counseling and workshops to prospective and active participants of the New Homebuyers Program. Continue to work through Self Help Enterprises and the Redevelopment Agency to provide information and technical assistance to encourage continued maintenance of currently sound housing.	Ongoing throughout the planning period	The City successfully applied for CDBG and HOME funds to reinstate the downpayment assistance program, which is operated by Self Help Enterprises.	This program continues to be appropriate and is modified and incorporated as part of Program 15.
Implementation measure HE5-1.5 Inspect all housing units being constructed, rehabilitated, expanded, or relocated to enforce the Uniform Building Code and related sub-codes.	Ongoing	Code Enforcement officials perform routine inspections of housing in the city, including targeted surveys for health and safety violations under the Health and Safety Code [Section 17980(b)(2)]. Households found in violation may be cited, but may also qualify for City assistance.	This program continues to be appropriate and is modified and incorporated as part of Program 14.
Implementation measure HE5-1.6 Continue to conserve neighborhoods through community cleanup. Periodically designate a day or weekend as “clean-up/fix-up day.” Continue to cooperate with various neighborhood groups, civic organizations, and others willing to assist in helping those (especially the elderly and disabled) who might be unable to perform minor maintenance tasks.	Ongoing	The City’s Solid Waste Franchisee currently runs two (spring & fall) clean up events in the City. This has been in effect for over 5 years and is free to the community. This program is not directly related to the issues addressed in the housing element.	Delete from Housing Element, but program will remain available to City residents.
Implementation measure HE5-1.7 Contact owners/operators of subsidized multifamily housing at least biannually to determine the status of at-risk units. Assist in the transfer of complexes deemed to be moving to market rents to agencies interested in owning and maintaining affordability.	Ongoing	No units were converted during the planning period.	This program continues to be appropriate and is modified and incorporated as part of Program 8.
Implementation measure HE6-1.1 Continually review development fees to determine whether or not they constitute constraints on development and or improvement of housing, particularly fees related to environmental issues associated with development in the city limits. Encourage other jurisdictions to reduce or eliminate fees for infill projects to encourage development of land within the city limits.	Ongoing	Development fees were last updated October 2014.	This program continues to be appropriate and is modified and incorporated as part of Program 12.

2009 Housing Element Program	Status	Evaluation	Recommendation
Implementation measure HE6-1.2 Implement the Land Use Plan's expansion areas to preempt escalating land costs for future development as infill land supply diminishes.	Not Completed	Due to LAFCO policies regarding residential development, this is not realistically achievable without immanent development	Delete program.
Implementation measure HE6-1.3 Partner with Fresno County and surrounding cities to develop or improve regional shelters or transitional housing for the homeless, in accordance with SB2.	Ongoing	The City amended the Zoning Ordinance to allow emergency shelters by right in two zones.	Delete program. Continue Regional Collaboration through Program 1.
Implementation measure HE7-1.1 Include code language in the Zoning Ordinance update to address resource use, including energy use. Types of measures may include: <ul style="list-style-type: none"> • Use of solar power systems, reduced permitting requirements, and specific design guidelines • Building design guidelines which emphasize energy conservation in building orientation, roof design, and landscaping requirements • Expanding the urban treescape through landscaping requirements • Guidelines for landscape and other aspects of development which contribute to water conservation • Standards for paving which allow for infiltration and/or dispersed flow 	Completed	In 2014 the City added code language regarding solar power generating facilities.	Delete program.
Implementation measure HE7-1.2 Continue to provide information on utility company(s) energy saving programs and the City's weatherization programs to the public through print and other media.	Ongoing	PG&E provides energy conservation and rebate programs.	This program continues to be appropriate and is modified and incorporated as part of Program 17.
Implementation measure HE7-1.3 Continue to provide weatherization assistance to income-limited households. Continue the City's current program which provides materials and installation assistance to those facing limits due to income or ability.	Ongoing	Weatherization assistance is included in the City's housing rehabilitation program, operated by Self Help Enterprises.	Continue to allow under the housing rehab program

Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region's housing needs. The process of determining each jurisdiction's share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2006 to December 31, 2015 (as extended from June 30, 2013 by SB 375). The City of Coalinga was assigned a RHNA of 115 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 35
- Low-Income (50 to 80 percent of the Area Median Income): 24
- Moderate-Income (80 to 120 percent of the Area Median Income): 30
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 26

Table 2C-17 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period. The City exceeded its RHNA for all income categories.

Table 2C-17 Units Built During 2006-2013 RHNA Projection Period, Coalinga

	Very Low-income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	35	24	30	26	115
Units Built 2006-2015	36	35	42	469	582
Percent of RHNA Met	103%	146%	140%	1,804%	506%

Note: Units built include occupied units and projects currently (2015) under construction

Source: City of Coalinga, 2014.

SECTION 2C-5: AT RISK ANALYSIS

As shown in Table 2C-18, there are 284 assisted affordable units in Coalinga as of April 2015, and 44 are at-risk of expiring in the next 10 years. None of the units receiving government subsidies in Coalinga were listed as having submitted a notice of their intent to convert their subsidized units to market-rate through the California Department of Housing and Community Development. The Tara Glenn Apartments had previously been at-risk of converting to market rate, but was acquired in 2012, rehabilitated, and the affordability was extended using tax credits and USDA 515 and 538 funds. The new expiration date on the affordability is unknown; however, it is well outside the 10-year timeframe of the at-risk analysis.

Table 2C-18 Assisted Housing Developments, Coalinga

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Pleasant Valley Pines	141 S 3rd St Apt 127	Non-targeted	HUD Section 8, Loan Management Set Aside Program	52	44	7/31/2025	At risk
West Hills	500 Pacific St	Non-targeted	HUD 202/8 NC	65	65	10/31/2027	Not at risk
Westwood I	301 W Polk St	Non-targeted	HUD, Loan Management Set Aside Program	102	88	12/31/2028	Not at risk
Tara Glenn Apartments	550 E. Glenn Avenue	Non-targeted	LIHTC, USDA, Rural Development Program funding	80	79	Unknown	Not at risk
Ridgeview Apartment	400 W. Forest Ave.	Non-targeted	Housing Authority	42	8	6/26/2034	Not at risk
Total				341	284		
Total At Risk				--	44		

Source: California Housing Partnership, 2014.

As previously described in Chapter 2, Housing Needs Assessment, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Acquisition and Rehabilitation

The estimated total cost to acquire and rehabilitate each unit is \$117,225. Roughly, the total cost to acquire and rehabilitate the 44 at-risk units is \$5.2 million.

Replacement

To replace the 44 at-risk units, at \$170,370 per unit, would cost an estimated \$7.5 million.

Rent Subsidy

Rent subsidies vary based on a resident's income. As previously stated, the subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated \$351 per month, or \$4,212 per year. For 30 years, the subsidy would be about \$126,360 for one household. Subsidizing all 44 units at an extremely low-income rent for 30 years would cost an estimated \$5.6 million.

The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated \$176 per month or \$2,112 per year. For 30 years, the subsidy would be about \$63,360 for one household. Subsidizing all 44 units at a very low-income rent for 30 years would cost an estimated \$2.8 million.

The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated \$293 per month, or \$3,516 per year. For 30 years, the subsidy would be about \$105,480 for one household. Subsidizing all 44 units at a low-income rent for 30 years would cost an estimated \$4.6 million.