

APPENDIX 2H: CITY OF MENDOTA

SECTION 2H-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 will meet at least biannually to evaluate successes in implementation of programs and 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 Mendota will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 359 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:	Planning 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:	Planning 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 Mendota 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.
- Continue discussions with the State to secure funding for the installation of a new well FY 2017-2018.

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:

- Maintain a list of interested developers and annually contact developers to explore affordable housing opportunities, particularly opportunities for development on the two larger higher-density sites included in the Housing Element sites inventory (APNs 01306115 and 1220026).
- 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 offer incentives such as density bonus and streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of 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 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 by 110 units over the next eight years – 20 extremely low income, 40 very low income, and 50 low income units.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Planning 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:	Planning 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 Mendota. The City must guard against the loss of housing units available to lower income households. There are 44 units at the Mendota Village Apartments that are considered at risk of conversion to market rate by 2023. 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:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Planning 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 Zoning Ordinance currently (2016) allows second units with a conditional use permit in all zones allowing single family homes on lots that exceed 6,000 square feet. However, State law requires that second units be permitted by right in these zones. Program 10, below, addresses this requirement.

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:

- **Density Bonus:** Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.
- **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.
- **Group Homes:** Amend the Zoning Ordinance to allow group homes for six or fewer residents in all zones allowing single family residential uses. Additionally, amend the Zoning Ordinance to include provisions for larger group homes of seven or more residents.
- **Second Units:** Amend the Zoning Ordinance to allow second units as permitted by right in all zones allowing single family uses.
- **Manufactured Housing:** Amend the Zoning Ordinance to allow manufactured homes in all zones allowing single family residential uses.

- **Single Room Occupancy:** Amend the Zoning Code to address the provision of SRO housing.
- **Definition of Family:** Remove the definition of family in the Zoning Code, or amend the definition to ensure it does not differentiate between related and unrelated individuals, or impose a numerical limit on the number of persons in a family.
- **Reasonable Accommodation:** Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.

The City will continue to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary.

The City will also amend the Zoning Ordinance to establish consistent density standards between the R-3 Zone and the HDR General Plan Land Use Designation.

Timeframe and Objectives:

- Complete Zoning Ordinance updates within one year of Housing Element adoption, unless otherwise noted.
- Address consistency with the HDR General Plan Designation and the R-3 Zone by 2019.
- Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

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

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.

- Process requests for lot consolidation and lot splitting concurrent with other development reviews.
- Offer incentives to developers to promote parcel consolidation and lot splits, such as priority permit processing and deferred development impact fees.
- 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: Fresno County Housing Assistance Rehabilitation Program (HARP)

This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the improvement of their homes. The City of Mendota is a participating city. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.

Timeframe and Objectives:

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested households to County program with the goal of assisting four low income households during the planning period.

Financing:	CDBG and HOME funds
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 14: Fresno County Rental Rehabilitation Program (RRP)

This program provides no interest loans to qualifying property owners in the unincorporated County and participating cities for making improvements to their rental properties. The City of Mendota is a participating city. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.

Timeframe and Objectives:

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested property owners to County program.

Financing:	HOME funds
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 15: Code Enforcement

The City's Building 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 County housing rehabilitation programs for assistance in making the code corrections.

Financing:	General Fund
Implementation Responsibility:	Building Department
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 16: Fresno County Homebuyer Assistance Program (HAP)

City of Mendota participates in the County's Homebuyer Assistance Program. This program assists lower income families with purchasing their first home by providing a zero interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single family residence (plus loan closing costs). Households earning up to 80 percent AMI in unincorporated Fresno County and participating cities are eligible for this program.

Timeframe and Objectives:

- Promote available homebuyer resources on City website and public counters.
- Refer interested households to County program with the goal of assisting four households.

Financing:	HOME funds
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 2.8

Program 17: First-Time Homebuyer Resources

Mendota residents 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.

CalHFA loans are offered through local loan officers approved and trained by CalHFA.

Timeframe and Objectives:

- Promote available homebuyer resources on City website and public counters in 2016.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

Financing:	CalHFA
Implementation Responsibility:	Planning and Development Department
Relevant Policies:	Policy 2.8

Program 18: 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.
- Expedite review and approval of alternative energy devices (e.g., solar panels).

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

Program 19: 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 in Fresno County.

Timeframe and Objectives:

- Provide information on the HCV program on City website and public counters in 2016.
- 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
Relevant Policies:	Policy 2.2

Program 20: Fair Housing

Residents in the Central Valley, including Fresno County, can access fair housing services provided by the Fair Housing Council of Central Valley (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:

- Participate in the Fresno Urban County's efforts in updating the Analysis of Impediments to Fair Housing Choice required by the CDBG program.
- 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:	General Fund
Implementation Responsibility:	City of Mendota; 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 2H-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 2H-1 Summary of Quantified Objectives, 2015-2023

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	20	40	50	77	341	528
Rehabilitation	-	2	2	-	-	4
Homebuyer Assistance	-	-	4	-	-	4
Conservation (Subsidized Rental Housing and Public Housing)	-	343	343	-	-	686

SECTION 2H-2: SITES INVENTORY

AB 1233 Carry-Over Analysis

AB 1233 was signed into law on October 5, 2005, and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the Regional Housing Needs Allocation (RHNA) for the new cycle.

This law affects the City of Mendota's 2015-2023 Housing Element, requiring the City to address its deficit in sites, if any, for the previous housing element cycle (2008-2015), extended from 2013 by legislation). The City of Mendota did not submit a fourth cycle (2008-2015) housing element for review and certification from HCD. Consequently, the fifth cycle housing element must demonstrate the City's ability in meeting its prior RHNA, and roll over any shortfall in sites to the new planning period. To determine any potential penalties, the analysis in this Housing Element uses the following approach outlined by HCD:

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since 2006 to date by income/affordability level; and
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites available in the city during the RHNA cycle.

Units Built or Under Construction

The City can count any building permits issued since January 1, 2006, the start of the Fourth Cycle RHNA period. As shown in Table 2H-2, Mendota has issued permits for 467 units since 2006, 351 of which were inventoried as lower-income units, including 16 extremely low-income units, 48 very low-income units, and 287 low-income units. There were 220 deed-restricted lower-income units built in three affordable apartment complexes: La Amistad at Mendota, Lozano Vista Family Apartments, and Mendota Garden Apartments. All three developments were constructed in 2006 and were funded by low-income housing tax credits. Mendota has also issued permits for 131 lower-income single-family units that were financed through the USDA Section 502 Direct Loan Program. This program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. All 131 of these units were inventoried as low-income. The remaining 116 market-rate single family units were inventoried as above moderate-income.

Table 2H-2 Units Built or Under Construction Since 2006

Project/APN	Units by Income Level					Total Units	Description of Affordable Units
	ELI	VLI	LI	MI	AMI		
La Amistad at Mendota	8	24	48	-	-	80	LIHTC
Lozano Vista Family Apartments	8	24	48	-	-	80	LIHTC
Mendota Garden Apartments	0	0	60	-	-	60	LIHTC
USDA Loan Single family Units	-	-	131	-	-	131	USDA Section 502 Direct Loan Program
Market-rate Single Family Units			-	-	116	116	
Total	16	48	287	0	116	467	

Source: City of Mendota, 2014.

Vacant Land

In assessing if the City would incur any RHNA penalty from the previous planning period, this section examines the amount of vacant land available in the city with the potential for residential development. The majority of the sites included in the vacant land inventory described below as a part of the sites inventory for the Fifth Cycle Housing Element can be counted toward the Forth Cycle Housing Element RHNA, so long as the sites were available at the start of the Housing Element planning period (i.e., June 30, 2008). Table 2H-6 identifies which sites had zoning in place during the Fourth Cycle RHNA. These sites with zoning in place have capacity for 283 units, including 188 lower-income units, 39 moderate-income units, and 56 above-moderate-income units.

Mendota can also retroactively count approved projects as vacant sites since the land was vacant during the previous RHNA cycle. Therefore, VTTM No. 5483, which is made up of 48.6 acres of land zoned R-1 and designated MDR, can be treated as a vacant site. Using the same assumptions as Table 2H-6, this site has capacity for 138 above moderate-income units. This capacity is included under vacant land in Table 2H-6.

AB 1233 Carry-Over Analysis Summary

Table 2H-3 summarizes the AB 1233 carry-over analysis for Mendota. Based on units constructed and capacity from vacant sites, Mendota can accommodate its Fourth Cycle RHNA and will not have any carry-over into the Fifth Cycle RHNA. The 33 unaccommodated units in the moderate-income category are covered by the large surplus of 376 units in the lower-income categories.

Table 2H-3 AB 1233 Carry-Over Analysis Summary, Mendota, 2006-2013

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2006-2013 RHNA	45	46	72	72	124	359
Units Constructed 2006-2013	16	48	287	-	116	467
Vacant and Underutilized Sites (Table 2H-6)			188	39	69	284
Capacity on site VTTM No. 5483			-	-	138	138
Surplus/(Deficit)			376	(33)	199	530
Unaccommodated Need from Fourth Cycle			0	0	0	0

Source: City of Mendota, 2014

Fifth Cycle Housing Element RHNA Analysis

For the Fifth Housing Element update, Mendota has been assigned a RHNA of 554 units, including 80 very low-income units, 56 low-income units, 77 moderate-income units, and 341 above moderate-income units.

Units Built or Under Construction

Since the Fifth Cycle RHNA projection period runs from January 1, 2013, to December 31, 2023, Mendota's RHNA can be reduced by the number of units built or under construction since January 1, 2013. Table 2H-4 and Figure 2H-1 show units built or under construction since January 1, 2013 in Mendota.

VTTM No. 5483 Final Map is the portion of VTTM No. 5483 that is currently under construction. It consists of 28 single family homes and is inventoried as above moderate-income units. The remaining 200 lots of the approved tentative map are counted below under planned and approved projects.

Table 2H-4 Units Built or Under Construction Since January 1, 2013, Mendota

Project/APN	Units by Income Level					Total Units	Description of Units
	ELI	VLI	LI	MI	AMI		
Fermin's Furniture Mixed Use APNs 013-143-09 and 10					2	2	Two dwellings over a furniture store.
VTTM No. 5483 Final Map (012-190-40 & 41)					28	28	Part of larger VTTM No. 5483. Final map consists of 28 single family homes
Single Family Permits					3	3	Single family units
Total	0	0	0	0	33	33	

Source: City of Mendota, 2014.

Planned or Approved Projects

Mendota's RHNA can also be reduced by the number of new units in projects that are planned or approved, but not yet built. Table 2H-5 and Figure 2H-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.

The Ochoa Apartments project is an 11-unit apartment building that includes two deed-restricted affordable units. The applicant received three additional units over the maximum allowed density by including the two deed-restricted units. The two deed-restricted units were inventoried as low-income and the remaining nine units were inventoried as moderate-income based on unit sizes and expected rents.

After accounting for units already built and the VTTM No. 5483 Final Map included above, VTTM No. 5483 has 200 remaining single family homes that are inventoried as above moderate-income.

Table 2H-5 Planned or Approved Projects, Mendota, December 2014

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	MI	AMI			
Ochoa Apartments (APN 013-223-21)			2	9		11	Two low-income units are deed-restricted, rest of units were inventoried as moderate-income based on expected rents.	Approved December 10, 2013
VTTM No. 5483 Final Map (012-190-40 & 41)					200	200	200 single family lots	Approved tentative map March 22, 2005
Total	0	0	2	9	200	211		

Source: City of Mendota, 2014.

Vacant and Underutilized Land

The Mendota 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 R-3, which allows up to 29 units per acre (i.e., 1,500 minimum lot area per unit). However, the General Plan HDR designation limits development to 25 units per acre. Therefore, sites zoned R-3 were inventoried with a maximum density of 25 units per acre based on the maximum for the High Density Residential land use designation.
 - **Moderate-Income (MI) Sites.** Sites that are zoned R-2 allow for up to 11 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 R-3 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 R-1. Mixed Use sites were also inventoried as above-moderate-income units based on the assumptions described below.
- **Development Potential.** The inventory assumes build out of 80 percent of the maximum permitted density for all sites.

- **Assumptions for Mixed-use Zoning.** Sites that are zoned C-3 and designated General Commercial allow for mixed use projects through the planned unit development process. The General Plan states that the General Commercial designation “will provide for mixed-use activity in the downtown area.” The recently approved Fermin’s Furniture project is a recent example of the City approving mixed use projects downtown within the C-3 zone. The inventory conservatively assumes that one unit could be built on each C-3 site included in the inventory. These sites were inventoried as above moderate-income.

The River Ranch Specific Plan, which was adopted in 2014, includes approximately 641 acres of land in southern Mendota (see long-term development potential below). While most of this land is outside the current (2015) city limits, approximately 93 acres of vacant land zoned C-3 along the western edge of the specific plan area are within city limits. All 93 of these acres are within the Town Center Overlay District, which allows mixed use projects through the site plan review process. The Mendota Zoning Ordinance states that mixed use projects within this overlay district have a maximum FAR of 0.4. Assuming ground floor retail, an average of 900 square foot units, and 20 percent common area/hallway/stairway, mixed use is conservatively inventoried at eight above moderate-income units per acre.

- **Assumptions for Underutilized Sites.** The inventory includes six underutilized sites. These sites have been identified because the existing uses are not maximizing development potential that was identified in the General Plan. These sites exhibit redevelopment potential to higher-intensity residential uses. For each site, the City has evaluated overall site potential, potential for lot consolidation, and the status of existing uses.

Table 2H-6 identifies vacant and underutilized sites that are presently zoned for residential or mixed uses and suitable for residential development in Mendota. The locations of these sites are shown in Figure 2H-1. Based on permitted densities and the assumptions described above, the sites identified in Table 2H-6 can accommodate an estimated 810 units, including 222 lower-income units, 54 moderate-income units, and 534 above moderate-income units. Almost all of these sites are outside of FEMA 100-year flood zones and all are outside the FEMA 200-year flood zone. Table 2H-6 includes a column for environmental constraints identifying sites that are within the FEMA 100-year flood zone. These two sites are actually on the same parcel (APN 1220026). The parcel is designated MDR in the General Plan, but currently has incompatible zoning. The sites inventory assumptions are based on the more restrictive density requirements, either the zoning or the General Plan designation. The R-3 portion of the parcel has capacity for 34 moderate-income units and the R-1 portion of the parcel has capacity for 13 above moderate-income units. As shown in Table 2H-7, the City has a surplus capacity. So while these sites have been included in the sites inventory, they are not relied upon to meet the RHNA.

There are no additional environmental constraints that could hinder future development.

Prezoned Sites

Mendota has prezoned two development areas (VTTM No. 5003 and VTTM No. 5922) in an effort to facilitate future annexation and development. These development areas are not within current city limits, but the City has done its part in making these areas available for future applicants. The City has opted to include these areas in the inventory, but it does not rely upon them to meet its RHNA. These areas are shown in Figure 2H-1.

VTTM No. 5003 is located in northern Mendota and includes APNs 013-050-12S, 013-050-45S, and 013-060-09S. The City certified an EIR for the annexation in 2005 and approved the development proposal in 2007. Later in 2007, Fresno LAFCo approved the annexation and extended the approval in 2008. Due to complications with LAFCo's conditions of approval, the applicant did not file a new extension request and the annexation approval expired in 2010. While the approved tentative map is still valid, the project requires a reinitiating of the annexation process. VTTM No. 5003 includes 9.67 acres of prezoned R-3 and 72.91 acres of prezoned R-1. Using the same assumptions as Table 2H-6, this area has capacity for 193 lower-income units and 204 above moderate-income units.

VTTM No. 5922 is located in western Mendota and includes APN 012-190-56ST. VTTM No. 5922 was submitted in 2008 and then stalled due to market conditions. The residential portion includes 52.55 acres of prezoned R-2. Using the same assumptions as Table 2H-6, this area has capacity for 462 moderate-income units.

Long Term Development Capacity

The River Ranch Specific Plan, which was adopted in 2014, includes approximately 641 acres of land in southern Mendota. Aside from 93 acres of land zoned C-3 along the western edge of the specific plan area, most of this land is outside the current (2015) city limits. The Plan includes 56 acres of Low Density Residential, 122 acres of Medium Density Residential, 83 acres of Medium-High Density Residential, and 12 acres of High Density Residential. The Plan anticipates a range of 1,135 to 2,141 units at full buildout. The unincorporated area of the Specific Plan is not prezoned and will require a developer to move forward with the annexation process. Due to uncertainty associated with the annexation timeline, the Specific Plan area was not counted towards the Fifth Cycle RHNA. However, the City anticipates the River Ranch Specific Plan being a key growth area in the future.

RHNA Summary

Table 2H-7 provides a summary of Mendota's ability to meet the 2013-2023 RHNA. After accounting for units built and under construction, planned or approved projects, and capacity on vacant/underutilized sites within current city limits, Mendota has a surplus in the lower-income and above moderate-income categories, but a remaining need of 25 moderate-income units. This remaining need for moderate-income units can be met by the surplus in the lower-income category. In addition, the City has prezoned a substantial amount of land outside the city limits within the Sphere of Influence, which could provide additional capacity to meet the RHNA once projects are ready to move forward with annexation.

Table 2H-6 RHNA Summary, Mendota, January 1, 2013 – December 31, 2023

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2013-2023 RHNA	40	40	56	77	341	554
Units Built or Under Construction (Table 2H-2)	0	0	0	0	33	33
Planned or Approved Projects (Table 2H-5)	0	0	2	9	200	211
Capacity on Vacant Sites (Table 2H-6)	188			43	529	760
Surplus Capacity/(Remaining Need) Based on Sites in Current (2015) City Limits	54			(25)	388	416
Capacity from Prezoned Tracts Outside City Limits	193			462	204	859
Total Surplus Capacity¹	247			437	592	1,276

¹ Surplus Capacity is calculated by subtracting units built and under construction, planned or approved projects, capacity on vacant sites, and capacity on prezoned tracts from the total RHNA.

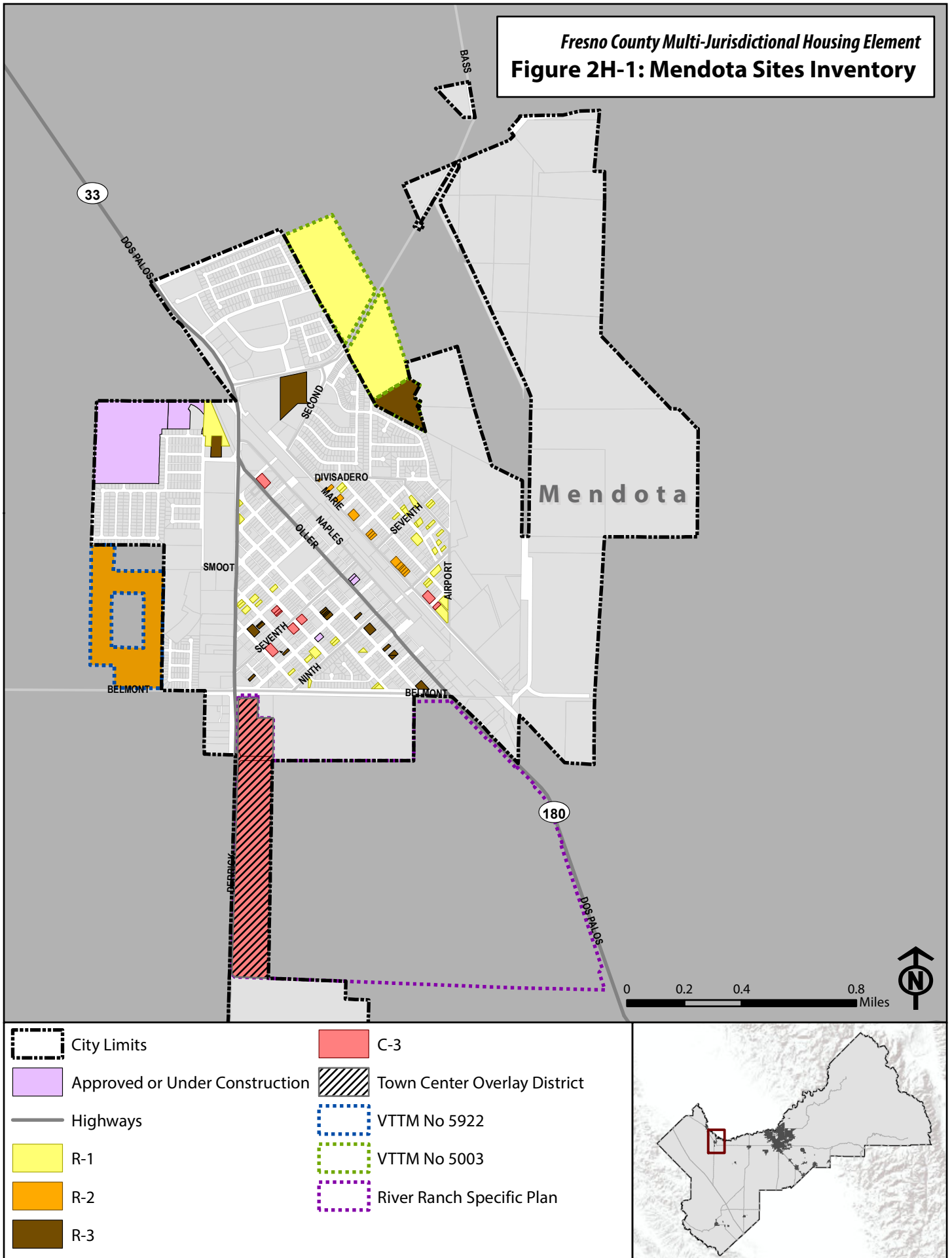
Source: City of Mendota, 2014.

Adequacy of Public Facilities

The City provides water service for residents. According to the Public Utilities Director and City Engineer, the City's water system has a remaining capacity for approximately 500 additional housing units, which is in line with the 2013-2023 RHNA. As part of its CIP, the City is investigating opportunities for funding via Prop 1 and the State Revolving Fund for installation of a new (additional) well in approximately FY 2018-2019.

The City also controls and administers the sewer system in the city. The existing sewer system has about 185 units of capacity. The City owns approximately 200 acres of vacant land abutting its wastewater treatment plant (WWTP). It is examining the possibility of growing non-edible crops and using its secondary-level treated waste water for irrigation. The City is investigating the feasibility of upgrading its WWTP to tertiary-level treatment. This would further expand the alternatives for disposal of the treated effluent. Finally, the City recently (November 2015) adopted a modified water and sewer rate structure that will assist in accommodating CIP-related infrastructure.

Fresno County Multi-Jurisdictional Housing Element
Figure 2H-1: Mendota Sites Inventory



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SECTION 2H-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The Mendota General Plan was adopted in 2009 and includes four residential land use designations:

- ***Low-Density Residential:*** 1.0 to 3.5 dwelling units per acre;
- ***Medium-Density Residential:*** 3.6 to 6.0 dwelling units per acre, minimum lot size of 6,000 square feet;
- ***Medium/High Density Residential:*** 6.1 to 11.0 dwelling units per acre, maximum of one dwelling unit per 3,000 square feet of lot area, not to exceed four dwellings per lot; and
- ***High-Density Residential:*** 11.1 to 25.0 dwelling units per acre

Conclusion

Densities range from one dwelling unit per acre (du/ac) to 25 du/ac. The densities are sufficiently high to allow the development of affordable housing for all income levels. Minimum densities are included to maximize residential development on a limited supply of land as well as achieve a balance and variety of housing types.

Recommended Action

None required.

Zoning Ordinance

Analysis

Title 17 of the Mendota Municipal Code provides zoning provisions for the City. The Code contains a variety of residential zones:

- ***Single Family Residential Agricultural (R-A):*** The R-A district is intended primarily for application to areas located at the fringe of the city's corporate area, where denser population and full provision of urban services is inappropriate. It is intended to provide living areas which combine certain advantages of both urban and rural location by limiting development to very low-density concentrations of one family dwellings and permitting limited numbers of animals and fowl to be kept for pleasure or hobbies, free from activities of a commercial nature.
- ***Single Family Low Density (R-1-A):*** The R-1-A district is intended to provide living areas within the city where development is limited primarily to low-density concentrations of one family dwellings on a lot of not less than 12,000 square feet in area.
- ***Single Family Medium Density (R-1):*** The R-1 district is intended to provide living area within the city where development is limited primarily to low-density concentrations of one-family dwellings.

- **Medium/High Density (R-2):** The R-2 district provides for relatively high-density concentrations of residential uses in areas where such higher-density use is consistent with the General Plan and which are convenient to public facilities and services which enable such concentrations. The R-2 district is intended primarily for application to residential areas where proximity to neighborhood residential uses or major streets makes multifamily uses appropriate in the vicinity of single family dwellings.
- **High Density Multiple Family (R-3):** The R-3 district is intended primarily to provide for the development of high-density multiple-family residential structures, for the purposes of rental or sale to permanent occupants.
- **High Density Multiple Family One Story (R-3-A):** The R-3-A district is intended to provide for the development of medium-density multiple-family residential structures, limited to one story in height, for the purposes of rental or sale to permanent occupants.
- **Mobile Home Park (MHP):** The MHP mobile home park district is intended to provide for accommodation of residential mobile homes in unified parks.
- **Urban Reserve (UR):** The UR urban reserve district is an overlying district, intended to set aside undeveloped agricultural land for future land uses due to urban expansion, while preventing the development of land uses which might conflict with the future planned use of the area.

The Zoning Ordinance also allows residential as part of mixed-use planned developments in the Central Business and Shopping District (C-3). The City permits mixed-use through the planned development process to allow for modified development and public improvement standards, such that the benefits of the project to the public, the city, and the project proponent are greater than what would normally be possible under the default regulations.

Conclusion

The City's Zoning Ordinance provides for a range of housing options and provides flexibility in the development standards to encourage mixed-use in the Central Business and Shopping District.

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2H-8 lists and describes the residential development standards required in Mendota. These development standards are typical and consistent with standards established in surrounding communities. The density standard in the R-3 zones of 1,500 square foot per of lot area per dwelling unit is equal to 29 units per acre; however the General Plan limits density in the HDR designated areas to 25 units per acre. Despite the 1,500 minimum site requirement in R-3, the density in R-3 cannot exceed 25 units per acre unless a development qualifies for an affordable housing density bonus. The Housing Element sites inventory assumes a maximum density of 25 units per acre for sites zoned R-3. Limiting the density on R-3 zoned sites to 25 units per acre does not impact the City's ability to meet its lower-income RHNA.

Table 2H-7 Residential Development Standards, Mendota

Zone District	Min. Lot Area (sq. ft.)	Min. Lot Area for PD (sq. ft.)	Lot Area per Dwelling Unit (sq. ft.)	Building Height (ft.)	Min. Yard Setback (ft.)			Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Building Coverage
					Front	Side	Rear			
R-A	24,000	n/a	24,000	30	30	10	20	120	120	30%
R-1A	12,000	9,000	12,000	30	30	10	20	75	100	30%
R-1	6,000	4,000	6,000	30	20	5	20	60	100	40%
R-2	6,000	3,000	3,000	30	20	5	20	60	100	50%
R-3	6,000	1,500	1,500	40	15	5	15	60	100	60%
R-3A	6,000	1,500	1,500	20	15	5	15	60	100	60%
MHP	1 acre	n/a	1,500	30	15	5	10	120	120	50%

Source: City of Mendota Zoning Ordinance, 2014.

Parking

Table 2H-9 summarizes the residential parking requirements in Mendota.

Table 2H-8 Residential Parking Standards, Mendota

Type of Residential Development	Required Parking Spaces
Single family	1 parking space in a garage or carport for each dwelling
Duplex	1 parking space in a garage or carport for each dwelling unit. When there are 2 dwelling units on a single lot there must be 1.5 parking spaces for each dwelling unit, 1 of which must be in a carport or garage.
Multifamily	1 parking space for each dwelling
Housing for the elderly	1 space for every 3 dwelling units, or portion thereof, when such use is authorized by conditional use permit

Source: City of Mendota Zoning Ordinance, 2014.

Open Space and Park Requirements

The City requires subdivisions to dedicate land or pay an in lieu fee for neighborhood and community open space, park and recreational purposes. Mendota has adopted a standard that requires the construction and maintenance of five acres of parks per 1,000 residents. Recreational facility fees range from \$1,024 per unit for high density residential to \$1,365 per unit for low density residential.

Conclusion

The Zoning Ordinance does not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other small cities in the region. The parking requirements are similar to or less than other cities and do not pose a constraint to housing. The park fees are also slightly lower than average.

Recommended Action

None required.

Growth Management

Analysis

The City does not have any growth restrictions that would impact the City's ability to meet its housing needs.

Conclusion

Growth control is not a constraint to development in Mendota.

Recommended Action

None required.

Density Bonus

Analysis

While the City has not adopted a density bonus ordinance into the Zoning Ordinance, the City has provided density bonuses to developers in the past, consistent with State law (GC §65915 et seq.).

Conclusion

The Zoning Ordinance does not include a density bonus ordinance.

Recommended Action

The Housing Element contains a program to adopt a density bonus ordinance to comply with State law.

Zoning for a Variety of Housing Types

Analysis

Table 2H-10 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2H-9 Residential Uses Permitted by Zone, Mendota

Residential Use	R-A	R-1-A	R-1	R-2	R-3	R-3-A	MHP	UR	C-3	M-1
Single Family Dwelling	P	P	P	P	P	P	-	P	-	-
Multifamily Housing	-	-	-	P	P	P	-	-	C ¹	-
Manufactured Housing	-	-	P	-	-	-	-	-	-	-
Mobilehome Parks	-	-	-	-	-	-	C	-	-	-
Farm Labor Housing	P ²	-	-	P ³	P ³	P ³		P ²	-	-
Emergency Shelters	-	-	-	-	-	-	-	-	-	P
Transitional Housing	P	P	P	P	P	P	-	P	-	-
Supportive Housing	P	P	P	P	P	P	-	P	-	-
Single Room Occupancy	-	-	-	-	-	-	-	-	-	-
Group homes (6 or fewer)	-	-	-	-	-	-	-	-	-	-
Group homes (7 or more)	-	-	-	-	-	-	-	-	-	-
Second Residential Unit	C	C	C	C	C	C	-	-	-	-
Mixed Use	-	-	-	-	-	-	-	-	C ¹	-

P: permitted, C: conditional use permit, -: not allowed, D: subject to Director review and approval.

¹ Residential uses allowed as part of a planned development for mixed use.

² Dwellings for hired agricultural employees on farms or ranches containing ten acres or more. Permanent Farm labor camps are expressly prohibited, however.

³ Labor camps are permitted.

Source: City of Mendota Zoning Ordinance, 2015.

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

Multifamily

Multifamily dwellings are permitted by right in the R-2, R-3, and R-3-A zones, and are conditionally permitted as part of mixed-use planned developments in the C-3 zone.

Manufactured Housing

The Zoning Ordinance only permits manufactured housing in the R-1 zone. The Zoning Ordinance does not comply with State law, which requires the City to permit manufactured housing on a permanent foundation in all zones allowing single family homes.

Farmworker/Employee Housing

The Zoning Ordinance includes some provisions for farm employee housing, but does not fully comply with State law. 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 permits agricultural uses in the UR and R-A zones and permits farm labor housing in these zones. However, while the zones allow dwellings for hired farm laborers, the zones expressly prohibit permanent farm labor housing.

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 City currently has no provisions for employee housing.

Emergency Shelters

The City recently (July 2015) amended the Zoning Ordinance to comply with State law requirements for emergency shelters. Title 17 of the Mendota Municipal Code has been amended to include the following definition:

“Emergency shelter” means housing with minimal support for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Emergency shelters are allowed by-right (without any discretionary review) in the M-1 zone subject to development standards that are allowed per State law. Table 2H-11 shows the parcels that are vacant and zoned M-1. There are nine parcels totaling over 12 acres that are zoned M-1 and could potentially accommodate an emergency shelter by right. The 2013 Point-in-Time Count estimated that there were 2,799 homeless individuals in Fresno County, but only eight homeless individuals estimated for Mendota. The M-1 zone provides more than enough capacity to accommodate the City’s need for homeless shelters.

Table 2H-10 Potential Emergency Shelter Sites

APN	Acreage
01315228S	0.63
01315227S	2.13
01315226S	7.07
01314103S	1.13
01312101	0.17
01312301S	0.65
01312402	0.32
01312403	0.36
01314401	0.19
Total	12.65

Source: Mintier Harnish, 2014.

Transitional and Supportive Housing

The City recently (July 2015) amended the Zoning Ordinance to comply with State law requirements for supportive and transitional housing. The City adopted the following definitions, which ensure compliance with State law:

"Supportive housing " means housing with no limit on length of stay that is occupied by the target population and that is linked to onsite or offsite services that assist residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Supportive housing is a residential use, and is allowed in all districts that allow residential uses subject only to the requirements and restrictions that apply to other residential uses of the same type in the same district.

"Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is a residential use, and is allowed in all districts that allow residential uses subject only to the requirements and restrictions that apply to other residential uses of the same type in the same district.

Single Room Occupancy Units

The Zoning Ordinance does not contain any provisions for single room occupancy units.

Group Homes

The Zoning Ordinance does not contain any provisions for group homes.

Second Units

The Zoning Ordinance allows second units with a conditional use permit in all zones allowing single family homes on lots that exceed 6,000 square feet. However, State law requires that second units be permitted by right in these zones.

Conclusion

In summary, amendments to the City's Zoning Ordinance are required to address the provision of a variety of housing types:

- **Manufactured Housing:** Mendota does not comply with State law because it does not allow manufactured homes in all zones allowing single family residential uses.
- **Farmworker/Employee Housing:** Mendota does not comply with the Employee Housing Act.
- **Single Room Occupancy:** The City's Zoning Ordinance does not include provisions for SRO units.
- **Group Homes:** Mendota does not comply with the Lanterman Act. The City's Zoning Ordinance does not include provisions for group homes.

- **Second Units:** Mendota does not comply with State law; second units must be permitted by right in zones allowing single family homes.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address manufactured housing, farmworker and employee housing, single room occupancy units, group homes, and second units.

On- Off-Site Improvement Standards

Analysis

For residential projects the City typically requires both on- and off-site improvements. These can include curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Such improvements are often required as a condition of the subdivision map, or if there is no required map, improvements may be required as part of the building permit. Landscaping is required for all zoning districts. Such landscaping would include, but not be limited to, shrubbery, trees, grass, and decorative masonry walls. All landscaping is installed by the developer. Development of and connection to municipal water and sewer services are required as a condition of approving tract maps.

Conclusion

Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. Landscaping contributes to a cooler and more aesthetic environment in the city by providing relief from developed and paved areas. These off-site requirements allow for the development of much higher residential densities. In order to reduce housing costs, the City does not require improvements other than those deemed necessary to maintain the public health, safety, and welfare.

Recommended Action

None required.

Fees and Exactions

Analysis

Table 2H-12 shows permit and processing fees in Mendota. 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 2H-11 Permit and Processing Fees, Mendota

Action	Fee
Site plan review	\$1,840
Lot line adjustment	\$1,680
Tentative parcel map	\$2,830
Final parcel map	\$2,710
Tentative subdivision map	\$4,470
Final subdivision map	\$3,840
Conditional use permit (minor)	\$1,010
Conditional use permit (major)	\$2,130
Conditional use permit revision or extension	\$580
<i>Plan review</i>	
Multifamily	95% of building permit fee
Single family	65% of building permit fee
Single family with master plan	100% of building permit fee
Annexation	\$3,270
<i>Environmental</i>	
Notice of Exemption	\$150
Negative Declaration	\$2,630
Mitigated Negative Declaration	\$3,170
EIR	\$2,050
Mitigation monitoring	Base +20% \$115/hour
General Plan Amendment	\$1,990
<i>Specific Plan</i>	
New	Base + 20%
Amendment	\$1,740
Rezone	\$1,510
Zoning text amendment	\$1,550

Source: City of Mendota, 2014.

Table 2H-13 shows development impact fees in Mendota for low-, medium-, and high-density development.

Table 2H-12 Development Impact Fees, Mendota

Category	Low-Density Residential Unit	Medium-Density Residential Unit	High-Density Residential Unit
City Management and General Services	\$218.81	\$218.81	\$164.71
Law Enforcement	\$591.49	\$591.49	\$443.62
Fire Protection	\$714.10	\$714.10	\$534.99
Storm Drainage ¹	\$1,723.15	\$676.24	\$324.59
Water Supply and Treatment	\$2,350.30	\$2,350.30	\$2,350.30
Wastewater and Treatment	\$1,947.56	\$1,947.56	\$1,947.56
Traffic Impact	\$690.05	\$690.05	\$414.77
Recreational Facilities	\$1,364.51	\$1,364.51	\$1,024.28
Water Connection Charges (per connection) ²	\$420.77	\$420.77	\$420.77
Sewer Connection Charges (per connection) ³	\$480.88	\$480.88	\$480.88
Sewer Interceptor ⁴ (assuming West Side)	\$616.37	\$616.37	\$493.09
Total	\$11,117.99	\$10,071.08	\$8,599.56

¹ Fee is assessed per acre at \$5,169.45/ac for low-density, \$5,409.89/ac for medium-density, and \$6,491.86/ac for high-density residential. Fee is based on the following assumptions: low density residential at 3 units/ac, medium density residential at 8 units/ac, and high-density residential at 20 units/ac.

² Assuming ¾ inch and 1 inch water service.

³ Assuming 4 inch and 6 inch laterals.

⁴ West Side Sewer Interceptor: \$616.37 for R-1 and \$439.09 for R-3.

Source: City of Mendota, 2014.

In addition to City fees, several regional fees are also charged for residential development: Regional Transportation Mitigation and Indirect Source Review. For school fees, the Mendota Unified School District assesses a school impact fee of \$3.20 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 2H-14 shows permit fees for single family and multifamily prototype developments. The single-family prototype is a 20-lot single-family detached residential development; with each home measuring 2,000 square feet of living area and a 440-square-foot garage. The estimated construction cost for this prototype unit before permit fees is about \$200,000. The plan check, permit, and impact fees account for an additional sum of \$23,396, or approximately 8.5 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 \$16,430 per unit. This constitutes approximately 10.3 percent of the estimated construction cost.

Table 2H-13 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	\$574	\$278
Plan Check and Building Permits	\$2,564	\$2,702
City Impact Fees	\$11,118	\$8,600
School Fee	\$6,400	\$3,200
Regional Transportation Mitigation Fee ¹	\$1,640	\$1,150
Indirect Source Review ²	\$1,100	\$500
Total for Prototype	\$467,920	\$328,600
Total per Unit	\$23,396	\$16,430

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 Mendota, 2015.

Conclusion

Permitting and development impact fees are an estimated 8.5 percent of the total development costs for single family development and 10.3 percent for multifamily. City fees are not considered a constraint to development.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

Table 2H-15 provides estimated processing times for the most common requests in Mendota.

Table 2H-14 Local Processing Times, Mendota

Entitlement Type	Approving Entity	Time Frame ¹
Building Permit	Building Official	2-3 weeks
Site Plan Review - Minor	City Planner ²	4-6 weeks
Site Plan Review - Major	City Planner ³	4-10 weeks
Conditional Use Permit - Minor	City Planner ⁴	4-6 weeks
Conditional Use Permit - Major	Planning Commission ⁵	6-12 weeks
Planned Development (CUP)	Planning Commission ⁶	6-12 weeks
Tentative Parcel Map	City Council ⁷	10-30 weeks
Tentative Subdivision (Tract) Map	City Council ⁸	30-60 weeks

¹ Assumes all relevant information provided and minimal revisions needed.

² Staff-level review of a permitted use involving minor changes to existing building(s), addition of less than 10% floor area, and/or minor site improvements.

³ Staff-level review of a permitted use involving new construction.

⁴ Staff-level review of a conditionally-permitted use otherwise meeting the requirements of minor site plan review. Includes site plan review.

⁵ Planning Commission review of a conditionally-permitted use involving new construction. Includes site plan review.

⁶ Planning Commission review of a planned development via the CUP - Major process, offering modified development standards in exchange for enhanced public benefit.

⁷ City Council review (based on Planning Commission recommendation) of a proposal to create four or fewer lots.

⁸ City Council review (based on Planning Commission recommendation) of a proposal to create five or more lots.

Source: City of Mendota, 2014.

For a typical project, an initial pre-consultation with the Planning Department, Engineering, and City Management is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the Planning Department and other agencies, such as Public Works, for consistency with City ordinances and General Plan guidelines. The plan is then approved through an administrative approval process. After the project is approved, the Building Department performs plan checks and issues building permits. Throughout construction, the Building Department will perform building checks to monitor the progress of the project.

Single family and multifamily residential uses are permitted uses in all residential zones where they are allowed (see Table 2H-10, above). Applications for single family or multifamily residential uses would be subject to minor site plan review to ensure consistency with the Zoning Ordinance and General Plan (4-6 weeks) and receiving a building permit (2-3 weeks). Minor site plan review is performed by the Planning Department staff. The City planner reviews and approves, approves with conditions, or denies a site plan review application in accordance with City codes and ordinances. To approve a site plan, the City planner must make all of the following findings:

1. The site plan is consistent with the requirements of the zoning ordinance;
2. The site plan is consistent with the general plan;
3. The following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety are protected, and there will be no significant adverse effect on surrounding properties or the environment:
 - a. Facilities and improvements;
 - b. Vehicular ingress, egress, and internal circulation;
 - c. Setbacks;
 - d. Height of buildings;
 - e. Location of services;
 - f. Walls;
 - g. Landscaping;
 - h. Lighting is so arranged as to reflect light away from adjoining properties; and
 - i. Signs.

These findings relate primarily to the physical characteristics and site planning considerations, and conformance with established standards. They do not constrain housing development.

One constraint to the timeliness in which applications and tract maps are processed is the requirement that if a subdivision or apartment complex is proposed near a highway, the City must consult with Caltrans. Given that two highways (Highway 180 and Highway 33) go through Mendota, the majority of projects require this consultation. Depending upon the type and scale of the project, this can add up to several months to a project timeline. The effects of this can be mitigated if the discussions are started early in the planning process simultaneously with other requirements.

Conclusion

The development review process does not put an undue time constraint on the development of projects because of the close working relationship between City staff, developers, and the decision-making body. The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. It should be noted that certain review and approval procedures may run concurrently. Mendota also encourages the joint processing of related applications for a single project. Such procedures save time, money, and effort for both the public and private sector and could decrease the costs for the developer by as much as 30 percent.

Recommended Action

None required.

Building Codes

Analysis

The City of Mendota adopted the 2013 California Building Code. The City has not adopted any amendments to this code. The Building Department administers building code and enforcement services.

Conclusion

The City has not made any local amendments to the Code that would impact the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

The City has adopted, and the Building Department implements, provisions of the 2013 California Building Code (Title 24). The City has not made any amendments to its building codes that would diminish the ability to accommodate persons with disabilities.

Definition of Family

The definition of family is:

"Family" means an individual, two or more persons who are related by blood or marriage or a group of not more than five persons not necessarily related by blood or marriage, living together in a dwelling.

This definition does not comply with State law. The definition of family cannot impose a numerical limit on the number of unrelated persons.

Zoning and Land Use Policies

As previously stated, the Zoning Ordinance does not contain any provisions for group homes and therefore does not comply with State law.

Reasonable Accommodation

The City of Mendota does not have a specific reasonable accommodation ordinance. However, under the City's policies, anyone can apply for reasonable accommodation. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home. There are no extra fees involved, and, for example, adding a wheelchair ramp to one's home or making a staircase handicap accessible, would not require a building permit. If a building permit is needed, such as for a complete bathroom remodel, the process is expedited because a permit can be processed over the counter by staff. Historically, there has never been a need to apply for a variance to accommodate the needs of persons with disabilities in Mendota. It is the City's intention to make the process as easy and streamlined as possible for persons with disabilities to modify their homes to make them more accessible. In the unlikely event that a variance were ever needed, it would require the approval of the Planning Commission which, at a minimum, can take a month to get processed.

Conclusion

Amendments to the City's Zoning Ordinance are required to address the definition of family and allow for group homes in residential zones. Additionally, while the City's policies have allowed for reasonable accommodation, it is recommended that the City adopt formal reasonable accommodation procedures in the Zoning Ordinance.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address the definition of family, group homes, and reasonable accommodation procedures.

SECTION 2H-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 2004 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 2H-15 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
<i>Goal 1: Housing Opportunities and Accessibility</i>			
The City staff will increase its coordination with the State HCD staff to apply for the funding that is made available through the Housing and Emergency Shelter Trust Fund Act of 2002, including the Joe Serna Jr. Farmworker Housing Grant Program and the CalHome Program.	Ongoing	Nearly 400 units of affordable housing have been built since 2004 using LIHTC and other funding programs.	This program continues to be appropriate and is modified and incorporated as part of Program 6.
The City of Mendota Redevelopment Agency will continue use redevelopment revenues for bond repayment and will set aside whatever is financially feasible up to 20 percent.	RDA eliminated	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26.	Delete program.
Prepare a <i>Project Information Brochure</i> outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the State and Federal funding for which the City is willing to apply, and other pertinent information. Distribute the brochure to local non-profit and for-profit development groups and regional agencies.	Not completed	Not completed due to budget constraints.	Delete program.
Continue to offer meetings with developers of proposed projects where developers have an opportunity to meet City staff to strategize about project design, City standards, necessary public improvements, and funding strategies.	Ongoing	The City continues to offer initial pre-consultation meetings with the Planning Department, Engineering, and City Management to discuss development proposals.	This is a routine staff function and is not included in the HE as a specific housing program
Use HOME funds and Program Income to assist households with first time homebuyer assistance after bond repayment is achieved.	Ongoing	The City receives HOME funds from the County to assist first time homebuyers.	This program continues to be appropriate and is modified and incorporated as part of Program 17.
Develop a program to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production. Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents. Include information from the Fresno County Board of Realtors, Real Estate Associates, Multiple Listing Service, and the BIA to track housing development, sales, and listing costs.	Completed.	The City maintains detailed records of development approvals and building permits	This program continues to be appropriate and is modified and incorporated as part of Program 3.

Table 2H-15 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
Using CDBG Planning/Technical Assistance grant funds, purchase or develop a computer program with spreadsheet and mapping capabilities to track development approvals, zone changes, and General Plan Land Use amendments.	Ongoing	The City utilizes various GIS tools to maintain an up-to-date inventory of development-related activities.	This program continues to be appropriate and is modified and incorporated as part of Program 3.
Assist developers in site selection, and through the project approval process in order to construct 10 moderate- and above-moderate housing units.	Ongoing	The City continues to support developers through the approval process. There are sufficient opportunities for moderate- and above moderate-income housing.	Delete program.
Contact homeless service providers in Fresno County through the Fresno/Madera Continuum of Care and the Fresno County Sheriff's Department to determine the number of homeless persons who have been residents of Mendota. Prepare a comprehensive report with recommendations for submittal to the City Council.	Ongoing through FMCoC	The FMCoC provides this information in its Point In Time Count.	Delete program.
Actively support efforts of homeless service providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally-ill and chronically disabled. Identify potential land that can be used for a homeless or transitional shelter should one be needed. Offer incentives to developers such as the waiving of development fees to construct a facility.	Not completed	The City will continue to offer incentives for the development of housing and shelter for the homeless.	The City will continue to provide incentives for housing for the homeless through Program 6.
Amend the current zoning ordinance to allow emergency shelters and transitional housing facilities without a Conditional Use Permit in multifamily zoning districts.	In process	The City recently (July 2015) amended the Zoning Ordinance to comply with State law and permit emergency shelters by right in the M-1 zone.	Delete
Investigate incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs, such as partnering with the Homeless Management Information System (HMIS)	Not completed	There are few permanent or long-term homeless in Mendota. Dedication of resources to this particular issue is unlikely to reap substantial benefits.	Delete program.
Amend the City's current housing rehabilitation program guidelines to include a grant to very low and low-income senior citizens and very low and low-income disabled persons and to improve accessibility and safety.	Ongoing	Mendota participates in the County Housing Assistance Rehabilitation Program (HARP).	This program continues to be appropriate and is modified and incorporated as part of Program 13.

Table 2H-15 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
Revise zoning ordinance to allow State licensed group homes, foster homes, residential care facilities, and similar State-licensed facilities, regardless of the number of occupants, deemed permitted by right in a residential zoning district, pursuant to State and Federal law.	Not completed	The City's Zoning Ordinance does not include provisions for group homes.	This program continues to be appropriate and is modified and incorporated as part of Program 10.
Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.	Ongoing	The City of Mendota does not have a specific reasonable accommodation ordinance. However, under the City's policies, anyone can apply for reasonable accommodation.	This program continues to be appropriate and is modified and incorporated as part of Program 10.
Work with farm owners and labor providers to determine the number of farmworkers who may be in need of additional housing in the area surrounding Mendota. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers, including unaccompanied migrant workers. In addition, should the report demonstrate a need, the City, in conjunction with local developers, will identify potential sites and/or provide or seek financial assistance to prospective developers of the housing for farm labor through the Joe Serna Farmworker Grant Program.	Ongoing	Mendota continues to be a community based largely on agriculture. Provision of quality, affordable housing to the agricultural segment of the community is of vital importance.	Farmworker housing needs will be addressed as part of a regional effort as described in Program 1.
Revise the City's Zoning Code to ensure compliance with employee labor housing act, specifically H&S 17021.5 and 17021.6	Not completed	Mendota does not comply with the Employee Housing Act.	This program continues to be appropriate and is modified and incorporated as part of Program 10.
Work with the Fresno Housing Authority and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.	Ongoing	The City continues to work with the Fresno Housing Authority to ensure residents have access to Housing Choice Vouchers.	Delete program. Outside the City's control.
Monitor average processing times for discretionary development permits on an annual basis.	Ongoing	The City continues to monitor constraints to development. The Housing Element also review times as part of the update. Processing times are not a constraint to development.	Delete program. Completed as part of Housing Element.
Goal 2: Remove Constraints			
Continue to promote a coordinated City review process among affected City departments to reduce delays and processing time.	Ongoing	The City continues to monitor constraints to development. The Housing Element is part of this process.	This is a routine staff function and is not included in the HE as a specific housing program

Table 2H-15 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
Propose zoning and permit processing changes to further reduce housing costs and average permit processing time.	Ongoing	The City continues to monitor constraints to development. The Housing Element is part of this process.	Delete. Program does not have clear objectives.
Review current planning fees and where appropriate make changes to reflect the affordability of multifamily development.	Completed	The City continues to monitor constraints to development. The Housing Element is part of this process.	Modify program to consider fee waivers or deferrals for affordable housing. (Included in Program 6)
Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects by providing incentives such as fast-tracking to speed up the review process.	Ongoing	Two mixed-use developments containing three residential units have been approved. The City has amended its Zoning Ordinance to accommodate mixed use development in the C-3 zone.	This program continues to be appropriate and is modified and incorporated as part of Program 9.
Prepare an ordinance to implement AB 1866 regarding second units and density bonuses for moderate-income housing.	Not completed	The City has not adopted a density bonus ordinance. Second units are conditionally permitted in the R-A, R-1-A, R-1, R-2, R-3, R-3-A districts rather than being permitted by right. However, as the City has received applications for second units, the City has deferred to State law and allowed them by right.	This program continues to be appropriate and is modified and incorporated as part of Program 10.
Provide incentives to developers of residential projects, when feasible, who agree to provide the specified percentage of units mandated by State law at a cost affordable to very-low and/or low-income households or senior citizens such as waiving certain development fees.	Ongoing	Density bonus ordinance not yet completed.	This program continues to be appropriate and is modified and incorporated as part of Program 10.
Publish the City's Housing Element and updates, Annual Action Plan and respective notices in all public facilities including City Hall, the community center, and the post office.	Completed	The City publishes all documents and notices.	Not a housing-specific program. Continue to implement but remove from Housing Element.
<i>Goal 3: Provide and Maintain an Adequate Supply of Sites for the Development of New Affordable Housing</i>			
Update the inventory of vacant land on a quarterly basis or as projects are constructed.	Completed	The Housing Element contains this information.	This program continues to be appropriate and is modified and incorporated as part of Program 3.

Table 2H-15 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
Establish a list of non-profit developers who would be interested in developing affordable housing in the City. Send these providers a development packet including multifamily vacant land inventory, services, and housing incentives.	Not completed.	Development within Mendota has largely focused on lower income categories. Non-profit and other affordable housing builders are aware of Mendota and regularly engage staff about prospective projects.	This program continues to be appropriate and is modified and incorporated as part of Program 6.
Annually review the housing element for consistency with the general plan as part of its general plan progress report	Not completed	The City has not consistently implemented this program annually.	Delete from the Housing Element, but continue to prepare annual reports. This is a basic requirement.
Encourage development of well-planned and -designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by continuing to provide incentives such as allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios in these zones. In addition, the City will work closely with the developer of these projects to expedite processing and permit procedures.	Ongoing	The City continues to encourage well-planned development. The City amended the Zoning Ordinance to encourage mixed-use developments using the Planned Development process, which allows for flexible application of development standards.	Modify and continue as a policy.
Work with the development community to identify the incentives and programs that will encourage the construction of three- and four-bedroom rental units.	Ongoing	Several recent affordable housing developments have included 3 and 4 bedroom units, including Lozano Vista (2006), La Amistad (2006), and Casa de Rosa (2005).	Continue to encourage larger affordable units as a policy.
Monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing.	Completed	The Housing Element includes an inventory of land that demonstrates adequate sites for affordable housing.	This program continues to be appropriate and is modified and incorporated as part of Program 4.
Institute a program of lot consolidation to combine small residential lots into a larger lot to accommodate affordable housing production. Contact owners of vacant land and encourage them to consolidate by providing incentives such as fee waivers and fast-tracked timing to developers who provide affordable housing.	Note completed	The City has not been and is not in a position to provide economic incentives to subsidize residential development.	This program continues to be appropriate and is modified and incorporated as part of Program 11.

Table 2H-15 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
Implement the minimum development densities established for each residential zoning district and prohibit development at a lower density. Encourage development at least at 14 units per acre in the R-2 zone with incentives such as reductions and modifications to development standards as needed.	Completed	The City updated the Zoning Ordinance to allow and encourage Planned Developments in residential zones as a way to reduce lot sizes and provide flexible development standards to achieve higher densities.	Delete program.
Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.	Ongoing	The City continues to maintain an adequate inventory of sites to accommodate the RHNA, as demonstrated in the Housing Element.	This program continues to be appropriate and is modified and incorporated as part of Program 4.
Amend zoning ordinance to include a single-family residential district that has a minimum lot size of 5,000 square feet in order to encourage urban infill.	Completed	The City amended the Zoning Ordinance to allow lots as small as 4,000 square feet in the R-1 district for planned developments.	Delete program.
Goal 4: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods			
Continue to monitor new developments for compliance with City design standards. Revise the current zoning ordinance to reflect these goals.	Ongoing/ completed	The City continues to monitor new developments and enforce compliance with design standards and zoning ordinance.	Delete program.
Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety, or fire hazard.	Ongoing	The Code Enforcement Officer is responsible for enforcing regulations.	This program continues to be appropriate and is modified and incorporated as part of Program 15.
Supply energy and water conservation awareness brochures in all public meeting places.	Not completed	Given California's ongoing drought situation, the City will develop and provide brochures.	This program continues to be appropriate and is modified and incorporated as part of Program 18.
Continue to use Redevelopment funds for public facilities.	RDA eliminated	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26.	Delete program.
Apply for and aggressively market CDBG and HOME single family housing rehabilitation funds to meet the goal of rehabilitating 47 units by 2007.	Ongoing through County program	The City participates in the County's housing rehabilitation program, which is funded by HOME funds. The City completed a housing conditions survey in 2011 to support continued participation in the rehabilitation program.	This program continues to be appropriate and is modified and incorporated as part of Program 14.

Table 2H-15 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
Expand rehabilitation program eligibility to include rental properties.	Not completed	The City participates in the County's housing rehabilitation program.	This program continues to be appropriate and is modified and incorporated as part of Program 15.
Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out. Request to be placed on their email notification list.	Ongoing	No units were converted to market rate.	This program continues to be appropriate and is modified and incorporated as part of Program 8.
Goal 5: Provide Housing Free from Discrimination			
Require that all recipients of locally-administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.	Ongoing	This is part of normal City procedures.	This program continues to be appropriate and is modified and incorporated as part of Program 20.
Acquire and maintain fair housing materials, including all pertinent resource, posters, and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate citizens on a variety of fair housing issues. Develop information flyers and brochures that highlight (1) disability provisions of both Federal and State fair housing laws and (2) familial status discrimination. Fair housing materials, brochures and flyers will be distributed at outreach events including school fairs, health fairs, and City-sponsored events. Collaborate with service agencies to distribute educational materials. Continue the bi-annual educational activities administered by the Fair Housing Program of Central California.	Ongoing	The City continues to collaborate with service agencies and the Fair Housing Council of Central California.	This program continues to be appropriate and is modified and incorporated as part of Program 20.
Refer all housing discrimination referrals to the City Planner who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.	Ongoing	This is an ongoing policy.	This program continues to be appropriate and is modified and incorporated as part of Program 20.
Goal 6: Encourage and Enhance Coordination of Housing			
Maintain membership in the Housing Authority to qualify City residents for Section 8 existing housing assistance administered by the Fresno Housing Authority. Provide information on the availability of County programs to qualified residents.	Ongoing	The City continues to participate in the Housing Authority Housing Choice Voucher Program.	This program continues to be appropriate and is modified and incorporated as part of Program 19.

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 Mendota was assigned a RHNA of 359 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 91
- Low-Income (50 to 80 percent of the Area Median Income): 72
- Moderate-Income (80 to 120 percent of the Area Median Income): 72
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 124

Table 2H-17 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period.

Table 2H-16 Units Built During 2006-2013 RHNA Projection Period, Mendota

	Very Low-income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	91	72	72	124	359
Units Built 2006-2015 ¹	175	176	0	116	467
Percent of RHNA Met	192	244	0	94	130

¹Lower-income units were split evenly between very low- and low-income categories

Source: City of Mendota, 2014.

SECTION 2H-5: AT RISK ANALYSIS

Table 2H-18 shows assisted housing units in Mendota. There are 686 assisted affordable units in Mendota and 44 units at the Mendota Village Apartments are at risk of expiring in the next 10 years.

Table 2H-17 Assisted Housing Developments, Mendota

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Mendota Village Apartments	1100 Second Street	Large Family	LIHTC, USDA Section 515	44	44	2023	At risk
The Village at Mendota	647 Perez Avenue	Large Family	LIHTC	81	80	2058	Not at risk
Casa de Rosa Apartments	654 Lozano Street	Large Family	LIHTC	81	80	2060	Not at risk
La Amistad at Mendota	300 Rios Street	Large Family	LIHTC	81	80	2061	Not at risk
Lozano Vista Family Apartments	800 Garcia Street	Large Family	LIHTC	81	80	2061	Not at risk
Mendota Gardens Apartments	202 I Street	Non-targeted	LIHTC, USDA	60	59	2036	Not at risk
Mendota Portfolio (Site A)	570 Derrick Avenue	Non-targeted	LIHTC	81	79	2042	Not at risk
Mendota Apartments	778 Quince Street	Non-targeted	Public Housing	60	60	In perpetuity	Not at risk
Mendota Farm Labor Housing	241 Tuft Street	Farmworkers	Public Housing	60	60	In perpetuity	Not at risk
Rios Terrace	424 Derrick Avenue	Non-targeted	Public Housing	24	24	In perpetuity	Not at risk
Rios Terrace II	111 Straw Street	Non-targeted	Public Housing	40	40	In perpetuity	Not at risk
Total				693	686		
Total At Risk				--	44		

Source: California Housing Partnership, 2015.

As previously stated, 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.