



APPENDIX 1I: CITY OF MENDOTA

Fresno Multi-Jurisdictional 2023-2031 Housing Element

April 2024



A Regional Plan for Addressing Housing Needs

*Fresno County • Coalinga • Firebaugh • Fowler • Fresno City • Huron • Kerman
Kingsburg • Mendota • Orange Cove • Parlier • Reedley • San Joaquin • Sanger • Selma*

Tracked Changes Key

December 2023	Changes shown in blue with additions in <u>underline</u> and deletions in strikethrough .
April 2024	Changes shown in blue with turquoise highlight with additions in <u>underline</u> and deletions in strikethrough .

TABLE OF CONTENTS

Section 11-0: Summary of Needs and Conditions 11-1
Housing Needs Assessment 11-1
Housing Constraints 11-5
Housing Resources 11-6
Section 11-1: Action Plan 11-7
Regional Collaboration 11-10
Adequate Sites 11-12
Affordable Housing Development and Preservation 11-15
Removal of Governmental Constraints 11-22
Housing Quality 11-27
Housing Assistance 11-29
Quantified Objectives 11-34
Section 11-2: Sites Inventory 11-36
AB 1233 Carry-Over Analysis 11-36
6th Cycle Housing Element RHNA Analysis 11-36
Adequacy of Public Facilities 11-44
Section 11-3: Local Assessment of Fair Housing 11-46
Introduction 11-46
Outreach 11-47
Fair Housing Issues 11-48
Sites Analysis 11-105
Contributing Factors 11-123
Section 11-4: Constraints 11-124
Land Use Controls 11-124
Residential Development Standards 11-126
Growth Management 11-130
Density Bonus 11-130
Zoning for a Variety of Housing Types 11-130
On- and Off-Site Improvement Standards 11-134
Fees and Exactions 11-135
Processing and Permit Procedures 11-138
Building Codes 11-140
Airport Land Use Compatibility Plan 11-140
Constraints on Housing for Persons with Disabilities 11-141
At Risk Analysis 11-142
Section 11-5: Review of Past Accomplishments 11-144
Progress Toward the RHNA 11-144
Efforts to Address Special Housing Needs 11-145
Progress Toward Meeting Housing Element Programs 11-145
Section 11-6: Public Outreach and Engagement 11-164
Community Workshop 11-164
Planning Commission Study Session 11-165
City Council and Planning Commission Workshop Sessions 11-165
Local Stakeholder Consultations 11-165
BIA of Fresno/Madera Counties 11-166
Fair Housing of Central California 11-167
Fresno Madera Continuum of Care 11-167
Law Office of Patience Milrod 11-167
Central Valley Urban Institute 11-168
Resources for Independence, Central Valley 11-168
Llaves de tu Casa Iniciativa 11-168
Fresno County Housing Authority 11-169
Noticing of Study Sessions and Community Workshops 11-170
Noticing of the Draft Housing Element 11-170
Public Comments 11-171

TABLE OF CONTENTS

LIST OF TABLES

Table 1I-1 Summary of Quantified Objectives, 2023-2031	1I-34
Table 1I-2 Mendota 6th Cycle Vacant and Underutilized Sites	1I-38
Table 1I-3 Realistic Capacity Project Examples	1I-40
Table 1I-4 TRHNA Summary, Mendota, December 31, 2023 – December 31, 2031	1I-43
Table 1I-5 Fresno County Jurisdictions AllTransit Performance Scores	1I-67
Table 1I-6 School Performance Scores in Mendota, 2019	1I-74
Table 1I-7 Cost Burden in Mendota, 2010-2018	1I-82
Table 1I-8 Demographic Characteristics of the Homeless Population, 2022	1I-88
Table 1I-9 Services to Address Homelessness	1I-89
Table 1I-10 Farmworker Housing Resources in Mendota	1I-92
Table 1I-11 RHNA Capacity by Census Tract in Mendota	1I-107
Table 1I-12 Factors Contributing to Fair Housing Issues	1I-123
Table 1I-13 Residential Development Standards, Mendota	1I-126
Table 1I-14 Residential Parking Standards, Mendota	1I-127
Table 1I-15 Hypothetical Site Analysis	1I-129
Table 1I-16 Residential Uses Permitted by Zone, Mendota	1I-130
Table 1I-17 Permit and Processing Fees, Mendota	1I-135
Table 1I-18 Development Impact Fees, Mendota	1I-136
Table 1I-19 Schedule of Contributing Costs to Residential Construction	1I-137
Table 1I-20 Local Processing Times, Mendota	1I-138
Table 1I-21 Assisted Housing Developments, Mendota	1I-143
Table 1I-22 Units Built During 2006-2013 RHNA Projection Period, Mendota	1I-144
Table 1I-23 Evaluation of 2015 Housing Element, Mendota	1I-146

LIST OF FIGURES

Figure 1I-1 Mendota Sites Inventory	1I-45
Figure 1I-2 Local TCAC/HCD Opportunity Areas	1I-51
Figure 1I-3 Median Household Income	1I-52
Figure 1I-4 Local Poverty Rate	1I-54
Figure 1I-5 Local Racial Demographics	1I-56
Figure 1I-6 R/ECAPs In Mendota	1I-57
Figure 1I-7 Single-Parent, Female-Headed Households With Children In Mendota	1I-59
Figure 1I-8 Percentage Of The Population With A Disability In Mendota	1I-61
Figure 1I-9 Mendota AllTransit Performance Score	1I-66
Figure 1I-10 Transit Access	1I-70
Figure 1I-11 Jobs Proximity Index	1I-71
Figure 1I-12 Zoning In Mendota	1I-72
Figure 1I-13 Local TCAC/HCD Educational Domain Score	1I-75
Figure 1I-14 CalEnviroScreen Scores	1I-78
Figure 1I-15 Flood Hazard Zones	1I-79
Figure 1I-16 Overcrowding In Mendota	1I-81
Figure 1I-17 Percentage Of Renters Overpaying	1I-83
Figure 1I-18 Percentage Of Homeowners Overpaying	1I-84
Figure 1I-19 Elevated Displacement Risk	1I-97
Figure 1I-20 Vulnerable Community Designation	1I-98
Figure 1I-21 Census Tracts In Mendota	1I-109
Figure 1I-22 Percentage of Unit Capacity by HUD R/ECAP	1I-111
Figure 1I-23 Percentage of Unit Capacity by Median Income	1I-113
Figure 1I-24 Percentage Unit Capacity By Poverty Rate	1I-114

Figure 1I-25 Percentage of Unit Capacity by Percentage of Children in Female-Headed Households 1I-117

Figure 1I- 26 Percentage of Unit Capacity by Rate of Homeowner Overpayment 1I-121

Figure 1I- 27 Percentage of Unit Capacity by Rate of Renter Overpayment 1I-122

Figure 1I- 28 Percentage of Unit Capacity Within 100-Year Flood Zone 1I-123

APPENDIX 11: CITY OF MENDOTA

SECTION 11-0: SUMMARY OF NEEDS AND CONDITIONS

Housing Needs Assessment

As part of the Housing Element, the City prepared a detailed Regional Housing Needs Assessment (Section 2) analyzing Mendota's demographics.

Key Findings

The Needs Assessment identified a number of trends that informed the goals and policies of the updated Housing Element, including the following statistics.

- The city's average annual population growth rate was 2.6 percent between 2000 and 2022, below the countywide average growth rate of 1.2 percent. The average annual growth in the number of households in the city was 1.7 percent between 2010 and 2020, which was much higher than the countywide average of 0.7 percent.
- More than one-third of Mendota residents (39.1 percent) were school-aged children (ages 5 to 17 years), and the median age of city residents is 24.9 years.
- The majority of Mendota residents, 96.6 percent, identified as Hispanic or Latino of any race.
- The average number of persons per household in the city was the second highest in the county at 4.3 persons.
- Mendota is one of seven cities that had a higher rate of renters than homeowners, with more than half of households being made up of renters in 2020 (53.5 percent renter occupied, compared to 47.5 percent homeowners).
- The median household income in Mendota in 2020 was \$36,376, among the lowest in the county. The countywide median income in the same year was \$57,109.
- Of the total number of employed residents in the city, 40.7 percent worked in agriculture, forestry, fishing and hunting, or mining in 2020.
- 14.5 percent of city residents were unemployed in 2022.
- Between 2010 and 2022, vacancy rates in the city fell from 5.2 to 3.6 percent across all housing units, regardless of tenure.
- Over half of the housing stock in the city (50.8 percent) is more than 30 years old, and just under 20 percent of housing stock (19.2 percent) is more than 50 years old.
- Mendota had a lower rate of cost-burdened renters than the countywide rate in 2018 (51.3 percent in the city compared to 52.2 percent in the county). However, the city had a higher percentage of homeowners that were cost-burdened in the same period. Additionally, more than half of lower-

income households in the city were cost-burdened (38.3 percent in the city, compared to 25.0 percent in the county).

- The city had a higher rate of household overcrowding for both owners and renters than the county as a whole and had the highest rate of severely over-crowded households at 13.3 percent.
- Mendota had a higher rate of large households, those with five or more members, than the county as a whole (38.2 percent of households in the city compared to 18.1 percent countywide). However, the city had a higher rate of homeowner households in this size category (23.6 percent of homeowner households in the city, compared to 9.4 percent of homeowner households countywide).
- Between 2021 and 2022, the average sale price of a home in the city decreased by 14.0 percent compared to an increase of 15.4 percent in the county as a whole during the same period.
- In 2020, the percentage of the city’s population that was age 65 or older was lower than the county as a whole (6.6 percent of the city compared to 12.0 percent of the county). Just over half (55.6 percent) of the city’s senior households were homeowner households.
- Slightly less than one-third of seniors in the city (29.4 percent) had a disability.
- Over half (65.6 percent) of female-headed households in the city were living under the poverty level. The percentage of Mendota households with single-female heads of household was higher than that of the county as a whole (10.2 percent in Mendota, compared to 7.3 percent in the county).
- Mendota had the second-lowest rate of residents with disabilities compared to the county as a whole (5.2 percent, compared to 12.9 percent across the county). Independent living difficulties were the most commonly reported disability.
- Estimates from the 2022 Point-in-Time count suggest that five persons in Mendota may have been experiencing homelessness.
- Of the 58,762 year-round and seasonal farmworkers across the county in 2017, 37,819 (64.3 percent) worked 150 days or more each year, and 35.7 percent worked less than 150 days per year. An estimated 59.3 percent of Mendota’s employed population worked in agriculture, about six times higher than the countywide rate (8.8 percent).
- Extremely low-income residents (those earning 30 percent or less of median income) made up 22.9 percent of the total households in Mendota. Of those, 84.6 percent were renter households, and 154 percent were owner-occupied households.

Summary of Findings

Mendota's population has seen an increase of 4,573 persons from 2000 to 2022, with a remaining group quarters population of 0 persons. The population in Mendota is predominately made up of Hispanic residents (93.6 percent) with a high presence of younger, college-age population (24 percent). Typically, younger residents need multifamily options, homes with three or more bedrooms, and ownership opportunities. The majority of Mendota's housing stock, both existing and newly constructed units (median sales price of \$193,000), fall within the affordability range for low-, moderate-, and above moderate-income households. Very low-income households are almost within reach of an affordable option. Lower-income households typically require assistance through City, County, State, or federal homebuyers' programs to purchase a home. For example, a down payment assistance loan program can help a household that can afford monthly mortgage payments and other housing-related costs but due to their limited income, has difficulty saving enough money for a down payment. In response to this need, the City has included the following programs to increase housing mobility for lower-income households: Program 26 to connect 20 prospective homebuyers with the County's Homebuyer Assistance Program, and Program 15, which encourages a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes.

In 2018, 22.9 percent of households were extremely low-income in Mendota, compared to 13.3 percent countywide. Of the 22.9 percent of households in Mendota, 84.6 percent were renter households and 15.4 percent were owner households. This indicates a greater need for rental housing to support extremely low-income households. Furthermore, 70 percent of all extremely low-income households are overpaying for housing. Overall, 46.7 percent of households in Mendota are overpaying for housing. Given the significantly higher rates of overpayment among lower-income households, there is a great need for financial support and affordable units to meet the needs of this population. In response to these needs, the City has included Program 8 to incentivize and support construction of affordable units, Program 17 to incentivize and support construction of 50 multifamily units, Program 27 to increase the availability of information and access to Section 8 rental assistance and units, and Program 11 to incentivize and encourage construction of units specifically targeting extremely low-income households. Additional resources to fund affordable housing activities are described in the Regional Multijurisdictional Housing Element in Section 4, Opportunities for Residential Development, in the subsection called Financial and Administrative Resources.

It is estimated that approximately five residents in Mendota were homeless in 2022, representing 2.7 percent of the total homeless population in Coalinga. This was a decrease of three individuals from the 2013 Point-in-Time (PIT) count where eight individuals were identified. Several services are available to homeless residents locally and in the region, including those provided by Catholic Social Services, Emergency Housing Center (Plaza Terrace), Evangel Home, Inc., United Way, Fresno Rescue Mission, and Marjoree Mason Center. A comprehensive list and description of resources is included in the Regional Multijurisdictional Housing Element in Section 2, Regional Housing Needs Assessment, in the subsection called Homeless. The City has included Program 3 to cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.

Given the large number of farmworkers in Mendota, the housing needs for this group are significant. In 2020, 59.3 percent of the population was employed in agriculture, which has decreased since 2012 by 4.3 percent. Looking at the U.S. Department of Agriculture (USDA) Census of Farmworkers data, the number of permanent farmworkers in Fresno County has decreased slightly from 2002 to 2017, decreasing from 18,751 to 16,876 farmworkers. However, there was a slight increase from 2007 to 2012, showing an increase from 14,873 to 17,751 farmworkers. Therefore, to prioritize housing for farmworkers, the City has included Program 9 to support funding for farmworker housing through technical support and incentives to housing developers, including the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, for California Department of Housing and Community Development (HCD) and USDA Rural Development loans, and Program 10 to require developers to give qualified farmworker households a preference for 15 percent of the new units. Additional resources to assist farmworkers are listed in the Regional Multijurisdictional Housing Element in Table 1-I-9, Resources for Farmworkers.

Looking closer at special-needs groups within Mendota, the proportion of seniors and persons with disabilities slightly decreased to 7 percent in 2013 and 5.2 percent in 2020. In year 2020, large households and female-headed households had a slight decrease from 12.4 percent in 2010 to a 10.2 percent in 2020. While the need may not be as high as it was in previous years, the need is still there. The share of seniors in Mendota has increased to 6.9 percent in 2020 from 5.2 percent in 2012. To address the needs of special-needs groups in Mendota, the City has included Programs 8: Affordable Housing Incentives, Program 9: Support Funding for Farmworker Housing, Program 11: Extremely Low-Income Households, Program 15: Housing for a Variety of Needs, and Program 19: Reasonable Accommodations and Universal Design, to facilitate construction of 50 multifamily units during the planning period and remove any potential constraints for the construction of affordable multifamily units.

Mendota residents were primarily employed in agriculture (59.3 percent of jobs), health and educational services (8 percent of jobs), and retail trade (7.7 percent of jobs), which is consistent with data from 2011. This shows a consistent trend within the employment industry for over 10 years. Unemployment in Mendota has decreased by almost half from 22.4 percent in 2014 to 10.9 percent in 2022.

The unit composition of Mendota’s housing stock has remained relatively consistent since 2010, with the predominant housing type being single-family detached units comprising 64.3 percent of the housing stock in 2010 and 67.1 percent in 2020. Multifamily units represent 30.9 percent of the housing stock, which has only seen a 2.7 percent increase from 2010 to 2020. As stated previously, owner-occupied households account for 47.5 percent of households in Mendota and renter-occupied households account for 52.5 percent. As discussed in the Fair Housing section, it is estimated that 10 owner-occupied and 25 renter-occupied units in Mendota lack a complete kitchen or plumbing. In 2010, it was estimated that 37 households lacked complete plumbing facilities. The decrease in complete plumbing facilities is a measure of substandard housing conditions. In response to the existing substandard units, the City has included Program 24, Fresno County Rehabilitation Program, to connect at least 10 households with rehabilitation resources. Additional resources to assist with home rehabilitation are listed in the Regional Multijurisdictional Housing Element in Section 4, Opportunities for Residential Development, in the subsection called Financial and Administrative Resources.

Overcrowding rates are of some concern in Mendota, with 17.5 percent of renters and 23.3 percent of homeowners experiencing overcrowding. However, overpayment rates for renters and owners have decreased quite significantly since 2011. Overpayment for owner-occupied households decreased from 51.9 percent in 2011 to 38.3 percent in 2018, while overpayment for renter-occupied households increased from 51.3 percent in 2011 to 61.7 percent in 2018. In terms of household sizes among residents with large households, Mendota has increased to 38.2 percent in 2020 since 2011 at 35.5 percent. When considering overpayment rates, overcrowding, and recent development trends, both owners and renters appear to have a housing need for adequately sized and priced housing opportunities in Mendota. While the need may not be as high as it was in previous years, one-half of renters are overpaying for housing. This shows a need for affordable housing and homeowner assistance programs. For example, a down payment assistance loan program can help a renter household achieve homeownership that might not otherwise be able to, with a loan that enables them to afford monthly mortgage payments and other housing-related costs. In response to this need, the City has included Program 13 to encourage construction of ADUs as a potential affordable housing option, Program 28 to improve access to Section 8 housing opportunities for renters, Program 26 to promote all available homebuyer resources on the City’s website, and Program 17 to promote the use of density bonuses to expand the affordable housing supply.

Housing Constraints

While the City has made extensive efforts to encourage development of affordable and market-rate housing, there are many governmental and nongovernmental constraints that can make housing development more difficult. Governmental constraints are typically rules that apply to all development and are intended to meet other community interests. A number of the goals and policies in the Housing Element are aimed at eliminating or lessening constraints to development of housing.

- The City will encourage and facilitate the development of accessory dwelling units (ADUs).

- The City's Zoning Code provides for a range of housing options. Updates to the code that will be required to bring the code in line with State law include changes to the zones that permit ADUs, emergency shelters, low-barrier navigation centers, residential care facilities, farmworker and employee housing, single-room occupancy units, transitional and supportive housing, and mobile and manufactured homes.
- The City's Housing Density Bonus ordinance will need to be updated to be consistent with State law.
- Fees charged by the City as part of the development process, along with fees charged by regional agencies, are not considered a constraint to development but will be monitored by the City.
- Current standards for on-site and off-site improvements are not considered a barrier to housing production.
- The City will review its design standards to ensure objectivity.
- The City will establish formal procedures for permit processing consistent with the requirements of SB 330 and will establish an application process related to SB 35.
- The City does not currently have a formal process to grant reasonable accommodation requests. The zoning code must be amended to establish a formal reasonable accommodations process.

Nongovernmental constraints include financial challenges, such as water access, the desire to preserve land for agricultural use, availability of financing, and the high cost of land in the city and across the region. Additionally, much of the land to the west of the City that is identified for future residential growth in the General Plan is owned by the United States government or Westlands Water District, a situation that creates additional obstacles to the private acquisition of those lands for development.

Housing Resources

A major component of the Housing Element is an analysis of sites that are available for the development of housing to meet the City's RHNA. The Housing Element identifies sites in Mendota where zoning is in place to allow for housing development, including higher-density housing (20+ units per acre) that is suitable for affordable housing development.

- The City has identified sufficient housing sites to meet its lower-, moderate-, and above moderate-income housing allocation.
- The City partners with Fresno County to provide several programs designed to help residents find affordable housing. These programs include the Fresno County Housing Assistance Rehabilitation Program (HARP), the Fresno County Rental

Rehabilitation Program (RRP), and the Fresno County Homebuyer Assistance Program (HAP).

- The City will encourage the development of ADUs by educating the public about this housing type and providing informational materials on them to all discretionary land use applicants.

SECTION 11-1: ACTION PLAN

Summary of Needs and Conditions

Housing Needs Assessment

~~As part of the Housing Element, the City prepared a detailed Needs Assessment (Section 2) analyzing Mendota's demographics. The Needs Assessment identified a number of trends that informed the goals and policies of the updated Housing Element, including:~~

- ~~The city's average annual population growth rate was 2.6 percent between 2000 and 2022, just above the countywide average growth rate of 2.0 percent. The average annual growth in the number of households in the city was 17 percent between 2010 and 2020, about 1 percentage point lower than the countywide average of 0.7 percent.~~
- ~~More than one-third of Mendota residents (39.1 percent) were school-aged children (ages 5 to 17 years), and the median age of city residents is 24.9 years.~~
- ~~The majority of Mendota residents, 96.6 percent, identified as Hispanic or Latino of any race.~~
- ~~The average number of persons per household in the city was the second highest in the county at 4.3 persons.~~
- ~~Mendota is one of seven cities that had a higher rate of renters than homeowners, with more than half of households being made up of renters in 2020 (53.5 percent renter occupied compared to 47.5 percent homeowners).~~
- ~~The median household income in Mendota in 2020 was \$36,376, among the lowest in the county. The countywide median income in the same year was \$57,109.~~
- ~~Of the total number of employed residents in the city, 40.7 percent worked in agriculture, forestry, fishing and hunting, or mining in 2020.~~
- ~~14.5 percent of city residents were unemployed in 2022.~~
- ~~Between 2010 and 2022, vacancy rates in the city fell from 5.2 percent to 3.6 percent across all housing units, regardless of tenure.~~

- Over half of the housing stock in the city (50.8 percent) is more than 30 years old, while 19.2 percent is more than 50 years old.
- Mendota had a lower rate of cost-burdened renters than the countywide rate in 2018 (51.3 percent in the city compared to 52.2 percent in the county). However, the city had a higher percentage of homeowners that were cost-burdened in the same period. Additionally, more than half of lower-income households in the city were cost-burdened (38.3 percent in the city compared to 25.0 percent in the county).
- The city had a higher rate of household overcrowding for both owners and renters than the county as a whole and had the highest rate of severely over-crowded households at 13.3 percent.
- Mendota had a higher rate of large households, those with five or more members, than the county as a whole (38.2 percent of households in the city compared to 18.1 percent countywide). However, the city had a higher rate of homeowner households in this size category (23.6 percent of homeowner households in the city, compared to 9.4 percent of homeowner households countywide).
- From 2021 to 2022, the average sale price of a home in the city decreased by 14.0 percent compared to an increase of 15.4 percent in the county as a whole during the same period.
- In 2020, the percentage of the city's population that was age 65 or older was lower than the county as a whole (6.6 percent of the city compared to 12.0 percent of the county). Just over half (55.6 percent) of the city's senior households were homeowner households.
- Slightly less than one-third of seniors in the City (29.4 percent) had a disability.
- Over half (65.6 percent) of female-headed households in the city were living under the poverty level. The percentage of Mendota households with single female heads of household was higher than that of the county as a whole (10.2 percent in Mendota compared to 7.3 percent in the county).
- Mendota had the second lowest rate of residents with disabilities compared to the county as a whole (5.2 percent compared to 12.9 percent across the county). Independent living difficulties were the most commonly reported disability.
- Estimates from the 2022 Point-in-Time count suggest that 5 persons in Mendota may have been experiencing homelessness.

- ~~Of the 58,762 year-round and seasonal farmworkers across the County in 2017, 37,819 (64.3 percent) worked 150 days or more each year and 35.7 percent worked less than 150 days per year. An estimated 59.3 percent of Mendota's employed population worked in agriculture, about six times higher than the countywide rate (8.8 percent).~~
- ~~Extremely low-income residents (those earning 30 percent or less of median income) made up 22.9 percent of the total households in Mendota. Of those, 84.6 percent were renter households, and 15.4 percent were owner-occupied households.~~

Housing Constraints

~~While the City has made extensive efforts to encourage development of affordable and market-rate housing, there are many governmental and nongovernmental constraints that can make housing development more difficult. Governmental constraints are typically rules that apply to all development and are intended to meet other community interests. A number of the goals and policies in the Housing Element are aimed at eliminating or lessening constraints to development of housing.~~

- ~~The City will encourage and facilitate the development of ADUs.~~
- ~~The City's Development Code provides for a range of housing options. Updates to the code that will be required in order to bring the code in line with State law includes changes to the zones that permit ADUs, emergency shelters, low-barrier navigation centers, residential care facilities, farmworker and employee housing, single-room occupancy units, transitional and supportive housing, and mobile and manufactured homes.~~
- ~~The City's Density Bonus ordinance will need to be updated in order to be consistent with State law.~~
- ~~Fees charged by the City as part of the development process, along with fees charged by regional agencies, are not considered a constraint to development but will be monitored by the City.~~
- ~~Current standards for on-site and off-site improvements are not considered to be a barrier to housing production.~~
- ~~The City will review its design standards to ensure objectivity.~~
- ~~The City will establish formal procedures for permit processing consistent with the requirements of SB 330 and will establish an application process related to SB 35.~~
- ~~The City does not currently have a formal process to grant reasonable accommodation requests. The zoning ordinance must be amended to establish a formal reasonable accommodations process.~~

~~Nongovernmental constraints include financial challenges such as water access, the desire to preserve land for agricultural use, availability of financing, and the high cost of land in the City and across the region. Additionally, much of the land to the west of the City that is identified for future residential growth in the General Plan is owned by the United States government or Westlands Water District, a situation that creates additional obstacles to the private acquisition of those land for development.~~

Housing Resources

~~A major component of the Housing Element is an analysis of sites that are available for the development of housing to meet the City's RHNA. The Housing Element identifies sites in Mendota where zoning is in place to allow for housing development, including higher density housing (20+ units per acre) that is suitable for affordable housing development.~~

- ~~• The City has identified sufficient housing sites to meet its lower, moderate and above-moderate housing allocation.~~
- ~~• The City partners with Fresno County to provide several programs designed to help residents find affordable housing. These programs include the Fresno County Housing Assistance Rehabilitation Program (HARP), the Fresno County Rental Rehabilitation Program (RRP), and the Fresno County Homebuyer Assistance Program (HAP).~~
- ~~• The City will encourage the development of ADUs by educating the public about this housing type and providing informational materials on them to all discretionary land use applicants.~~

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 15 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. The following efforts will be made to further regional collaboration:

- The City will continue to participate in the countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues, including disadvantaged unincorporated communities (Senate Bill [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 County of Fresno Public Works and Planning Department, with assistance from the Fresno Council of Governments (FCOG), will take the lead in coordinating biannual committee meetings.

- The Housing Element Technical 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 Housing Element Technical Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.
- The City will 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.
- The City will develop a directory of services and resources for lower-income households available in the region, and review and update it annually. The directory will be available on City/County websites and at City/County offices.

Financing:	General Fund
Time Frame:	Meet with HCD annually. Develop a directory of services and resources by December 2025, update annually as needed.
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.3, Policy 1.4, Policy 2.1, Policy 4.2

Program 2: Review Annexation Standards in Memorandum of Understanding

All jurisdictions in Fresno County are subject to a City/County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. To preserve agricultural land, 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. The MOU standards for annexation require that a minimum of 25 percent of annexation areas have an approved tentative subdivision map or site plan, with the exception of annexations necessary to accommodate a City’s RHNA. Additionally, an annexation for an area may be approved if the annexation is to fulfill the city’s RHNA obligation which otherwise cannot be accommodated on lands currently within the city’s incorporated boundary. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into city limits typically depends on private developers requesting 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.

The County of Fresno and cities within the county shall work together at least once during the planning period to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the City/County MOU.

Financing:	General Fund
Time Frame:	Meet with the County by December 2026 to review the MOU standards, and update within a year if changes are needed.
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4

Program 3: Homelessness/Unhoused Needs

The City will cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will monitor the demographic composition of the unhoused population to identify needs for targeted resources and determine what efforts to take, such as providing education on financial assistance and programs available. The City will also support local homeless service providers, agencies, and other community organizations to pursue funding from available sources for homeless services.

Financing:	General Fund
Time Frame:	Assist with program development and funding identification that will assist at least five homeless persons. Conduct outreach as opportunities become available.
Quantified Objective	Assist with program development and funding identification that will assist at least five homeless persons.
Implementation Responsibility:	Planning Department, Police Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 4.6

Adequate Sites

Program 4: 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 642 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, pursuant to State laws. The City will:

- Maintain and update the inventory of residential land resources for internal purposes.
- Monitor the availability of sites appropriate for lower-income housing in keeping with state “no net loss” provisions (Government Code Section 65863), if development projects are

approved at densities lower than anticipated in the sites inventory, and, if necessary, rezone sufficient sites to accommodate the RHNA within 180 days, ensuring that there is sufficient higher-density residential land available in areas throughout the city to deconcentrate poverty.

- Monitor and report residential development through the HCD annual report process.
- Actively participate in the development of the next RHNA Plan to ensure that the allocations are reflective of the regional and local land use goals and policies.

Financing:	General Fund
Time Frame:	Monitor as projects are processed.
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 5: Annexation for RHNA

The City of Mendota will provide for a variety of housing types and ensure that adequate sites are available to meet its RHNA of 642 units. As part of this Housing Element update, the City has developed a parcel-specific inventory of sites suitable for future residential development, [including 119.91 acres within the City’s Sphere of Influence that are prezoned requiring annexation](#). 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. The City will:

- Maintain and update the inventory of residential land resources.
- Provide the updated inventory on 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.
- 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.
- Consistent with the General Plan policy, investigate tools to facilitate infill development within the City limits by 2026.
- Promote the High Density Residential properties located in the City’s Sphere of Influence to developers to solicit development applications. Work with LAFCo and project applicants to facilitate applications for annexation, especially for affordable housing, including meeting with potential developers (bi-annually) and identifying development incentives, such as expedited applications, or fee deferrals.
- [Prepare a Service Plan Worksheet, consistent with Fresno LAFCo requirements for annexations.](#)

APPENDIX 11: CITY OF MENDOTA

- As part of the Housing Element Annual Reports to HCD, the City will monitor and evaluate the progress in annexations to ensure sites are made available commensurate with the City's remaining housing needs.

Financing:	General Fund
Time Frame:	<u>Annex 119.91 acres, as identified in the sites inventory, by December 2024. Should annexation not occur as anticipated or as needed to accommodate Mendota’s RHNA, this program will also be used to find alternative housing opportunities to accommodate at least 319 above moderate-, 97 moderate-, and 91 lower-income units by December 2026 to meet the RHNA.the City will identify alternative sites and/or strategies to accommodate the remaining need by December 2024 to maintain adequate sites.</u> The City will develop a schedule of actions that will facilitate annexation with the planning period. Monitor as projects are processed.
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 6: 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. As the water and wastewater provider in the city, the City will adopt a written policy with specific objective standards for meeting the priority requirement for proposed developments that include housing units affordable to lower-income households consistent with the provisions of Government Code Section 65589.7.

Financing:	General Fund
Time Frame:	Adopt a policy by July 2025
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.7

Program 7: Use of Sites in Previous Cycles

Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior 5th Cycle Housing Element or vacant sites identified in two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.

Financing:	General Fund
Time Frame:	Within six months of adoption of the Housing Element.
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 1.2

Affordable Housing Development and Preservation

Program 8: Affordable Housing Incentives

The City continues to have a need for affordable housing for lower-income households, especially for seniors, persons with disabilities (including persons with developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households. The City will continue to work with housing developers to expand affordable housing opportunities by doing the following:

- Continue to seek partnerships and meet at least every other year with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households, as well as special-needs populations, such as seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households. Meet more frequently if development rates increase.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special needs and take all actions necessary to expedite processing of such projects.
- Pursue partnerships with the Central Valley Regional Center to identify funding opportunities and promote housing for persons with disabilities.
- Continue to offer fee reductions and deferral of development impact fee payments to facilitate affordable housing development and special-needs projects, particularly those on infill sites.
- Continue to promote the State density bonus and provide streamlined processing to facilitate affordable housing development and provide additional flexibility for affordable housing and special-needs housing through the minor deviation process. The City will promote this program by publicizing the incentives on the City website and by conducting pre-application consultation with developers regarding available incentives. Examples of flexible development standards include reduced parking requirements; reduced requirements for curb, gutter, and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.

- Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes, to meet the needs of female-headed, single-parent, and large-family households of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- 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 HCD’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), the homeless, and those at risk of homelessness.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Work with developers of multifamily and affordable housing projects to identify site opportunities in higher-resource areas and areas with higher median incomes to reduce concentrations of poverty and improve access to resources.

Financing:	HOME, CDBG, Low-Income Housing Tax Credit (LIHTC), Multifamily Housing Revenue Bond, and other funding sources, as available.
Time Frame:	Ongoing, as projects are processed by the City. Continue to apply for funding and engage with Central Valley Regional Center.
Implementation Responsibility:	Planning Department
Quantified Objective:	Expand the City’s affordable housing inventory by 197 units over the next eight years, including 129 very low-income, 68 low-income, at least 25 of which include accessibility modifications to facilitate housing mobility for lower-income households and special-needs groups.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.7, Policy 4.3, Policy 4.4, Policy 5.2

Program 9: Support Funding for Farmworker Housing

The farming industry is the foundation of the County’s economic base. According to the United States Department of Agriculture (USDA) 2017 Census of Agriculture, about 37,819 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.

The City will provide technical support and offer incentives to housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including HCD and USDA Rural Development loans and grants and other funding sources that may become available. The City will also continue to offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing.

The City will annually monitor the status of farmworker housing as part of its annual report to HCD on Housing Element progress and evaluate whether City efforts are effective in facilitating the provision of farmworker housing. If appropriate, the City will make necessary changes to enhance opportunities and incentives for farmworker housing development. Furthermore, it is recommended to schedule meetings or coordination sessions with stakeholders twice during every planning period. These meetings would serve the purpose of discussing and exploring development opportunities specifically targeted for housing for farmworkers.

Financing:	General Fund, Fresno COG , Joe Serna Farmworker Grant Program
Time Frame:	Meet with farmworker housing developers and advocates <u>at least two times within the planning period</u> to discuss their needs and offer assistance in the form of letters of recommendation for grant applications, assistance with site identification and grant opportunities, and discuss incentives for constructing farmworker housing. <u>Annually review the availability of funding opportunities to provide housing vouchers or other forms of rental assistance and apply as opportunities arise.</u>
Implementation Responsibility:	Planning Department
Quantified Objective:	20 lower-income units set aside for farmworkers and their families to reduce displacement risk for this population.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.4, Policy 2.5, Policy 4.2, Policy 4.3

Program 10: Farmworker Preference in New Affordable Housing

For new affordable housing projects developed with City assistance, incentives, and/or subject to City requirements, the City will require that the developer gives qualified farmworker households a preference for 15 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households. The City will reach out to

affordable housing developers to gather interest and input on how to best implement this program and will provide information on available funding.

Financing:	General Fund, CDBG, HOME, USDA Rural Development
Time Frame:	Ongoing, as projects are processed through the Planning Department; as development opportunities become available, actively work with developers.
Implementation Responsibility:	Planning Department
Quantified Objective:	40 lower-income units set aside for farmworkers or other qualified households to reduce displacement risk.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 4.2, Policy 4.3

Program 11: Extremely Low-Income Households

Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Under Program 17 below, the City would incorporate the use of Single Room Occupancy (SRO) units, which are often more affordable to those with extremely low incomes, into its development code. To further support the development or rehabilitation of SRO units and/or other units affordable to extremely low-income households, such as supportive and multifamily units, the City will continue to seek and pursue State and federal funds to offer a variety of incentives or concessions, such as:

- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Encourage the provision of affordable housing for young adults, particularly former foster youth and young mothers, through planning consultations, streamlined permit processing, and funding assistance.
- Encourage the development of SRO facilities, transitional and supportive housing, and other special housing arrangements, including committing City funds to help affordable housing developers provide SRO facilities consistent with the SRO Ordinance.

Financing:	General Fund, CDBG, HOME
-------------------	--------------------------

Time Frame:	Ongoing; as projects are processed by the Planning Department. By December 2024, conduct outreach to organizations that support extremely low-income residents to understand funding needs, and continue to review and prioritize local funding within planning period, and support expediting applications on an ongoing basis.
Implementation Responsibility:	Planning Department
Quantified Objective:	197 lower-income units, including 45 units for extremely low-income households to prevent displacement and provide housing mobility opportunities.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 4.2, Policy 4.6

Program 12: Preservation of At-Risk 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. As of October 2022, there are no units within the City at risk of conversion to market rate; however, the City will work towards guarding against conversion of units in the future by monitoring 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:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City’s desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Time Frame:	Monitor units to identify units at risk for converting; coordinate noticing as required per California law.
Implementation Responsibility:	Planning Department

Relevant Policies:	Policy 3.6
---------------------------	------------

Program 13: Encourage and Facilitate Accessory Dwelling Units

Accessory dwelling units (ADUs), sometimes called “second dwelling units” or “granny flats”, are an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. They have cooking, eating, sleeping, and full sanitation facilities. ADUs can be an important source of affordable housing given that they typically are smaller and have no associated land costs.

The Zoning Ordinance currently (2023) allows ADUs (second units) with a conditional use permit in all residential zones. However, State law requires that ADUs be permitted by right in all zones that allow single family or multi-family uses. Program 17, below, addresses this requirement. Under this Program, the City shall:

- Continue to implement the public education program advertising the opportunity for ADUs by updating informational handouts and brochures about ADUs that are available on the City’s website and at the public counter annually, or as needed to reflect changes in State law.
- Provide informational materials on ADU opportunities to all discretionary land use applicants, and to homeowners particularly in predominantly single-family neighborhoods with higher median incomes.
- At least annually, publish informational materials pertaining to ADUs through a combination of media, including the City’s social media accounts and direct mailing.
- By December 2024, identify and implement incentives for construction of ADUs with new development, which may include differing collection times for impact fees for the square footage associated with the ADU.

Financing:	General Fund
Time Frame:	Update ADU materials annually, or as needed to reflect changes in State law, and identify <u>and implement</u> incentives for construction by December 2024.
Implementation Responsibility:	Planning Department
Quantified Objective:	3 ADUs for lower-income households, 5 for moderate-income households, and 4 for above moderate-income households to improve housing mobility opportunities and reduce displacement risk.
Relevant Policies:	Policy 1.3, Policy 2.1, Policy 2.6

Program 14: Replacement Units

To reduce displacement risk and in accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites;
- Vacant sites with previous residential uses that have been vacated or demolished.

Financing:	General Fund
Time Frame:	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.3, Policy 3.6

Program 15: Housing for a Variety of Needs

The City will encourage a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes. This could include duplexes, townhomes, apartment buildings, and condominiums in neighborhoods and new subdivisions and will identify innovative and alternative housing options that provide greater flexibility and affordability in the housing stock while promoting mixed-income development. This may include consideration for further reduction in regulatory barriers for community land trusts, tiny houses, microhomes, cottage homes, small lot subdivisions, and other alternative housing types, as well as exploration of a variety of densities and housing types in all zoning districts.

The City will use the findings of this program to target development of a variety of housing types in areas of predominantly single-family development and of concentrated overpayment to reduce displacement risk, promote inclusion, and support integration of housing types based on income.

Financing:	General Fund
Time Frame:	Identify innovative and alternative housing options to help further housing production by December 2025; amend the Zoning Ordinance as needed.
Implementation Responsibility:	Planning Department
Quantified Objective:	15 lower-income units, 15 moderate-income units, and 5 above moderate-income units to reduce displacement risk for all residents and facilities in income-integrated neighborhoods.

Relevant Policies:	Policy 1.2, Policy 2.1, Policy 4.4
---------------------------	------------------------------------

Program 16: Local Labor Program

The City will establish and post a list of local labor unions and apprenticeship programs on the City’s website and encourage developers and contractors to hire local labor.

<u>Financing:</u>	<u>General Fund</u>
<u>Time Frame:</u>	<u>Establish a list by June 2024, update the list annually or upon requests from the local unions.</u>
<u>Implementation Responsibility:</u>	<u>City of Mendota</u>
<u>Quantified Objective:</u>	<u>Encourage at least three residential projects to hire local union workers.</u>
<u>Relevant Policy:</u>	<u>Policy 1.10</u>

Program 176: Mobile Home Monitoring Program

The City will develop and implement a monitoring program. The program will track mobile home and manufactured home approvals and affordability. The City will use this monitoring program to track progress in development. The City will evaluate the production and affordability of mobile homes and manufactured homes two years into the planning period (2026) and if it is determined these units are not meeting the lower-income housing need, the City shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Financing:	General Fund
Timeframe:	Evaluate affordability and approvals by 2026, rezone if necessary.
Implementation Responsibility:	Planning Department
Quantified Objective:	While mobile home parks are allowed within the City, none exist. The City will continue to monitor mobile home park development opportunities.
Relevant Policies:	Policy 1.2, Policy 2.1

Removal of Governmental Constraints

Program 187: Zoning Code Amendments

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

- **Density Bonus:** Adopt a Density Bonus provision in 2023 to comply with California’s density bonus law (California Government Code Section 65915, as revised) and promote the use of density bonuses for lower-income units by providing information through a brochure in City buildings and on the City’s website.
- **Accessory Dwelling Units:** Amend the Zoning Ordinance to be consistent with the latest State legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.
- **Emergency Shelters:** Develop managerial standards for emergency shelters and ~~allow sufficient parking to define parking standards that will allow sufficient parking to~~ accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii). **Establish appropriate development standards in compliance with statutory requirements.** Additionally, ~~amend the definition of emergency shelters to include interim interventions and allow emergency shelter uses~~ ~~allow residential uses~~ by-right in ~~zones~~ ~~the C-3 zone~~ ~~that allow emergency shelters~~ without a conditional use permit or other discretionary permit pursuant to Government Code Section 65583(a)(4).
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low-barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing by-right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).
- **Residential Care Facilities/Group Homes:** ~~Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City’s definition of family.~~
- ~~Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City’s definition of family.~~
- **Farmworker/Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act, and allow for a streamlined, ministerial approval process for projects on land designated as agricultural or land that allows agricultural uses (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).

- **Single-Room Occupancy Units:** Define single-room occupancy units in compliance with Government Code Section 65583(c)(1) and identify at least one zone where they will be permitted.
- **Transitional and Supportive Housing:** [Ensure consistency across the Zoning Code to p](#)Permit transitional housing and supportive housing as residential uses only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). Additionally, allow supportive housing in multifamily and mixed-use zones (Government Code Section 65651).
- **Mobile and Manufactured Homes:** Allow and permit mobile and manufactured housing in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3).
- **Definition of Family:** [Update the definition of family in accordance with State law.](#)

Financing:	General Fund
Time Frame:	Complete remaining Zoning Ordinance amendments by December 2024. 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.
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 2.7, Policy 5.2

Program 198: Reasonable Accommodations and Universal Design

The City will develop and formalize a general process that a person with physical and developmental disabilities can use to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the public counter and on the City’s website.

The City will also implement State requirements (Government Code Sections 4450-4460 and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities:

- Encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities.
- Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities.

- Include accessibility considerations in the preparation of the City’s budget and goals and the allocation of funding for improvements in support of housing and residential neighborhoods for persons with physical or developmental disabilities.

Financing:	General Fund, SB 2 Grant Funding, LEAP Grant Funding
Time Frame:	Develop and adopt a reasonable accommodations ordinance by December 2024; create brochures on universal design and the reasonable accommodations ordinance by July 2025 and update biannually, or as needed.
Implementation Responsibility:	Planning Department
Quantified Objective:	Assist two residents with reasonable accommodation requests to reduce displacement risk and encourage three accessible units to improve housing mobility.
Relevant Policies:	Policy 4.1, Policy 4.5

Program 2019: Lot Consolidation

To create additional opportunities for infill development and affordable housing, the City will help to facilitate lot consolidations to combine small lots identified as part of a larger site in the Housing Element into larger developable lots for housing. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives brought forth by developers. As developers and owners approach the City with interest in lot consolidation for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. By 2026, the City will review the effectiveness of this program and revise as appropriate. The City will also evaluate grant funding for parcel assemblage land banking when it is available.

Financing:	General Fund
Time Frame:	Monitor as projects are processed and applications are received. Review effectiveness of the program by 2026.
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.5, Policy 1.5, Policy 2.4

Program 219: 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. The City will analyze housing-related development fees, particularly for multifamily housing, on an annual basis to ensure they do not unduly constrain development. As part of the analysis process, meet with multifamily developers at least once by December 2024 to request input regarding constraints associated with fees. Based on feedback received, reduce fees if found to be a constraint. Further, the City will offer deferred or reduced fees to facilitate affordable housing development, as appropriate.

Financing:	General Fund
Time Frame:	Meet with any local multifamily developers by December 2024 and revise fees, if necessary, by December 2025. Continue to review fees.
Implementation Responsibility:	Planning Department
Quantified Objective:	Facilitate construction of 75 multifamily units during the planning period, targeting missing-middle development in higher-resource areas and encouraging at least 25 of the units to be affordable to lower-income households.
Relevant Policies:	Policy 1.2, Policy 1.4

Program 224: Preliminary Applications (SB 330) and Streamlined Approvals (SB 35)

The City will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD, pursuant to SB 330. The City will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the City’s website for developers interested in pursuing the streamlined process or vesting rights.

Financing:	General Fund
Time Frame:	Develop a pre-application form or adopt HCD’s SB 330 preliminary application form by December 2024. Develop an SB 35 streamlined approval process by June 2025 and implement as applications are received.
Implementation Responsibility:	Planning Department
Quantified Objective:	Facilitate construction of 5 very low-income units and 5 low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas.
Relevant Policies:	Policy 1.4, Policy 2.3, Policy 2.4

Program 2223: Objective Design Standards

The City will develop objective design guidelines and standards to provide clear and objective standards related to single-family, multifamily, and mixed-use residential developments.

Financing:	General Fund
Time Frame:	Adopt objective design standards by December 2025 and implement thereafter.
Implementation Responsibility:	Planning Department
Quantified Objective:	25 units over the planning period; of these, 12 units in higher-opportunity areas to promote access to resources and mobility for target households.
Relevant Policies:	Policy 1.8, Policy 2.7

Housing Quality

Program 2324: Fresno County Housing Assistance Rehabilitation Program (HARP)

This program provides loans to qualifying homeowners, including owners of mobile or manufactured homes, 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 to reduce displacement risk and facilitate place-based revitalization. Loan terms under this program vary according to household income and the improvements and repairs that are needed. [Provide information regarding home rehabilitation programs in English and Spanish to residents to encourage place-based revitalization.](#)

The City will:

- Promote available housing rehabilitation resources on City website and public counters.
- Conduct targeted outreach to inform property owners of rehabilitation assistance in neighborhoods with older housing units, such as Oller Street neighborhood.
- Refer interested households to County program.
- Target promotion in areas of need to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community.

Financing:	CDBG and HOME funds
Time Frame:	Update materials every other year, or as new information is provided by the County, and provide information about the program.
Implementation Responsibility:	Fresno County Public Works and Planning Department, Planning Department

<p>Quantified Objective:</p>	<p><u>Connect at least 20 property owners with rehabilitation resources during the planning period. Facilitate rehabilitation of five rental units, one of these in areas of concentrated poverty or concentration of renters of older housing stock, such as in the Oller Street neighborhood, to facilitate place-based revitalization.</u>Connect at least 10 lower income households with rehabilitation resources during the planning period. Facilitate rehabilitation of five housing units, three of these in areas of concentrated poverty or areas with older housing stock to encourage place based revitalization, such as the Oller Street neighborhood, to facilitate place based revitalization.</p>
<p>Relevant Policies:</p>	<p>Policy 3.2, Policy 4.1</p>

Program 2425: 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 to reduce displacement risk for renters. The City of Mendota is a participating city in the RRP and provides information to property owners. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, heating, ventilation, and air conditioning (HVAC) repairs, energy-efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades. Provide information regarding home rehabilitation programs in English and Spanish to residents to encourage place-based revitalization. The City will:

- Promote available housing rehabilitation resources on the City’s website and at public counters.
- Refer interested property owners to County program.
- Target promotion in areas of concentrated renter households or older housing stock to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community.

<p>Financing:</p>	<p>HOME funds</p>
<p>Time Frame:</p>	<p>Update materials every other year, or as new information is provided by the County, and provide information about the program.</p>
<p>Implementation Responsibility:</p>	<p>Fresno County Public Works and Planning Department, Planning Department</p>
<p>Quantified Objective:</p>	<p>Connect at least 5 property owners with rehabilitation resources during the planning period. Facilitate rehabilitation of two rental units, one of these in areas <u>of concentrated poverty or concentration of renters of older housing stock</u>, such as in the Oller Street neighborhood, to facilitate place-based revitalization.</p>
<p>Relevant Policies:</p>	<p>Policy 3.2, Policy 4.1</p>

Program 2526: Building Code Enforcement

The Building Department will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. The Building Department will also refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections. Targeted efforts to improve housing conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for residents by improving living conditions and enabling them to remain in their home and community. [Provide information regarding home rehabilitation programs in English and Spanish to residents to encourage place-based revitalization.](#)

Financing:	General Fund
Time Frame:	Make informational materials on rehabilitation assistance programs available by January 2024, to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received.
Implementation Responsibility:	Building Department and Planning Department
Quantified Objective:	Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of five units by providing informational materials to owners in violation of City codes on available assistance programs and annually promote available assistance programs in areas of concentrated lower-income households older housing stock to facilitate place-based revitalization.
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 267: Fresno County Homebuyer Assistance Program

City of Mendota participates in the County’s Homebuyer Assistance Program (HAP), which is administered through the Fresno County Housing Authority. To reduce displacement risk of homeowners being priced out of the community and to facilitate housing mobility opportunities, 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 of the area median income (AMI) in unincorporated Fresno County and participating cities are eligible for this program. The City will:

- Promote available homebuyer resources on the City’s website and at public counters.
- Refer interested households to the County program with the goal of assisting four households.
- Promote the availability of this program, particularly in areas with concentrations of renters, particularly lower-income renters, by providing multilingual informational materials at public buildings and community locations and will post the program on the City’s website.

Mendota residents also have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA) and through the Fresno County Public Works and Planning Department, Community Development Division.

- Mortgage Credit Certificate (MCC): The MCC Tax Credit is a federal credit that can reduce potential federal income tax liability, creating additional net spendable income that 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.

The City will promote all available homebuyer resources on the City’s website and at public counters and will annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

Financing:	General Fund, HOME funds
Time Frame:	Ensure informational materials on all homebuyer resources are on the City’s website and available at public counters by June 2024. Update materials annually, or as new information is provided by the County, and provide information about the program.
Implementation Responsibility:	Fresno County Public Works and Planning Department, Planning Department
Quantified Objective:	Connect 10 prospective homebuyers with the County program to facilitate housing mobility opportunities in the city.
Relevant Policies:	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

Program 287: Energy Conservation

The City will continue to promote energy conservation in housing development and rehabilitation:

- Establish a high-efficiency washing machine/dryer rebate program for Mendota residents by December 2024.

- Continue to promote California Home Energy Renovation Opportunity (HERO) and YGRENE Property Assessed Clean Energy programs by providing links on the City website and making brochures available at City counters.
- 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).
- Assist lower-income households with energy efficiency through the County’s Housing Assistance Rehabilitation Program.
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency for new construction.

Financing:	General Fund
Time Frame:	Make information easily available on the City’s website and at public facilities by June 2025.
Implementation Responsibility:	Planning Department
Quantified Objective:	Assist two low-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs.
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 289: 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 United States Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e., 30 percent of household income). The Fresno County Housing Authority administers the HCV program in Fresno County.

- Provide a link to the Fresno County Housing Authority’s HCV program webpage on the City’s website by February 2024.
- Meet with the Fresno County Housing Authority by June 2024 to discuss the process of developing printed informational materials, with the goal of making materials available at public counters by June 2025.
- Work with the Fresno County Housing Authority to disseminate information to landlords and property owners on incentives for participating in the HCV program throughout the city to promote housing opportunities for all residents.
- Refer interested households to the Fresno County Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.

Financing:	HUD Section 8
Time Frame:	Provide information on the City’s website by February 2024. Meet with the Fresno County Housing Authority by June 2024 and develop informational materials by June 2025. Target outreach to property owners and landlords.
Implementation Responsibility:	Fresno County Housing Authority
Quantified Objective:	50 lower-income units in high-opportunity areas to promote access to resources and mobility for target households.
Relevant Policies:	Policy 2.2

Program [3029](#): Housing Discrimination Monitoring and Referral

The Fresno County Housing Authority publicizes all information related to housing opportunities, programs fair-housing information and assistance in English, Spanish, Hmong, French, German, Chinese, Arabic, Dutch, Italian, Korean, Portuguese, and Russian. However, while all public notices and information on the Fresno County Housing Authority website are translated to all of the previously mentioned languages, general circulation of information and secondary links, such as applications, are available only in English. The City will coordinate with the Fresno County Housing Authority, Fresno Council of Governments (FCOG), and other Fresno County jurisdictions to develop Spanish-language printed materials to improve accessibility to fair housing resources for residents. If additional languages become more prevalent in the county, materials will be translated into those languages as needed.

The City will also:

- Establish a procedure to refer residents with fair housing questions or issues to the Fair Housing Council of Central California (FHC-CC), California Rural Legal Assistance (CLRA), and other fair housing organizations.
- Provide fair housing information on the City’s website and in printed materials available in public buildings in both English and Spanish.
- Coordinate with local fair housing service providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.

Financing:	General Fund, grant funding
Time Frame:	Either individually or as part of the Countywide Housing Element Technical Committee (Program 1), meet annually with FHC-CC to discuss fair housing issues and opportunities for education. Assist the Fresno County Housing Authority to translate fair housing materials and resources into Spanish by December 2024. Make fair housing information available on the City’s website

	and in public buildings by June 2025. Coordinate with fair housing providers to conduct trainings for landlords and property owners.
Implementation Responsibility:	Planning Department, Fresno County Housing Authority
Quantified Objective:	Reduce displacement risk for 10 individuals or families resulting from language barriers and five from discrimination by landlords or property owners.
Relevant Policies:	Policy 5.1

Program 3031: Improve Access to Resources

The City shall take the following actions to improve access to resources and opportunities citywide, but with a particular emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources:

- Work with Fresno County Rural Transit Agency (FCRTA) and other jurisdictions in the county to develop a fact sheet, or similar informational materials, of FCRTA programs to be posted on the City’s website, social media, and in public buildings by January 2026, and advertised annually in the City’s newsletter to help connect seniors and other residents to services in the city and throughout the county.
- Prioritize projects that facilitate place-based revitalization through the City’s budget and goals, such as projects that improve public infrastructure in deteriorating or underserved areas. Review funding opportunities that will allow the City to fund projects currently unfunded in the budget to invest in community amenities such as water and sewer infrastructure, parks and recreation facilities or active transportation facilities on an annual basis and apply as they become available. Apply for funding for at least two community amenities projects during the planning period.
- By January 2026, Post information about flood-related resources on the City's website and provide public notices in utility bills or other direct methods to neighborhoods within 200/500 Flood Year Areas at risk of flooding with available flood-related resources.
- Ensure program availability and funding announcements are made available in Spanish and translation is available at public meetings. Ensure program availability and funding announcements are made available in Spanish starting within six months of Housing Element adoption and translation is available at public meetings. Provide translation services as requested for at least 10 public meetings during the planning period.
- Facilitate place-based revitalization and promote healthy environments for new housing by evaluating transitional buffers between residential and agricultural uses and highways and working with developers as projects are proposed to mitigate impacts associated with emissions from agricultural industries and traffic and facilitate access to healthy outdoor spaces. Identify mitigation strategies on at least two projects during the planning period.

- Meet with school district representatives by June 2025 to analyze whether housing security poses a barrier. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide. If district representatives identify housing availability as barrier to teacher retention, conduct a feasibility study to identify the funding that would be required to provide teacher housing or other housing incentives for teachers by June 2028.
- Work with the Fresno Housing Authority to increase the number of landlords and property managers in Mendota that accept housing choice vouchers in high-opportunity areas.
- Once informational materials are available, conduct targeted outreach in areas with higher rates of seniors and persons with disabilities within six months throughout the city and to age-restricted senior housing complexes.

Financing:	General Fund
Time Frame:	Refer to each bulleted action for specific timeframes.
Implementation Responsibility:	Planning Department
Quantified Objective:	Improve access to resources and reduce displacement risk resulting from a variety of factors for at least 15 residents.
Relevant Policies:	Policy 3.1, Policy 3.5, 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. Error! Reference source not found. shows the quantified objectives for the 2023-2031 Housing Element planning period. These quantified objectives represent targets and reflect those objectives when targeted by income category. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

Table 11-1 Summary of Quantified Objectives, 2023-2031

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	45	100	52	97	348
New Construction					
Program 8: Affordable Housing Incentives	45	100	52		
Program 9: Support Funding for Farmworker Housing	5	10	5		
Program 10: Farmworker Preference in New Affordable Housing	10	20	10		
Program 11: Extremely Low-Income Households	45	100	52		

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
Program 13: Encourage and Facilitate Accessory Dwelling Units			3	5	4
Program 15: Housing for a Variety of Needs			15	15	5
Program 210: Monitoring of Planning and Development Fees			25	10	40
Program 222: Preliminary Applications (SB 330) and Streamlined Approvals (SB 35)		13	12		
Rehabilitation					
Program 243: Fresno County Housing Assistance Rehabilitation Program (HARP)			10		
Program 254: Fresno County Rental Rehabilitation Program (RRP)	1	2	2		
Program 265: Building Code Enforcement	1	2	2		
Program 276: Fresno County Homebuyer Assistance Program		5	5		
Program 28: Energy Conservation			<u>2</u>		
Program 29: Housing Choice Vouchers			<u>50</u>		
Program 30: Housing Discrimination Monitoring and Referral			<u>10</u>		
Program 31: Improve Access to Resources			<u>15</u>		

Source: City of Mendota, April 2023

1. In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.
2. Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

SECTION 1I-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.

AB 1233 does not apply to jurisdictions where a housing element was found in compliance by the California Department of Housing and Community Development and adequate sites were made available through a site inventory and/or the complete implementation of program action(s) to rezone or otherwise make adequate sites available. The City of Mendota's 5th Cycle Housing Element for the 2015-2023 planning period provided an inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the City's housing need, through sites that were zoned and rezoned for residential development. No programs were included in the 5th Cycle Housing Element to address an inadequate number of sites. Therefore, no carryover analysis under AB 1233 is required.

This law affects the City of Mendota's 2023-2031 Housing Element, requiring the City to address its deficit in sites, if any, for the previous housing element cycle (2015-2023). 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 2015 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.

The City of Mendota provided enough adequate sites within the City's 5th Cycle Housing Element. As a result, the City is not required to complete a carry-over analysis for its 6th Cycle Housing Element.

6th Cycle Housing Element RHNA Analysis

For the 6th Cycle Housing Element update, Mendota has been assigned a RHNA of 642 units, including 129 very low-income units, 68 low-income units, 97 moderate-income units, and 348 above moderate-income units.

Vacant 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 square-foot 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. Additionally, in order to meet the City's lower income RHNA target, sites under the C-3 zone designation were included as locations for potential residential development. Sites identified within the C-3 zone district would be allowed to develop to R-3 standards and would be permitted as a planned development. These sites were also assumed to have a maximum density of 25 units per acre. [Please see the Realistic Development Potential section below for analysis on the feasibility of relying on C-3 zones for a large portion of the City's RHNA.](#)
- **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 apartments and other attached units.
- **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.
- **Development Potential.** The inventory assumes build out of 80 percent of the maximum permitted density for all sites.

Error! Reference source not found. identifies vacant sites that are presently zoned for residential or mixed uses and are suitable for residential development in Mendota and identified to satisfy the 6th cycle RHNA. The locations of these sites are shown in Error! Reference source not found.. Based on permitted densities and the assumptions described above, the sites identified in Error! Reference source not found. can accommodate an estimated 655 units, including 204 lower-income units, 97 moderate-income units, and 354 above moderate-income units. Portions of some of these sites are located within the FEMA 100-year and 200-year flood zones. **Table 11-2** includes a column for environmental constraints identifying sites that are within the FEMA 100-year or 200-year flood zone. While located within a flood zone does not preclude development of residential units, it will require compliance with building code requirements for developing within a flood zone. One site identified in Error! Reference source not found. has a split planning designation of LDR and HDR. The unit count for this site has been calculated by applying the densities allowed within each designation only to the portion of the site planned for that designation. Additionally, some of the parcels identified in the sites inventory are located within airport safety zones which restrict development potential. In this case, only the parcel acreage that is located outside the airport safety zone has been identified for residential development. [The City is currently in the process of decommissioning the airport which will eliminate these restrictions.](#) There are no additional environmental constraints that could hinder future development.

Table 11-2 **Mendota 6th Cycle Vacant and Underutilized Sites for 6th Cycle RHNA, Mendota, December 31, 2023 – December 31, 2031**

Site	APN	Size ¹ (acres)	GP Land Use ²	Zoning ³	Existing Use	Maximum Density Range (per acre)	Total Realistic Development Potential ⁴	Units by Income Level			Environmental Constraints	Zoning in Place for 5 th Cycle RHNA ⁵
								LI	MI	AMI		
1	01305045S (portion)	23.72	LDR	R-1 (PZ)	Agricultural	3.5	66			66	Flood Zone, Airport Safety Zone	Yes
1	01305045S (portion)	3.1	HDR	R-3 (PZ)	Vacant	25	62	62			Flood Zone, Airport Safety Zone	Yes
2	01219056ST	47	MDR	R-2 (PZ)	Vacant	6	225		97	128	No	Yes
3	01305012S	44.64	LDR	R-1 (PZ)	Agricultural	3.5	125			125	Flood Zone, Airport Safety Zone	Yes
4	01306109S	1.45	HDR	R-3 (PZ)	Agricultural	25	29	29			Flood Zone, Airport Safety Zone	Yes
5	01338018S	1.49	GC	C-3	Vacant	25	10	10			Flood Zone	NA
5	01338019S	1.99	GC	C-3	Vacant	25	13	13			No	NA
5	01338020S	6.08	GC	C-3	Vacant	25	42	42			No	NA
5	01338021S	2.37	GC	C-3	Vacant	25	16	16			No	NA
5	01338022S	1.97	GC	C-3	Vacant	25	13	13			No	NA
5	01338023S	0.96	GC	C-3	Vacant	25	6	6			No	NA
5	01338024S	0.97	GC	C-3	Vacant	25	6	6			Flood Zone	NA
5	01338025S	1	GC	C-3	Vacant	25	7	7			No	NA
6	01220028	7.4	MDR	R-1	Vacant	6	35			35	Flood Zone	Yes
Total Capacity Counted Towards Sixth Cycle RHNA (2023-2031)							655	204	97	354		

Source: City of Mendota, 2024.

- The number of acres for sites identified within the Airport Safety Zone include only those areas that fall outside the safety zone boundaries, as shown on **Figure 11-1 Mendota Sites Inventory**.
- HDR = High Density Residential; MDR = Medium Density Residential; LDR = Low Density Residential; GC = General Commercial.
- Zones with a (PZ) indicate parcels that are prezoned.
- Buildout of sites identified in residential zone districts (R-1, R-2, R-3) is assumed to be at 80 percent of maximum density, rounded down to the nearest whole unit; Buildout of sites identified in commercial zone districts (C-3) is assumed to be at 28 percent of maximum density, rounded down to the nearest whole unit.
- 'NA' denotes that the site was not included in the 5th Cycle Housing Element as an inventory site.

Realistic Development Potential

In determining the realistic capacity for the City’s inventory of sites, the City considered land use controls and site improvements and assumed an 80 percent adjustment to the maximum number of units on the site to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites are served by or are planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 80 percent adjustment. To further determine an appropriate confirm this realistic capacity assumption, the City also considered and evaluated the implementation of its current multifamily development standards (e.g., setbacks, building height, parking, density requirements, land use controls, water and wastewater access, and open space requirements), as well as project examples from nearby cities with similar development standards to determine approximate density and unit capacity so as to not over-project unit potential. The eExamples of recent multifamily projects, including projects in mixed-use and commercial zones from similar communities in Fresno County projects in Kerman, Reedley, Sanger, Riverdale, and Firebaugh, are identified in **Table 11-3 Realistic Capacity Project Examples**.

The average buildout capacity of all multifamily residential projects included in **Table 11-3 Realistic Capacity Project Examples**, not including mixed-use projects, is 87 percent. When considering only the multifamily residential projects in the City of Mendota, the average buildout is 99 percent. While these projects show that the average development capacity of multifamily projects meet or exceed the assumed 80 percent buildout capacity, the City has chosen to keep the more conservative buildout assumption of 80 percent in projecting anticipated units for inventory sites identified above in **Table 11-1**.

In Mendota, residential development is allowed in commercial districts, including the C-3 district. Residential units may be integrated into the project either as vertical mixed-use or horizontal mixed-use. While residential uses are not permitted to be 100 percent of the uses on the site, there is no minimum requirement for non-residential uses. Therefore, residential uses are permitted to make up a majority of the project site in these commercial districts. For purposes of estimating the realistic capacity of these sites, the City considered mixed-use projects developed in other Fresno County jurisdictions, including Reedley and Kingsburg. The average development capacity of these projects was 124 percent. However, recognizing that project examples are limited and to ensure not to over-project capacity, the City has taken a conservative approach and assumed a 28 percent capacity on sites in commercial zones that allow residential uses. This assumption was derived from assuming that only 35 percent of the total acres would develop with residential use and that the residential uses would build out at 80 percent of the maximum density allowed for the residential of the site. The following inventory site is in a commercial district:

- Site 5 is zoned C-3, which allows for residential development at densities of up to 25 dwelling units per acre, which would accommodate units in the lower income category. While Mendota has not had any recent mixed-use development projects constructed, there has been interest in developing this site with a mix of commercial and residential uses. Preliminary plans have shown 113 units on the 16.83-acre site and are generally consistent with these project examples from Reedley and Kingsburg, as included in **Table 11-3 Realistic Capacity Project Examples**. Mendota has comparable development standards to and lower fees than the cities of Reedley and Kingsburg, demonstrating that development in these zones is feasible for the City of Mendota. While it is possible that Site 5 could be developed within 100 percent nonresidential uses, **Program 4**,

Provision of Adequate Sites, will ensure that the City monitors proposed development projects, identifies any deficits in unit count compared to the sites inventory assumptions, and begins the process of identifying replacement sites.

While has not had any recent mixed use development projects, 5113 Mendota has comparable development standards and lower fees t the cities of Reedley and Kingsburg. While it is possible that these C-3 sites be developed within 100 percent nonresidential uses, **Program 4, Provision of Adequate Sites**, will ensure that the City identifies deficit and begins the process of identifying replacement sites.

Table 11-3 Table 11-4 Realistic Capacity Project Examples

<u>Project Name</u>	<u>Affordability</u>	<u>Acres</u>	<u>Project Status</u>	<u>General Plan / Zoning</u>	<u>Max. Allowable Density (du/ac)</u>	<u>Total Project Units</u>	<u>Max. Allowable Units</u>	<u>Realistic Capacity</u>
City of Mendota								
<u>Country Way Apartments</u>	<u>Lower</u>	<u>3.00</u>	<u>Constructed</u>	<u>R-2</u>	<u>11</u>	<u>41</u>	<u>33</u>	<u>124%</u>
<u>Mendota RAD Apartments</u>	<u>Lower</u>	<u>0.67</u>	<u>Constructed</u>	<u>R-3</u>	<u>25</u>	<u>12</u>	<u>16</u>	<u>75%</u>
City of Fowler								
<u>Casa Blanca Apartments</u>	<u>Lower</u>	<u>0.52</u>	<u>Approved</u>	<u>CC / FBC</u>	<u>21.8</u>	<u>10</u>	<u>11</u>	<u>91%</u>
<u>Sumner Village</u>	<u>Lower</u>	<u>5.68</u>	<u>In process</u>	<u>NC / C-1</u>	<u>21.8</u>	<u>108</u>	<u>123</u>	<u>87%</u>
City of Kerman								
<u>Gateway Villas</u>	<u>Lower</u>	<u>4.43</u>	<u>Completed - 2016</u>	<u>HDR / R-3</u>	<u>24</u>	<u>61</u>	<u>106</u>	<u>69%</u>
<u>Hacienda Heights</u>	<u>Lower</u>	<u>5.37</u>	<u>Completed - 2010</u>	<u>HDR / SD-R-2.5</u>	<u>20</u>	<u>69</u>	<u>107</u>	<u>64%</u>
<u>Paseo 55 Mixed-Use</u>	<u>100% AMI</u>	<u>1.76</u>	<u>Constructed 2016</u>	<u>CC / CC</u>	<u>29</u>	<u>55</u>	<u>51</u>	<u>108%</u>
<u>Reedley I Mixed-Use</u>	<u>Lower</u>	<u>4.25</u>	<u>Approved 2022</u>	<u>LI / ML</u>	<u>15</u>	<u>80</u>	<u>63</u>	<u>127%</u>
<u>Kashian Mixed-Use: Workforce Housing</u>	<u>Extremely Low</u>	<u>2.11</u>	<u>Approved 2022</u>	<u>CC / CC</u>	<u>29</u>	<u>70</u>	<u>61</u>	<u>115%</u>
City of Kingsburg								
<u>Stone Plaza Mixed Use Project</u>	<u>Market Rate</u>	<u>0.28</u>	<u>Under Construction 2023</u>	<u>CC / CC</u>	<u>21.4</u>	<u>10</u>	<u>6</u>	<u>145%</u>
City of Sanger								
<u>Sanger Crossing 1 and 2</u>	<u>Lower</u>	<u>4.96</u>	<u>Constructed 2021</u>	<u>MDR / RM-2.5</u>	<u>17.4</u>	<u>81</u>	<u>86</u>	<u>94%</u>
City of Reedley								
<u>Reedley Family Apartments</u>	<u>100% AMI</u>	<u>3.66</u>	<u>Phase 1 Constructed 2014 Phase 2 Constructed 2021</u>	<u>HDR / RM-2</u>	<u>21.78</u>	<u>7980</u>	<u>71</u>	<u>101%</u>

<u>Project Name</u>	<u>Affordability</u>	<u>Acres</u>	<u>Project Status</u>	<u>General Plan / Zoning</u>	<u>Max. Allowable Density (du/ac)</u>	<u>Total Project Units</u>	<u>Max. Allowable Units</u>	<u>Realistic Capacity</u>
City of Firebaugh								
<u>Del Rio Place</u>	<u>Market Rate</u>	<u>3.8</u>	<u>Under Construction 2023</u>	<u>HCD / R-3</u>	<u>29</u>	<u>56</u>	<u>110</u>	<u>51%</u>
<u>2020 S. Landucci</u>	<u>Moderate</u>	<u>0.56</u>	<u>Constructed 2019</u>	<u>MDR / R-2</u>	<u>10</u>	<u>8</u>	<u>7</u>	<u>114%</u>
Average Multifamily Projects								87%
Average Mixed-Use Projects								124%
Average Total Projects								98%

Source: Cities of Mendota, Fowler, Kerman, Kingsburg, Sanger, Reedley, and Firebaugh, 2024.

Table 11-3 Realistic Capacity Project Examples

<u>Project Name</u>	<u>Affordability</u>	<u>Acres</u>	<u>Project Status</u>	<u>General Plan/Zoning</u>	<u>Max. Allowable Density</u>	<u>Total Project Units</u>	<u>Max. Allowable Units</u>	<u>Realistic Capacity</u>
City of Kerman								
<u>Gateway Villas</u>	<u>Lower</u>	<u>4.43</u>	<u>Completed 2016</u>	<u>HDR/R-3</u>	<u>24</u>	<u>61</u>	<u>106</u>	<u>69%</u>
<u>Hacienda Heights</u>	<u>Lower</u>	<u>5.37</u>	<u>Completed 2010</u>	<u>HDR/SD-R-2.5</u>	<u>20</u>	<u>69</u>	<u>107</u>	<u>64%</u>
City of Sanger								
<u>Sanger Crossing 1 and 2</u>	<u>Lower</u>	<u>4.96</u>	<u>Constructed 2021</u>	<u>Residential Medium Density/RM-2.5</u>	<u>17.4</u>	<u>81</u>	<u>86</u>	<u>94%</u>
City of Reedley								
<u>Reedley Family Apartments</u>	<u>100% AMI</u>	<u>3.66</u>	<u>Phase 1 Constructed 2014 Phase 2 Constructed 2021</u>	<u>HDR/RM-2</u>	<u>21.78</u>	<u>7980</u>	<u>71</u>	<u>101%</u>
Riverdale (Unincorporated Fresno County)								
<u>Willow Heights</u>	<u>Lower</u>	<u>7.4</u>	<u>In-process</u>	<u>MHDR/R-2</u>	<u>20</u>	<u>94</u>	<u>148</u>	<u>63%</u>
City of Firebaugh								
<u>Del Rio Place</u>	<u>Market Rate</u>	<u>3.8</u>	<u>Under Construction 2023</u>	<u>R-3</u>	<u>29</u>	<u>56</u>	<u>110</u>	<u>51%</u>
<u>2020 S. Landucci</u>	<u>Moderate-Income</u>	<u>0.56</u>	<u>Constructed 2019</u>	<u>Residential Medium/R-2</u>	<u>10</u>	<u>8</u>	<u>7</u>	<u>114%</u>
Average								82%

Source: City of Kerman, 2023.

Table 1I-4 Mixed Use Projects – Other City Examples

<u>Project Name</u>	<u>Affordability</u>	<u>Acres</u>	<u>Project Status</u>	<u>General Plan/Zoning</u>	<u>Total Project Units</u>	<u>Max. Allowable Units</u>	<u>Realistic Capacity</u>
<u>City of Reedley</u>							
<u>Paseo 55</u>	<u>100% AMI</u>	<u>1.76</u>	<u>Constructed 2016</u>	<u>CC/CC</u>	<u>55</u>	<u>51</u>	<u>108%</u>
<u>Reedley I Mixed-Use</u>	<u>Lower Income</u>	<u>4.25</u>	<u>Approved 2022</u>	<u>LI/ML</u>	<u>80</u>	<u>63</u>	<u>127%</u>
<u>Kashian Mixed-Use: Workforce Housing</u>	<u>Extremely Low Income</u>	<u>2.11</u>	<u>Approved 2022</u>	<u>CC/CC</u>	<u>70</u>	<u>61</u>	<u>115%</u>
<u>City of Kingsburg</u>							
<u>Stone Plaza Mixed Use Project</u>	<u>Market Rate</u>	<u>0.28</u>	<u>Under Construction 2023</u>	<u>CC/CC</u>	<u>10</u>	<u>6</u>	<u>145%</u>
						<u>Average</u>	<u>124%</u>

Source: Cities of Reedley and Kingsburg, 2023.

Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADUs) based on the number of ADUs developed in the prior Housing Element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th eCycle Housing Element planning period.

The City issued one building permit for ADUs from 2015-2022. ADUs are seen as an appropriate housing type for a primary residence for low-income households. Because a regional affordability analysis of ADUs was not available for Fresno County, the City relied on rental rates for one- and two-bedroom units as a proxy for ADU rental rates. According to 2016-2020 American Community Survey (ACS) five-year estimates, the median gross rent for one-bedroom units in Mendota is \$369 per month, and for two-bedroom units it is \$781 per month. As shown in **Table 2-24, Fresno County Ability to Pay (2022)**, in Section 2, Regional Housing Needs Assessment, low-income households can afford between \$1,091 (one-person households) and \$1,558 (four-person households) in monthly housing costs without being cost burdened. Mendota does not have pre-approved ADU plans currently. However, Fresno COG through their Regional Early Action Planning (REAP) technical assistance tools, have prepared ADU plan sets for use by City.

RHNA Summary

Table 1I-4 T45 provides a summary of Mendota’s ability to meet the 2023-2031 RHNA. After accounting for capacity on vacant sites within current city limits and by counting capacity on sites which have been previously rezoned by the City and are located outside the city limits, Mendota has a surplus in the lower-income and above moderate-income categories, while it is meeting its allocation of moderate-income units.

Table 1I-4 Table 1I-35 RHNA Summary, Mendota, December 31, 2023 – December 31, 2031

Project	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
2023-2031 RHNA	129	68	97	348	642
Capacity of vacant sites identified	204		97	354	655
Total Surplus Capacity^{1,2}	7		0	6	13

¹ Surplus capacity is calculated by subtracting capacity on vacant sites and capacity on rezoned sites from the total RHNA.
² Construction of ADUs was not assumed as part of the sites inventory analysis though it is anticipated that the production of ADUs will increase in the 6th cycle Housing Element planning period and contribute to the City of Mendota meeting their low-income RHNA obligation, as discussed in the Accessory Dwelling Unit Potential section above.

Source: City of Mendota, 2023.

Rezoned Sites

Mendota has rezoned six parcels in an effort to facilitate future annexation and development. These sites are not within current city limits, but the City has done its part in making these areas available for future applicants. Under Program 5 (Annexation for RHNA) the City will work with LAFCo and project applicants to facilitate applications for annexation of these some of these rezoned parcels in order to meet its RHNA. These areas are shown in Error! Reference source not found..

The larger rezoned area includes four parcels to the northwest of the airport and to the east of Mendota Elementary School, totaling approximately 96 acres in size. These four parcels include APNs 013-050-12S, 013-050-13, 013-050-45S, and 013-061-09S. APNs 013-050-12S and 013-050-13 are rezoned entirely for R-1 development, while APN 013-050-45S is rezoned for primarily R-1 development, with a portion of the site rezoned for R-3 development. APN 013-061-09S is rezoned entirely for R-3 development. Of these four parcels, only APN 013-050-13 is not being considered within the 6th Cycle Housing Element Sites Inventory.

The smaller rezoned area is approximately 78 acres in size and located at the northwest corner of Belmont Avenue and Gregg Court Way. This area includes two parcels, APNs 012-190-55ST and 012-190-56ST. APN 012-190-55ST is approximately 10 acres in size, is owned by the City, and has been developed into a park with an underlying Open Space rezone designation. APN 012-190-56ST is approximately 68 acres in size rezoned R-2, P-F and C-2. Only APN 012-190-56ST has been identified as a site in the sites inventory. APN 012-190-56ST could accommodate approximately 47 acres for development in the R-2 zone district.

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 (2023) City limits and has not been rezoned. 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 rezoned and will require a developer to request initiation of the annexation process. Due to uncertainty associated with the annexation timeline for this development specifically, the Specific Plan area was not counted towards the 6th Cycle RHNA. However, the City anticipates the River Ranch Specific Plan being a key growth area in the future.

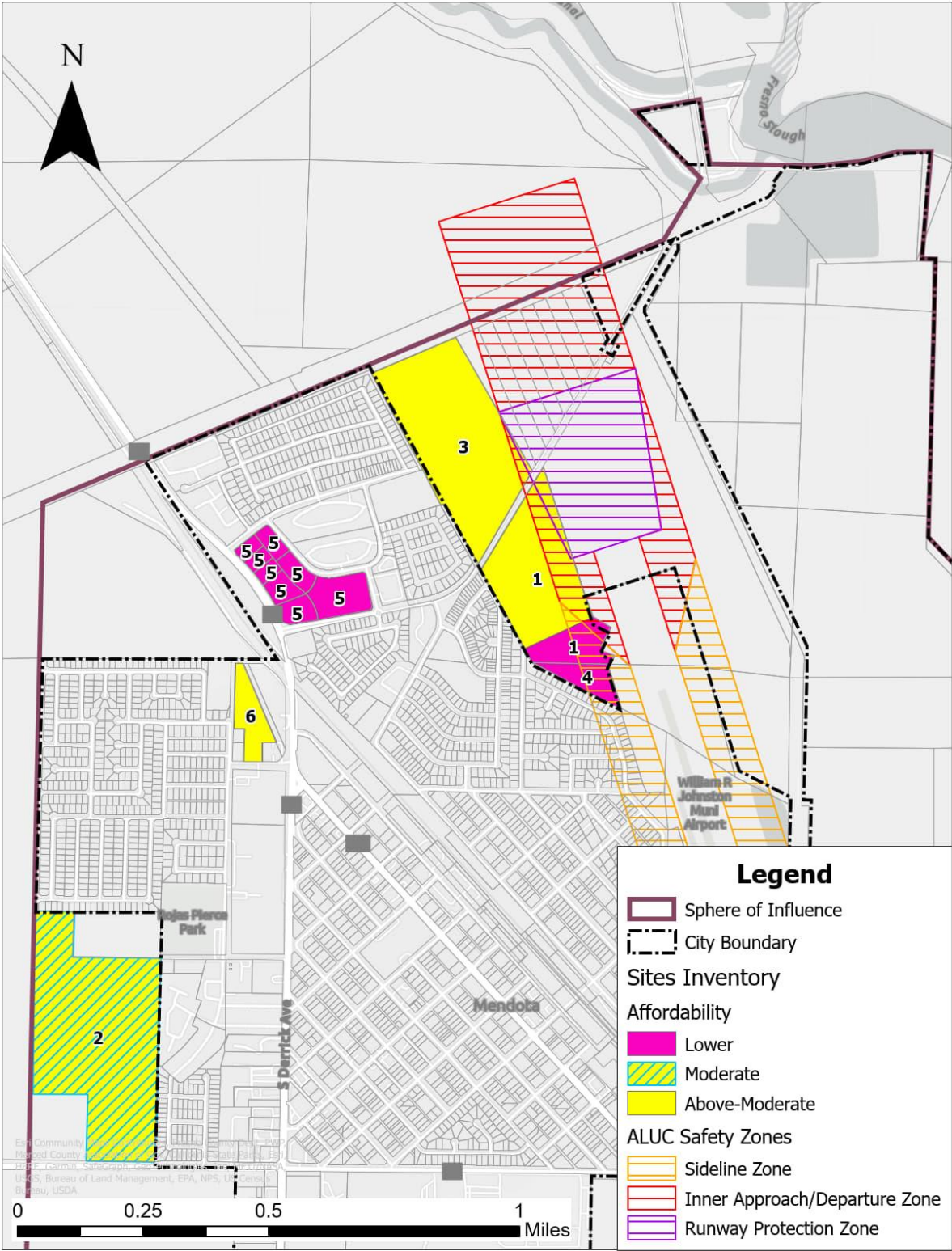
Adequacy of Public Facilities

The City of Mendota provides water services to its residents but is part of the San Luis & Delta Mendota Water Authority and Westland's Water District which control water, pollution, and conservation in the City. Given the current water system limitations, it is estimated that approximately 600 additional residential homes can be built and connected to the existing system before a new well needs to be constructed. The City also provides wastewater services for residents and currently has available capacity for 400 additional units.

The City will continue to plan for housing development within its annual budget and yearly goals for infrastructure development and expansion to serve additional development. 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 wastewater 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. As it plans for the maintenance and expansion of the water and wastewater capacity, the City will continue to seek grant funding opportunities which would allow it to meet annual goals and provide for sufficient infrastructure for new housing development.

Finally, the City adopted a modified water and sewer rate structure in 2015 that will assist in accommodating CIP-related infrastructure. Housing development is dependent on the availability of water and sewer infrastructure and capacity. Accordingly, the City will continually monitor opportunities to fund water and wastewater improvements.

Figure 11-1 Mendota Sites Inventory



SECTION 11-3: LOCAL ASSESSMENT OF FAIR HOUSING

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”¹

California Government Code Section 65583(c)(10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty (R/ECAP), disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the City of Mendota, Government Code Section 65583(c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. To that end, a Multijurisdictional Housing Element was completed for the cities of Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, Selma, and the County of Fresno, including a regional AFH and each participating jurisdiction prepared a local AFH.

This section is organized by fair housing topics. For each topic, the regional assessment is first, followed by the local assessment. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and preparation of this AFH, the City of Mendota identified factors that contribute to fair housing issues. These contributing factors are included in **Table 11-12 Factors Contributing to Fair Housing Issues**, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are included in **Section 11-1, Action Plan**.

This section also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing.

¹ California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Outreach

Community Workshop

On October 6, 2022, the City of Mendota held an in-person Community Workshop to provide information on the Housing Element and solicit input from the community. The City notified the community of this meeting with flyers distributed in English and Spanish through the FCOG listserv of regional stakeholders and community-based organizations (CBOs), including Mendota Youth Recreation, the Fresno County Housing Authority, and posted the flyers on the City’s Facebook page and social media accounts. The Eventbrite registration website and Facebook pages advertised that the meeting would provide Spanish language interpretation, refreshments, and activities for children.

The workshop was attended by five participants. Common themes in the discussion were the need for affordable housing resources for the high proportion of lower-income households and general lack of available housing at any income level, thus limiting housing mobility opportunities. Participants noted that there has been limited developer interest in building in the city and vacant land prices are increasing as farmers sell land in response to the drought. These suggest potential constraints on development, particularly for affordable housing, as well as a constraint on employment opportunities as farms downsize or close. However, participants identified a desire for smaller unit types and ADUs that could contribute towards meeting the housing needs of the community. During the discussion, participants also expressed concerns about high rates of overcrowding resulting from income limitations, lack of affordable units in sizes appropriate for larger households or multiple roommates, and lack of vacant units in general, particularly for farmworkers. As with other jurisdictions in western Fresno County, the water shortage and its impact on the future development of any housing to meet the RHNA was identified as a barrier to development of residential resources.

Fair housing representation, lack of financial literacy, language barriers, rental property application requirements and affordable housing resources for lower-income households and especially a large population of seasonal farmworkers associated with the agricultural economic base were also identified as fair housing concerns for Mendota residents. Stakeholders identified a need for more education about fair housing laws – rights and requirements – for both tenants and housing providers. Lack of awareness about fair housing laws results in increased discrimination cases, confusion about resources that are available to tenants, and more. Additionally, participants identified a need for education and counseling opportunities for potential homebuyers to understand and navigate the homebuying process, particularly for first time homebuyers.

Following the workshop, the City posted English and Spanish copies of the workshop presentation on the Fresno County Multijurisdictional Housing Element Update website for residents to access at their convenience. Feedback received during this workshop was used to inform this AFH as well as associated programs, as identified in in [Table 11-12 Factors Contributing to Fair Housing Issues](#).

Study Session

A study session was held with the Planning Commission on October 25, 2022, to discuss the Housing Element Update and process. The study session was open to the public and held in person. Commentary was limited and no public comment related to fair housing was received at the meeting.

Consultations

During the Housing Element update process, staff reached out to stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs in Mendota and received responses from one organization. A representative from the Building Industry Association (BIA) of Fresno/Madera Counties, was interviewed on November 22, 2022.

The stakeholder described the rising cost of housing, the shortage of affordable housing available in the city, multifamily or single-family unit types, as well as the economic disadvantages to market rate developers to build affordable housing. Although homes in Mendota are affordable in relation to the eastern areas of the county, the stakeholder identified a need for larger rental units, in addition to units of all types and sizes, to help reduce the incidence of overcrowding and lack of housing mobility opportunities. However, the stakeholder expressed that Mendota's distance from the services, employment opportunities, and public facilities available in the eastern area of the county, combined with the lower incomes and limited transportation options, contributes to the general lack of developer interest in building in this area, particularly as higher densities are required for affordable housing that are not congruent with the city's current development patterns. In addition to these constraints on development, the stakeholder emphasized the impact of the state's VMT regulations, particularly given the distance from Mendota to urban centers, and water access issues as additional costs to development in Mendota.

Fair Housing Issues

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource.

Areas designated as “highest resource” are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$27,750 annually for a family of four in 2022).

As seen in Figure 3-1, Regional TCAC/HCD Opportunity Areas, in Section 3: Regional Assessment of Fair Housing, most of Fresno County, particularly in the incorporated cities, is primarily a mix of low-resource or moderate-resource areas and areas of high segregation and poverty, with pockets of high-resource designations. The City of Mendota is designated predominantly as an area of high segregation and poverty and low resource.

Patterns of Integration and Segregation

TCAC Explanation

At the time of this writing (Summer 2022), HCD’s AFFH Data Viewer included the 2021 TCAC/HCD Opportunity Map. Therefore, the following assessment of fair housing is based on data from 2021. However, since the time of writing, the AFFH Data Viewer was updated with the 2022 TCAC/HCD Opportunity Map followed by the subsequent 2022 COG Geography TCAC/HCD Opportunity Map, which is based on a similar formula but compares each tract to those within the COG region rather than regions defined by TCAC. In the case of Fresno County, the comparison region changed from the Central Valley Region to the boundaries of Fresno COG, resulting in internal comparisons of Fresno County cities and communities.

At the COG level, the data for Fresno County presents a potentially skewed perspective as most cities in the county have small populations, housing stocks, and employment centers compared to the cities of Fresno and Clovis. Fresno and Clovis, as the two largest cities in the county and among the largest in the region, provide access to educational and economic opportunities that are not typically found outside of large cities. Further, both, though particularly Clovis, include affluent neighborhoods that influence TCAC scores. Therefore, access to resources using this methodology appears to weigh proximity to Fresno and Clovis more heavily than local resources. For example, in the 2021 TCAC/HCD Opportunity Map, the community of Biola and the City of Kingsburg are both designated as moderate to highest resource areas based on local

context. However, in the 2022 COG Geography TCAC/HCD Opportunity Map, both are designated as low resource areas. The number of jobs, school performance, environmental conditions, median incomes, and other factors that are included in the Opportunity Map methodology did not change significantly between 2021 and 2022 in these communities. The primary driver of the change in resource area designation is likely based on proximity to resources and opportunities in the major cities of Fresno County. As many communities in the county are largely rural and agricultural in nature, most local resources have more limited capacity, but do serve the local population.

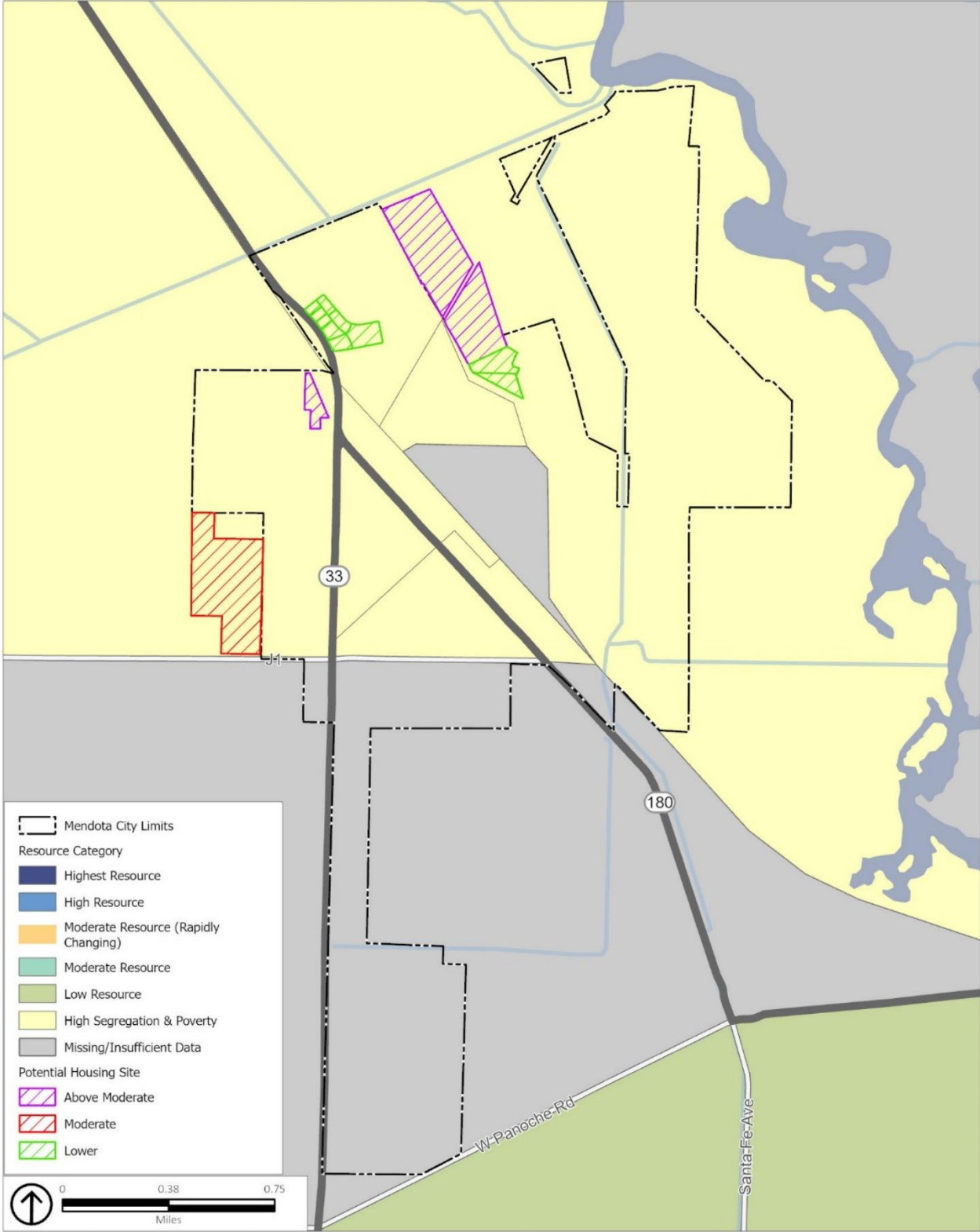
Given the potential limitations of an internal comparison, FCOG opted to maintain the analysis based on a larger geographic comparison to other jurisdictions in the Central Valley Region to reflect the interconnectedness of economies in this region, and similarities between the size and nature of many communities. Further, no significant changes were made to resource designations in Mendota between the 2021 TCAC/HCD Opportunity Map and 2022 COG Geography TCAC/HCD Opportunity Map.

Income Distribution

The City of Mendota consists of two census tracts, both of which include unincorporated county land outside of city boundaries, and six block groups, three of which include adjacent unincorporated county areas. The Union Pacific Railroad diagonally divides the city into western and eastern sectors. TCAC/HCD Opportunity Area Maps designate all of the city as high segregation and poverty, with the exception of the block group bound by Divisadero Street to the north, State Route (SR) 33 to the west, the William R. Johnston Municipal Airport to the east, and Belmont Street at the southern tip, which does not have a designation (**Figure 1I-2 Local TCAC/HCD Opportunity Areas**).

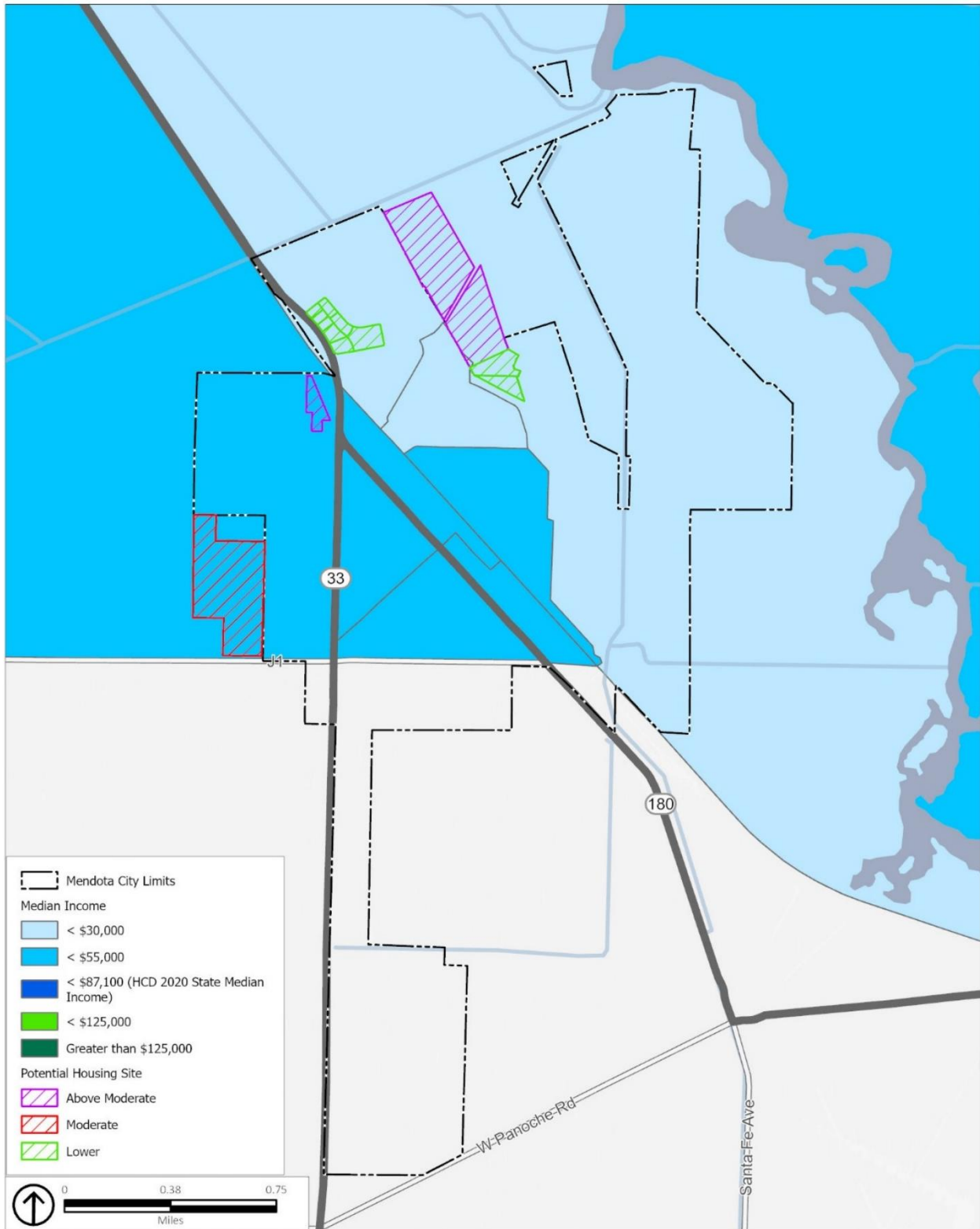
According to the 2016-2020 American Community Survey (ACS), the citywide median household income is \$36,376, below the statewide median of \$78,672 and the 2020 Fresno County median of \$57,109. In Fresno County, only the cities of Orange Cove and Huron have median incomes lower than the City of Mendota. The area with the lowest median household income in Mendota, \$24,263, is found in the northern block group that wraps around the perimeter of the city to the south of West Belmont Avenue (**Figure 1I-3 Median Household Income**). This area includes the William R. Johnston Municipal Airport, four affordable housing complexes, Mendota High School, and a large portion of unincorporated land to the north and east. The adjacent block group to the south, between Bass Street, SR 33, and Divisadero Street, includes the affordable Mendota Garden Apartments and has a median income of \$27,596. The western and southern portions of the city have slightly higher incomes. The furthest western block group, which includes McCabe Elementary School, Mendota Continuation High School, Jess Gill Park, and Rojas Pierce Park, affordable Esperanza Commons Farm Labor Housing, Mendota Rental Assistance Demonstration Apartments, Rios Terrace I and II Apartments, and the Mendota Portfolio complex, has a median income of \$36,186. The two adjacent block groups to the east of Derrick Avenue and west of the Union Pacific Railroad, including the Oller Street neighborhood and corridor commercial uses, have median incomes of \$36,835 and \$37,321. The highest median income (\$39,712), is found in the central portion of the city east of the rail line and west of the airport, corresponding to the block group with no TCAC resource opportunity designation.

Figure 11-2 Local TCAC/HCD Opportunity Areas



Source: California Tax Credit Allocation Committee, 2021; City of Mendota, 2023; Placemarks, 2023

Figure 11-3 Median Household Income

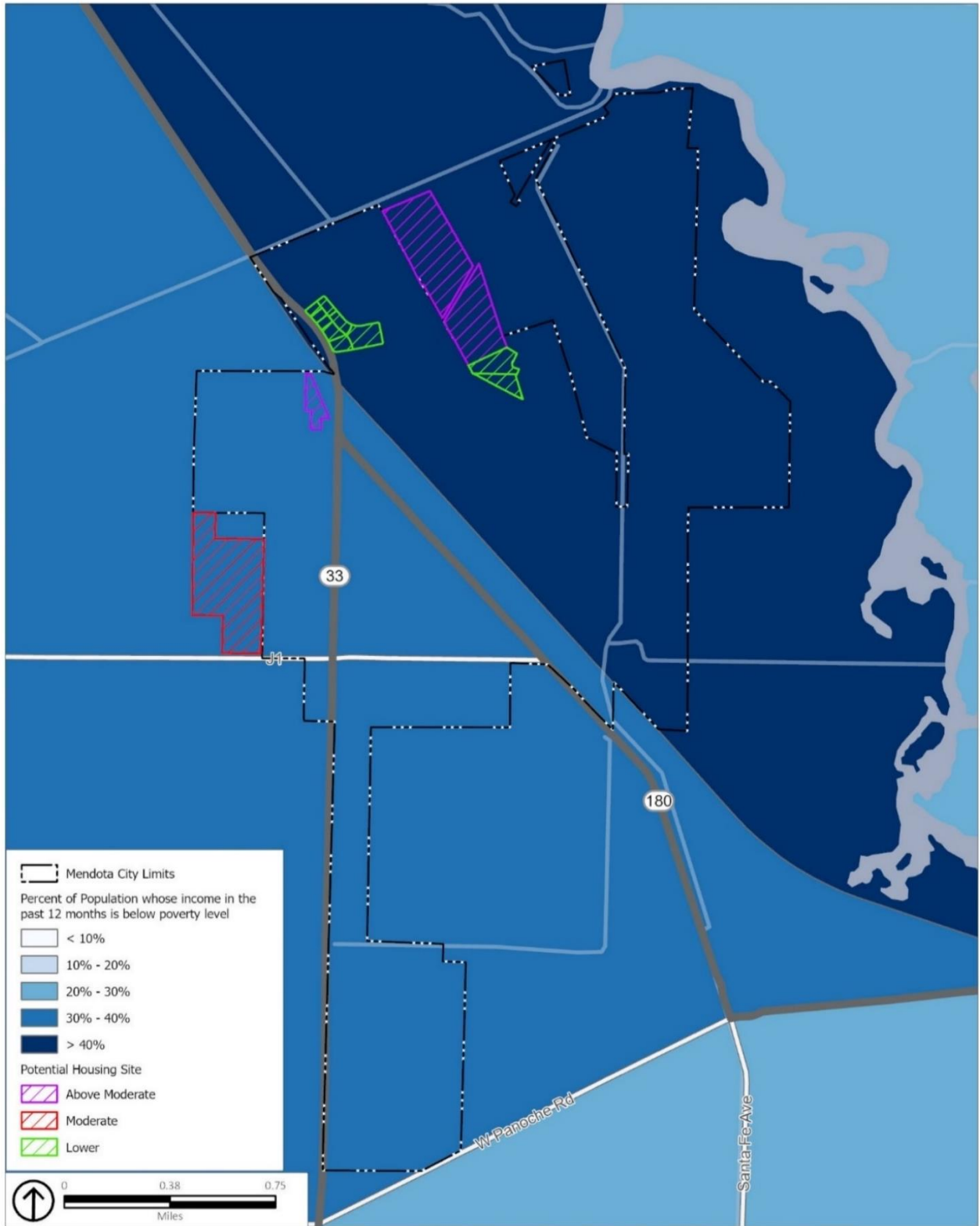


Source: US Census (American Communities Survey 2015-2019); City of Mendota, 2023; Placemarks, 2023

In the City of Mendota, 33.3 percent of households have incomes less than 30 percent of the area median income (AMI), which is considered extremely low income and corresponds to the poverty threshold, as compared to 16.7 percent in Fresno County and 9.0 percent statewide. Overall, the rate of households in poverty has decreased from 41.3 percent in 2010. However, when looking at total population in poverty, the proportion of the total population in poverty in the portion of the city east of the Union Pacific Railroad with an income below the poverty rate is 45.2 percent, an increase from the 2014 rate of 37.1 percent (**Figure 11-4 Local Poverty Rate**). Conversely, on the west side of the rail line, the rate of population below the poverty threshold has declined from 55.2 percent in 2014 to 35.6 percent in 2020. Overall, 94.9 percent of households in poverty identify as Hispanic. These rates suggest there is a higher concentration of persons in poverty in the east side of the city where five affordable housing complexes are located and land in the vicinity of the airport and Union Pacific Railroad is highly industrial. However, although data is not available at the block-group level, 2016-2020 ACS data indicates that renters comprise 52.5 percent of the households in the city, and 87.7 percent of families in poverty are renters. Therefore, a higher number of persons in poverty may be present in the vicinity of the affordable rental housing developments throughout the city.

Overall, the median household income in Mendota has increased between 2014 and 2020, though still remains in the extremely low- to very low-income ranges. Citywide median household income in 2014 was \$25,216, while in 2020, citywide median household income was \$36,376. In 2020, the median household income had increased in the eastern census tract from \$23,750 in 2014, and the western census tract had a median income of \$29,132, although both census tracts include a large area outside of the city boundary so may not be reflective of conditions specifically for Mendota residents. However, Mendota remains a very low-income community within the county.

Figure 1I-4 Local Poverty Rate



Source: US Census (American Communities Survey 2015-2019); City of Mendota, 2023; Placemarks, 2023

Racial and Ethnic Characteristics

The City of Mendota's largest demographic group is Hispanic, comprising 96.0 percent of the city's population, placing the City of Mendota just after the City of Parlier among Fresno County jurisdictions with the highest proportion of Hispanic residents. Overall, communities of color residents comprise 97.6 percent of the city's population. White non-Hispanic residents comprise 2.4 percent, and all other racial and ethnic groups represented by smaller populations, each comprising less than 1.0 percent of the city's population.

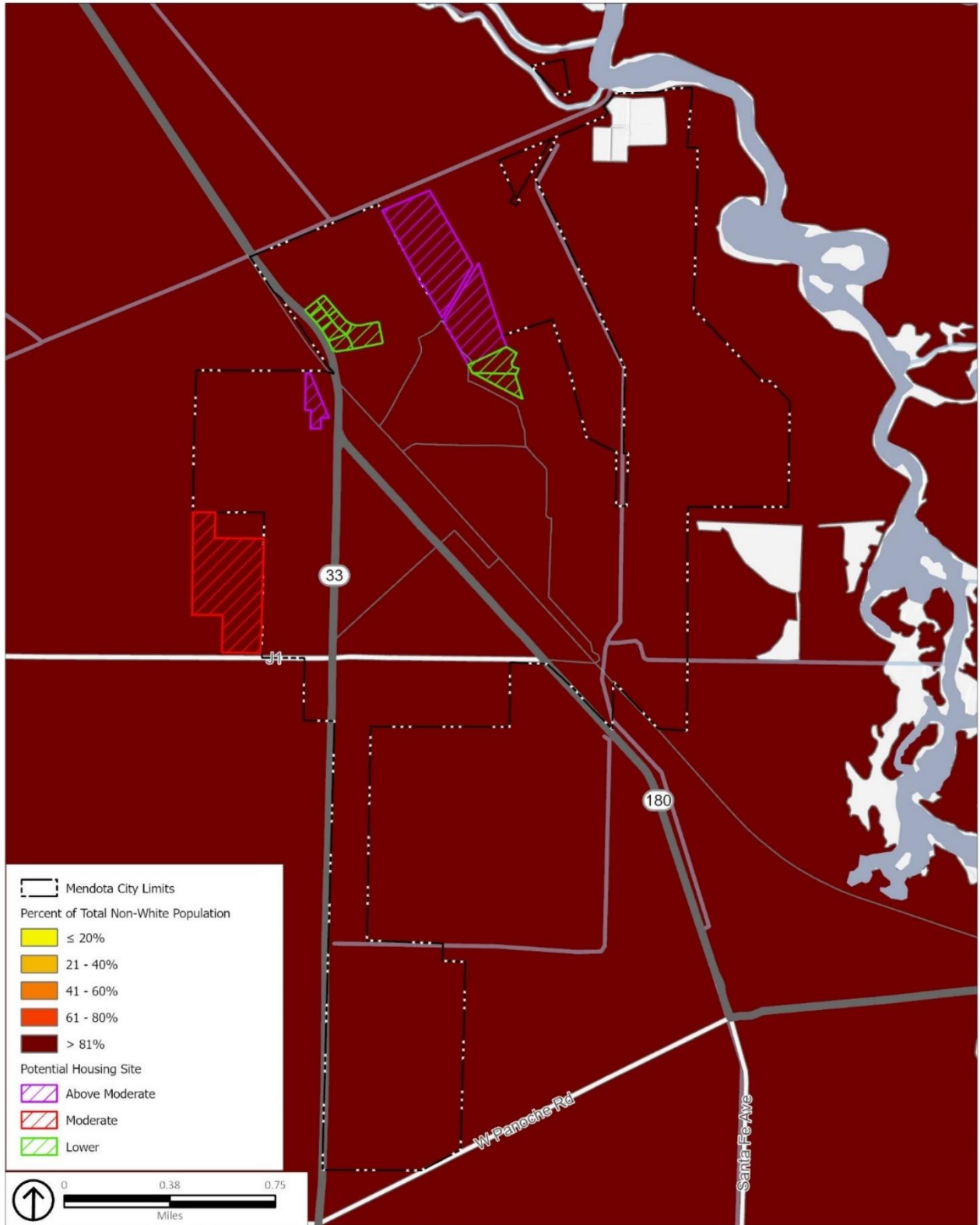
In all of Mendota, more than 80.0 percent of the population identifies as non-White (**Figure 11-5 Local Racial Demographics**), with the distribution of populations of color ranging from 97.1 percent in the east central block group and 97.5 percent in the west central block group to 98.4 and 98.7 percent in the two northeast block groups and 98.5 and 98.7 percent in the southern and farthest west block groups. The proportion of non-White residents in Mendota has changed very slightly between 2010 and 2020, with the proportion of Hispanic residents decreasing less than one percentage point, and the proportion of White non-Hispanic population increasing by 1.4 percentage points, although the proportion of Black, Asian/Hawaiian/Pacific Islander, and American Indian has decreased to almost 0.0 percent.

The City of Mendota's housing stock is primarily older, with 70.0 percent built prior to 1990. As over half of the households in the city are renters, this indicates that in addition to multifamily rental properties, a significant portion of the single-family housing stock consists of rental units. However, the loss of certain types of housing units over the past 10 years, which may have included rental properties, in addition to the growth of market-rate single-family detached units, might indicate opportunities for income and demographic integration. The lower rental rates and home valuation in the city may continue to attract a diversity of households due to affordability and rental opportunities compared to other jurisdictions.

As shown in **Figure 11-6 R/ECAPS In Mendota**, the United States Department of Housing and Urban Development (HUD) has identified the tract that encompasses western Mendota as a R/ECAP, which is considered a fair housing issue. This census tract is characterized by the majority of the City's public housing and older housing stock, but also includes the majority of new residential subdivisions that have progressed westward away from the city center over time. This census tract also contains shopping centers, several grocery stores, Rojas Pierce Park, McCabe Elementary School, Mendota's Junior High and High Schools, as well as the Mendota Branch Library. Given that Mendota lies close to significant water infrastructure to the north and the San Joaquin River and Fresno Slough to the east, the City will likely continue to grow with new housing in this census tract. However, as shown in Error! Reference source not found. and , all of the city, including western Mendota, has a high poverty rate and more than 90.0 percent of the population identifies as non-White. These characteristics are reflected by TCAC and HCD's high segregation and poverty designation. There are no Racially Concentrated Areas of Affluence (RCAAs), which are defined as areas in which the total population that identifies as White is 1.25 times higher than the average percentage of the total White population in the Fresno Council of Governments (FCOG) and has a median income that is 1.5 times higher in Mendota.

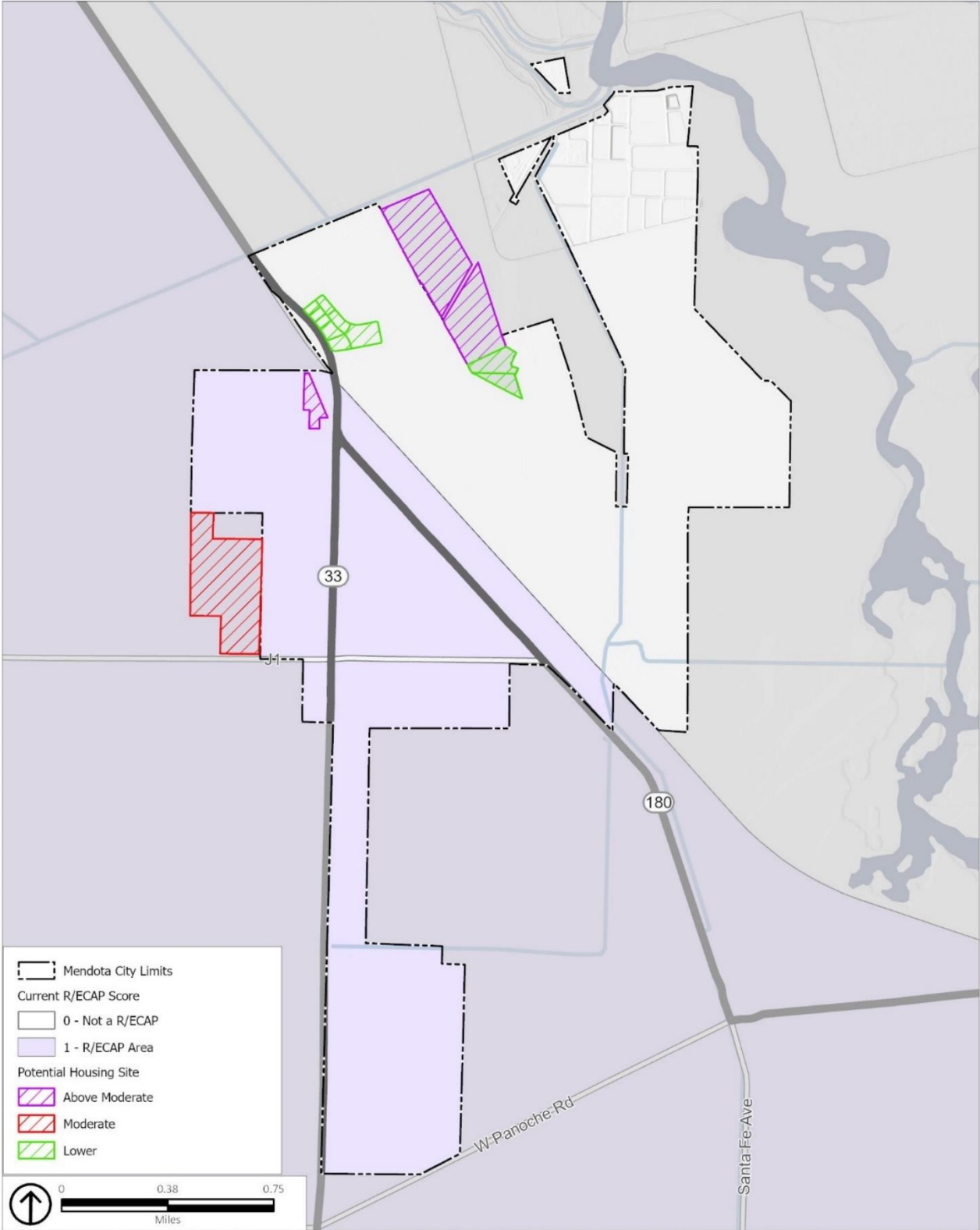
Program 15, Housing for a Variety of Needs, would promote the development of mixed-income neighborhoods by providing a variety of housing types within the City.

Figure 1I-5 Local Racial Demographics



Source: Esri, 2018; City of Mendota, 2023; Placeworks, 2023

Figure 11-6 R/ECAPs In Mendota



Source: U.S. Census; City of Mendota, 2023; Placeworks, 2023

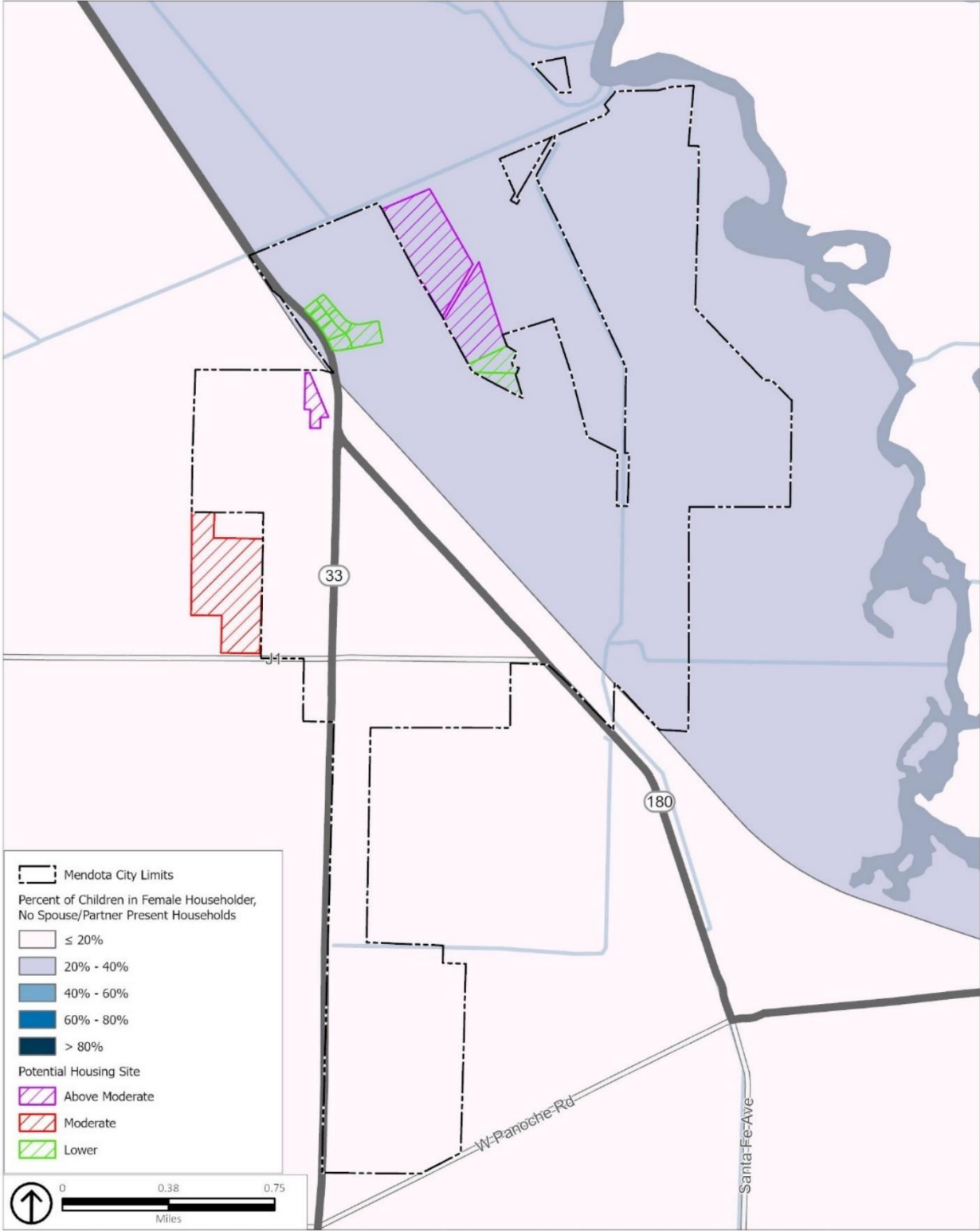
Familial Status

Like several other jurisdictions in Fresno County, the majority of households in the City of Mendota are family households (90.2 percent). Family households are defined by California law as a household of two or more persons, regardless of relationship status. The City of Mendota's rate of married-couple households is 55.3 percent, and an additional 11.2 percent of households are unmarried couples. The eastern census tract sees 36.9 percent of the population living in married-couple households with 11.1 percent in unmarried couple households, whereas approximately 37.3 percent of the population over age 18 in the western side of the city live in married-couple families, and 7.9 percent live as unmarried couples. Approximately 23.7 percent of Mendota households are family households headed by single adults, higher than both the Fresno County rate of 22.2 percent and 21.0 percent in California. The eastern portion of the city has a slightly lower proportion of married-couple families and higher unmarried couples compared to the west side and, conversely, the east side has a slightly lower proportion of unmarried couples than the west side and higher proportion of married-couple families.

The City of Mendota's proportion of single female-headed households is 20.6 percent of total households, of which 24.4 percent live alone, 49.3 percent have their own children, 22.1 percent live with other related children or relatives, and 4.3 percent with housemates. Single, male-headed householders comprise 12.9 percent of total households, of which, 27.4 percent live alone, 3.0 percent live with their own children, 43.7 percent live with other children or relatives, and 15.8 percent with housemates. Between 20.0 and 40.0 percent of female-headed households with children reside in the eastern tract, at 22.8 percent, with a slightly lower proportion (18.6 percent) in the western tract (**Figure 11-7 Single-Parent, Female-Headed Households With Children In Mendota**). Conversely, a smaller proportion of persons living alone (3.5 percent) and persons living with non-relatives (7.1 percent) reside on the east side of the Union Pacific Railroad, compared to 4.9 percent of persons living alone and 9.6 percent living with non-relatives residing on the west side of the city.

The rate of female-headed households with household incomes below the poverty line, at 65.6 percent, is well above the Fresno County rate of female-headed households with children with household incomes below the poverty line, as well as the statewide rate of 21.5 percent. The proportion of the population residing in single female-headed households in the eastern side of the city corresponds to a poverty rate of 45.2 percent, overlaid with the rate of children under age 18 living in poverty (61.9 percent), and the presence of the majority of affordable housing complexes in this area of the city suggests that a concentration of single-parent households in poverty may reside in these neighborhoods. The significantly high presence of single female-headed households with own children in poverty in Mendota at 13.2 percent of total households, as compared to 7.3 percent of households in Fresno County, and 4.6 percent statewide indicates that single-parent, female-headed households may have more access to finding affordable housing in the City of Mendota rather than elsewhere in the county. However, all but one of the neighborhoods in the city have high segregation and poverty resource opportunity designations, which suggests a fair housing concern for all households.

Figure 11-7 Single-Parent, Female-Headed Households With Children In Mendota



Source: U.S. Census (American Communities Survey 2015-2019); City of Mendota, 2023; Placemarks, 2023

APPENDIX 11: CITY OF MENDOTA

Single-person households constitute 9.9 percent of total households, compared to 29.1 percent of households in Fresno County overall, and 23.7 percent of households statewide. Seniors living alone, comprising 9.6 percent of households both county- and statewide, constitute 4.2 percent of the City of Mendota's households. Of the seniors living alone, 41.0 percent are homeowners, and the remaining 59.0 percent are renters. This lower representation of seniors living alone in the City of Mendota than in the county reflects the lower presence of seniors in the city, comprising 7.0 percent of the population and 15.0 percent of the total households, lower than 10 of the other jurisdictions in the county. These findings suggest that there may be limited housing opportunities or services suitable for seniors.

Program 15, Housing for a Variety of Needs, would promote the construction of a variety of housing types and sizes that would support a variety of family types.

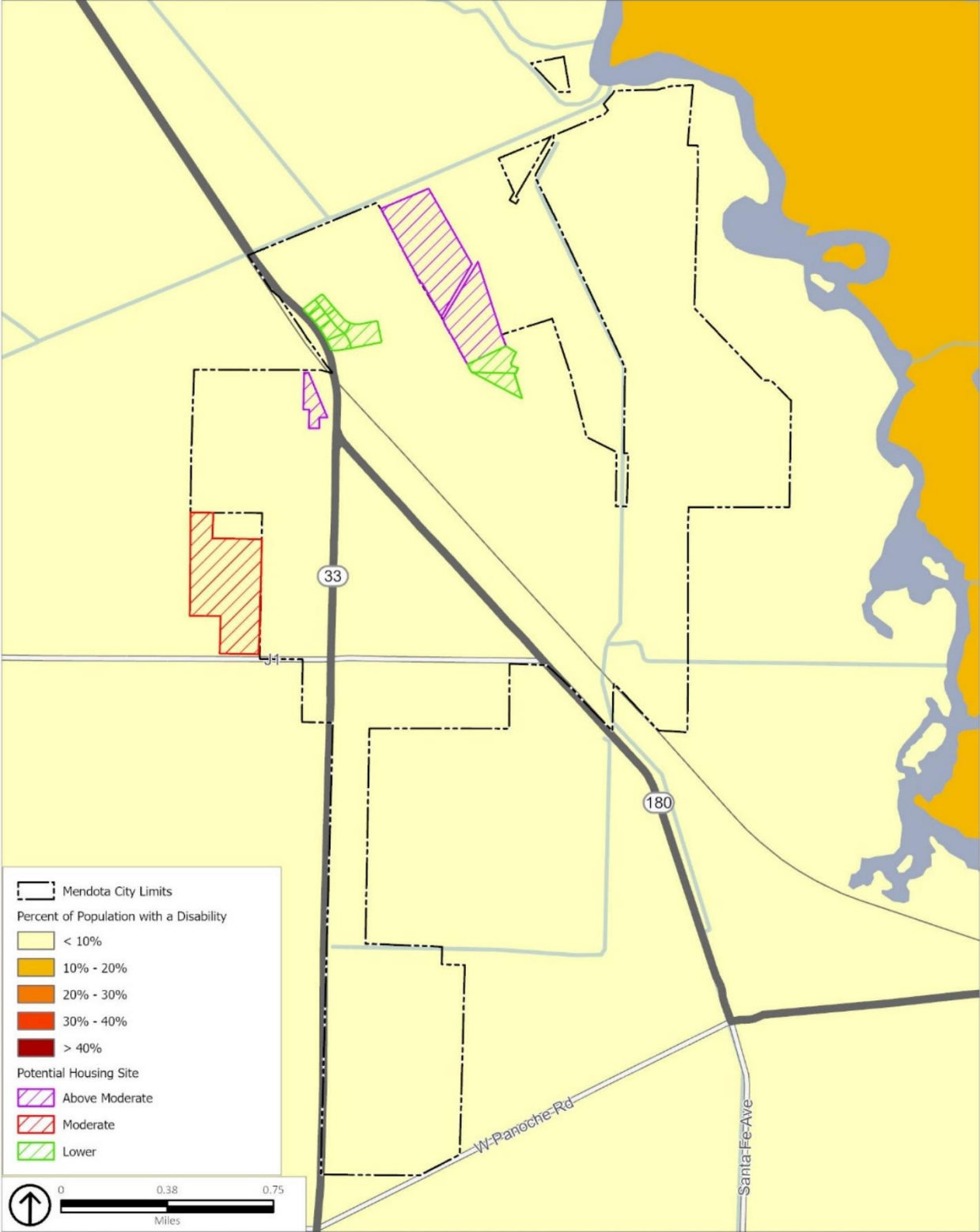
Disability Rates and Services

Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs. Approximately 5.3 percent of the City of Mendota's population lives with one or more types of disabilities, less than the Fresno County average of 12.9 percent and the state average of 10.7 percent. This may reflect the city's relatively low population of older residents, who typically experience disabilities at higher rates. Approximately 7.0 percent of Mendota residents are 65 years of age or older, one of the lowest rates of senior residents in Fresno County. Residents living with disabilities in the eastern portion of the city comprise 5.1 percent of the population, of which 61.6 percent are seniors. Although seniors comprise only 5.0 percent of the eastern portion of the city, 71.9 percent report a disability (**Figure 11-8 Percentage Of The Population With A Disability In Mendota**). In the western portion of the city, the overall rate of disability is 5.6 percent. Although seniors comprise only 7.2 percent of the population in this area, 35.7 percent of this age cohort experiences one or more disabilities, representing 45.5 percent of total persons with disabilities in this tract.

The spatial distribution of City of Mendota residents living with disabilities has shifted between 2014 and 2020. In 2014, the disability rate in the eastern half was 16.9 percent, significantly higher than in 2020, of whom 30.3 percent were seniors, which is lower than in 2020. While seniors made up a larger proportion of the population (6.6 percent), 29.4 percent experienced a disability, also lower than in 2020. In the western portion of the city, 7.4 percent of the population experienced a disability in 2014, slightly higher than in 2020, of whom 40.1 percent were seniors, also slightly higher than in 2020, although seniors made up only 5.7 percent of the total population, lower than in 2020.

As shown by Error! Reference source not found. in Section 2: Housing Needs Assessment, independent living difficulties were the most common type of disability in the city, reported at 49.5 percent of individuals with disabilities, the highest rate in the county. Cognitive and ambulatory disabilities were the next most-prevalent type of problem at 41.5 and 40.6 percent respectively, all often associated with aging. Vision and self-care problems follow at 28.3 and 20.3 percent respectively, with hearing problems the least experienced, at 17.5 percent. The City of Mendota has a very small population of residents with developmental disabilities (0.8 percent of total population), of which approximately 68.6 percent are under 18 years of age and live with parents or a caregiver. There are no licensed residential care facilities or elderly assisted living facilities in Mendota, however, which may present a barrier to residents in need of ongoing support and may increase displacement risk for this population.

Figure 11-8 Percentage Of The Population With A Disability In Mendota



Source: U.S. Census (American Communities Survey 2015-2019); City of Mendota, 2023; Placemarks, 2023

APPENDIX 11: CITY OF MENDOTA

Residents with disabilities in Mendota are served by the Fresno County Public Library- Senior Resource Center, which operates an Adult Protective Services program, assisting both disabled adults and seniors with all requests for assistance. Mendota residents also have access to the Dial-A-Ride program, operated by the local Fresno County Rural Transit Agency (FCRTA) subsystem, which offers transportation services to the elderly (age 65 and older), disabled, low income, and general public. Dial-A-Ride services are wheelchair equipped and operate Monday through Friday between 8:30 a.m. and 4:15 p.m., with fares priced at \$1.00 one-way or \$2.00 round trip. The Fresno County Human Services System, Department of Adult Services, also provides housing and basic needs assistance to elderly persons. The Fresno/Madera Area Agency on Aging (FMAAA) provides connections to programs, services, and resources elderly residents can use to maintain and improve their quality of life as they age.

For seniors and other persons requiring a supportive housing setting, there are 210 licensed care facilities in Fresno County with 4,953 beds. None of these facilities are in Mendota; the majority of these facilities are in the City of Fresno, with 67 facilities in the City of Clovis, one each in the cities of Fowler and Kerman, three in the City of Reedley, three in the City of Sanger, and one in the City of Selma. As the majority of facilities and services are concentrated in the eastern side of Fresno County, persons with disabilities in the City of Mendota may have less access to services and facilities, presenting a fair housing issue.

Program [4718](#), Zoning Code Amendments, would aid in facilitating the construction of supportive housing facilities and/or other services for persons with disabilities through the permissance of transitional and supportive housing uses in both multifamily and mixed-use zones.

Access to Opportunity

Transit Mobility

Transit mobility refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit. Access to transit is displayed based on ½ mile buffer to potential housing sites in the City of Mendota (see **FIGURE 11-10 Transit Access**).

Mendota residents are primarily served by the FCRTA providing weekday, fixed-route service between Mendota, Firebaugh, Kerman, and Fresno on the Westside Line (see Figure 3-19, Fresno County Rural Transit Agency Intercounty Routes, in Section 3: Regional Assessment of Fair Housing). [The location of the route and its stops within Mendota is shown see FIGURE 11-10 Transit Access.](#) Buses originate in Firebaugh, stop in Mendota at approximately 7:20 a.m. and 1:50 p.m., continue to Kerman, and arrive in Fresno at approximately 8:11 a.m. and 2:36 p.m. Return service departs from Fresno at 9:40 a.m. and 4:12 p.m., arriving in Mendota at approximately 10:34 a.m. and 5:04 p.m. Service is provided on 30-passenger, ADA wheelchair-accessible buses. Monthly passes for general service between Mendota and Fresno are priced at \$100.00, with discounted fares available for senior, youth, and disabled residents at \$80.00 monthly. FCRTA Westside Line service stops within Mendota include the Chevron station at 6th Street and Oller Street, and the 76 station. Additionally, Firebaugh-Mendota Transit provides intercity service between Firebaugh and Mendota on weekdays between 7:00 a.m. and 5:00 p.m. In providing daily access to the City of Fresno, the FCRTA Westside Line also provides access to employment opportunities and connections to regional transit services, including Amtrak, Greyhound, and Fresno Area Express (FAX), which in turn provide connections within the metropolitan Fresno area and between Stockton, Bakersfield, and other regional hubs. [Additionally, San Joaquin Intercity Transit provides inter-city service by reservation between San Joaquin, Tranquility, Three Rock, Halfway, Porvenir, Cantua Creek, and Mendota on weekdays between 6:30 a.m. and 5:30 p.m. Transfer locations are limited to specific days of the week.](#)

[In 2023, FCRTA released a public draft of its 2024-2028 Short Range Transit Plan \(SRTP\). As part of the plan's public outreach process, members of the public expressed concerns they had about the current state of the transit network and suggested possible changes to the transit and transportation system that would benefit them. Two of the primary comments received as part of the agency's workshops were a desire to see extended weekend and evening service to support farmworkers and an interest in seeing better collaboration between the County and the Transit agency. In an online survey for the same study, many expressed a desire to see demand-response transit expanded to better serve rural areas that are not well served by fixed-route transit. The SRTP noted that the Measure C sales tax measure indicated that providing funding for expanded rural fixed-route service was an approved funding goal, along with providing free transit service for seniors.](#)

In 2018 FCRTA successfully applied to FCOG for a Regional Sustainable Infrastructure Planning Grant and was awarded \$160,000 to fund a study analyzing the feasibility of expanding FCRTA’s Rural Transit service and creating new service regions for FCRTA’s Rural Transit service throughout Fresno County. As identified in the *FCRTA Electric Vehicle Rideshare/Carshare/Rural Transit Expansion Plan*, December 2020, social service organizations have voiced the concern that many of their clients have limited or no access to a vehicle, and reside outside of a one-half mile service area of an existing transit route, thereby impacting their quality of life. In October 2022, FCRTA² launched a pilot of an electric car-based carshare program in Biola, where subsidized rides would be provided in electric vehicles driven by professional drivers hired through MV Transportation. The project is funded by Measure C sales tax funds and a donation from the League of Women Voters, and the agency hopes to expand to other parts of Fresno County as drivers are hired and trained. However, at the time of the project’s launch, FCRTA noted that the project was having a hard time hiring enough qualified drivers for the program.

Green Raiteros is an indigenous, community-led rideshare service based in Huron that serves Fresno, Madera, Kings, and Kern Counties. The group is part of The Latino Equity Advocacy & Policy Institute (LEAP Institute), a 501(c)3 non-profit public benefit organization. The service is funded by both public and private grants, and was initially built on the existing network of retired farmworkers that had been providing transportation services on an informal basis. The group owns ten electric vehicles that are used to provide the service, and was able to secure four high-speed chargers. The program expressly includes in its mission dual goals of improving local health outcomes by connecting rural residents with health services, and providing quality transportation services for farmworkers. Other community-based rideshare programs were forced to close during the pandemic. However, the success of Green Raiteros suggests that there is a demand for this type of service in more rural areas that could be met with community leadership.

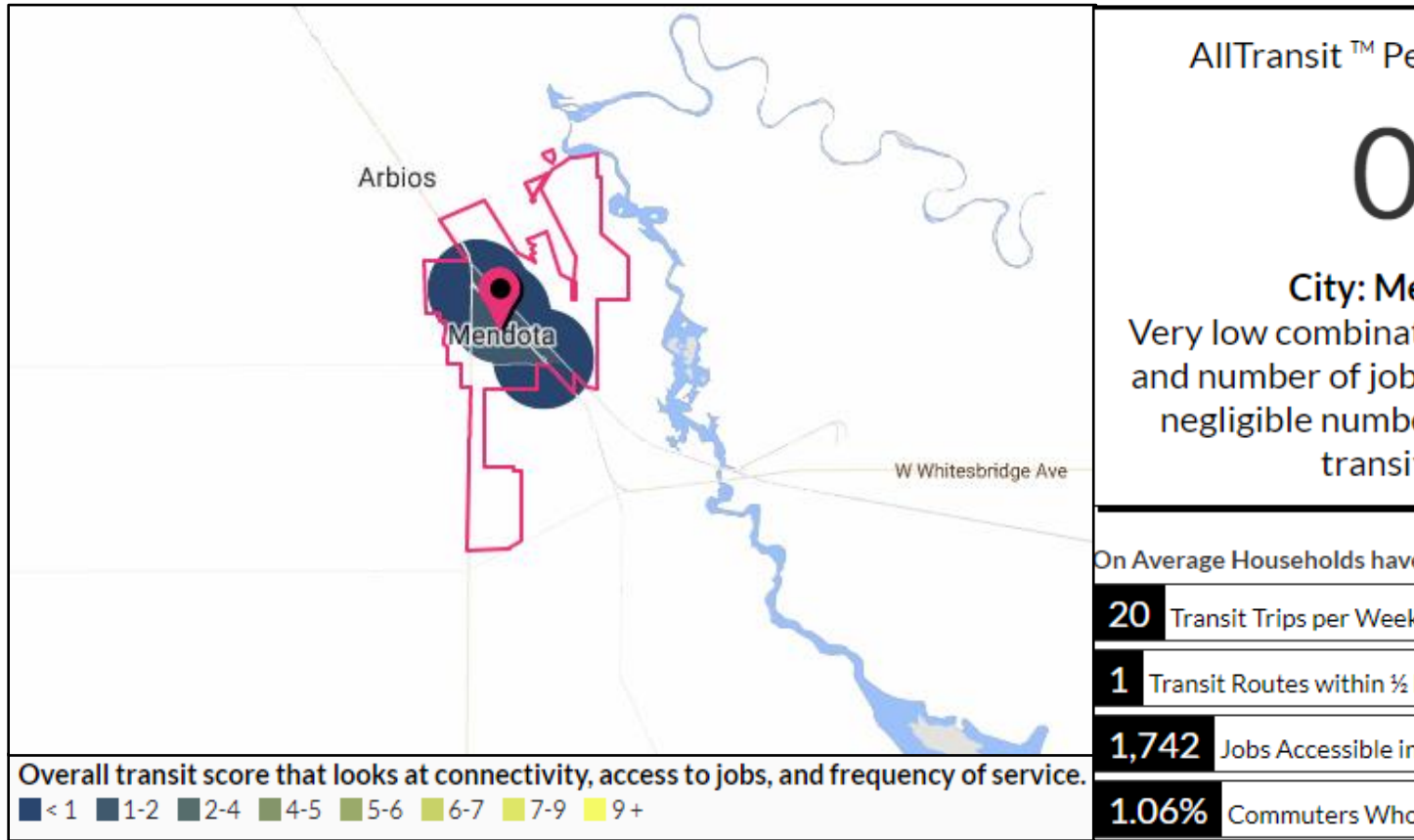
Vanpool services are also available to farmworkers in the County, who may not reside in proximity to a bus stop that provides a connection to employment sites, as their work sites may change depending on the crop harvest schedule. The California Vanpool Authority is a public transit agency governed by a consortium of public agency board members, including Fresno County COG. The California Vanpool (CalVans) program provides qualified agricultural workers with safe, affordable vans they can use to drive themselves and others to work. A one-time start-up grant provided money to set-up the CalVans program and to purchase the 15-passenger vans, which have since been remodeled to carry eight passengers and the driver. The money to sustain and expand the program comes from the riders themselves, who generally pay less than \$2.00 to ride in a CalVans vanpool. The fee covers the Agency’s cost of maintaining and insuring the vans, as well as the cost of replacing vehicles based on established safety criteria. Drivers receive no compensation, training and operating their vanpool on a voluntary basis. This program can provide workers opportunities to live in one residence throughout the season regardless of where they are needed to work in the fields or packing plants.

² Diaz, L.S. (2022 October 17). *EV Ride-Sharing Coming to Rural Fresno County, Calif.* Government Technology. <https://www.govtech.com/fs/ev-ride-sharing-coming-to-rural-fresno-county-calif>

[As of 2020, FCRTA is the Consolidated Transportation Services Agency \(CTSA\) for the rural areas of Fresno County and administers funding for these services. In 2021, Fresno Economic Opportunities Commission was awarded a contract to provide transit services in coordination with local human services agencies. As of August 2023, a Joint RFP has been issued by FCRTA and the City of Fresno to provide social services transportation services in both the rural areas of Fresno County and the Fresno metropolitan area. Additionally, the Fresno COG is currently updating the Fresno County Coordinated Human Services Transportation Plan, which will identify strategies for improving transportation options for seniors, persons with disabilities, low-income individuals, veterans, unhoused persons, and youth.](#)

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. **Figure 11-9 Mendota AllTransit Performance Score**, shows Mendota’s AllTransit Performance score, including metrics representing average household transit access. Mendota’s score is 0.9, demonstrating “very low” connectivity. **Table 11-5 Fresno County Jurisdictions AllTransit Performance Scores**, shows transit accessibility in Mendota relative to other Fresno County jurisdictions. Mendota’s score is consistent with comparable Fresno County jurisdictions, which are typified by smaller rural and semi-rural communities. However, as described in Section 3: Regional Assessment of Fair Housing, the AllTransit methodology may not fully reflect the transit opportunities available to Mendota residents. Among Fresno County jurisdictions, the City of Fresno represents an outlier both in terms of population size, degree of urbanization, and transit accessibility.

Figure 11-9 Mendota AllTransit Performance Score



Source: AllTransit.cnt.org, 2022

Table 11-5 ~~Table 11-4-6~~ Fresno County Jurisdictions AllTransit Performance Scores

Jurisdiction	Score
City of Fresno	5.0
Fresno County	3.2
Reedley	2.2
Fowler	1.5
Huron	1.2
Clovis	1.1
Coalinga	1.1
Parlier	1.0
Firebaugh	1.0
Mendota	0.9
Sanger	0.9
Selma	0.7
Kingsburg	0.7
Kerman	0.1
San Joaquin	0.0

Source: AllTransit.cnt.org, 2022

Housing Mobility

Approximately 52.5 percent of occupied households in Mendota are renter-occupied. Rates of renter occupancy are evenly distributed in Mendota. As shown in Section 2: Housing Needs Assessment, Table 2-18, for 2022, the California Department of Finance (DOF) reported an overall vacancy rate of 3.6 percent in Mendota. Vacancy data are not available by tenure through the DOF; however, the 2020 ACS 5-year estimate indicates a rental vacancy rate of 2.6 percent and an ownership unit vacancy rate of 0.0 percent, with an overall vacancy rate of 5.6 percent. A healthy housing market is generally considered to have a 5.0 percent vacancy rate. ACS 5-year estimate vacancy rates draw on large sample sizes and may not precisely represent vacancy on the ground. Instead, these rates are presented as general estimates indicating approximate conditions in the local housing market.

In Mendota, a substantial proportion of vacant properties was categorized as being for seasonal use, migrant workers, or “other vacant,” a category of properties that are vacant but not available for rent or purchase. Properties may be categorized as “other vacant” due to one or more factors, which may include ongoing legal proceedings, active renovation or repair, abandonment, or an owner’s preference for vacancy, among other potential factors. These categories of vacancy are accounted for in the overall vacancy rate estimate but are not included in the rental and ownership vacancy rate estimates, which only consider those units immediately available for rent or purchase.

Mendota’s low rental vacancy rate indicates a tight rental market with few housing mobility opportunities for current and prospective renters. Similarly, the very low ownership unit vacancy rate indicates an absence of available homes for sale in Mendota for prospective homebuyers.

The 2020 ACS 5-year estimate indicates that median gross rent is \$764 in Mendota, substantially lower than the \$1,029 reported for Fresno County (see Section 2: Housing Needs Assessment). Mendota's vacancy rates and median rent make Mendota one of Fresno County's more affordable housing markets (see Section 2: Housing Needs Assessment). This suggests that residents in Mendota have similar housing mobility options overall compared to other parts of the region. Data on use of Housing Choice Vouchers (HVCs) are not available for Mendota.

Median rent in Mendota rose from \$603 in 2010 to \$764 in 2020, reflecting an increase of 26.7 percent over the 10-year period and indicating that renting costs have risen in recent years. In contrast, as found in Section 2: Housing Needs Assessment, Table 2-22, Home Sales Recorded in 2021-22, home prices in Mendota decreased by 14.0 percent between 2021 and 2022. A shortage of available housing units for rent and for sale may indicate limited mobility options for prospective and existing Mendota residents seeking ownership opportunities.

Programs 8 (Affordable Housing Incentives), 11 (Extremely Low-Income Households), 13 (Encourage and Facilitate Accessory Units), [18-19](#) (Reasonable Accommodations and Universal Design), [19-20](#) (Lot Consolidation), [21-22](#) (Preliminary Applications (SB 330) and Streamlined Approval (SB 35)), [223](#) (Objective design Standards), [26-27](#) (Fresno County Homebuyer Assistance Program), and [28-29](#) (Housing Choice Vouchers) would promote housing mobility for residents within the City by providing low income neighborhoods with improved resources and opportunities.

Employment Opportunities

The HUD jobs proximity index measures employment accessibility in residential neighborhoods by calculating distances to potential job locations within the area, with larger employment centers weighted more heavily, and factoring in the population size of the local workforce. According to this index, most primarily residential areas in Mendota score in the 4th percentile, indicating low access to employment opportunities **FIGURE 11-11 Jobs Proximity Index**. However, census block groups within city limits to the south of Belmont Avenue score in the 99th percentile. It is unlikely proximity to jobs varies dramatically for residents on either side of Belmont Avenue, and the city is approximately 35 miles west of the City of Fresno, the region's primary employment center. These factors suggest that the HUD index may not accurately represent Mendota residents' access to job opportunities in Fresno County.

Mendota's primary industry is agriculture and agribusiness, reflected in its designation as "Cantaloupe Center of the World." Additional jobs-generating uses include new solar power plants and a Federal Correctional Institution. Approximately 86.9 percent of Mendota residents commute outside of the city for work, with 13.1 percent of residents both living and working within city limits. This figure has remained consistent over time – in 2010, 83.7 percent of Mendota residents commuted outside of the city for work.³ Mendota residents primarily work in the industries of Agriculture, Forestry, Fishing and Hunting (37.5

³ U.S. Census Bureau, 2022, Longitudinal Employer Household Dynamics (LEHD) Origin-Destination Statistics (2002-2019). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed September 2022.

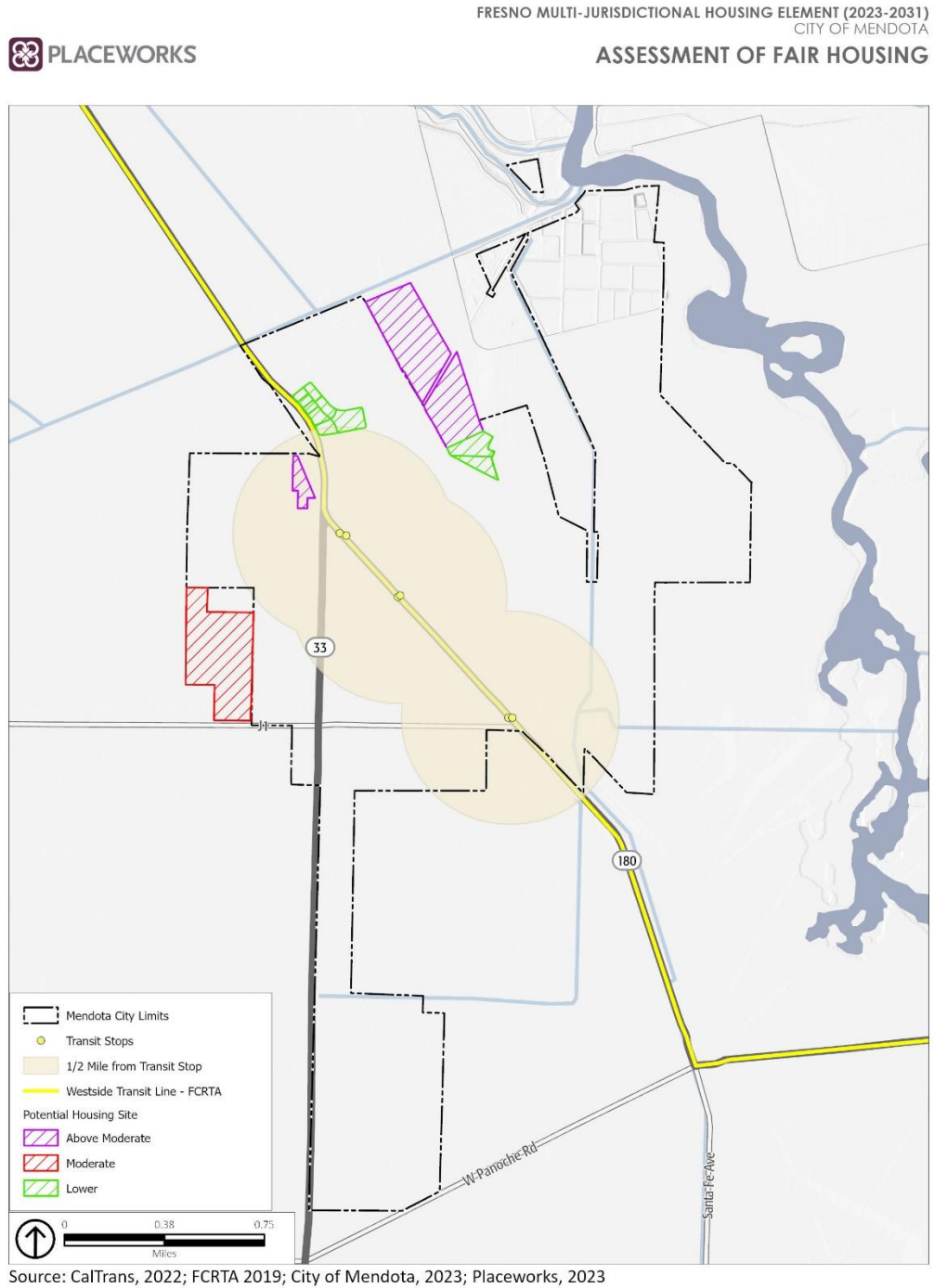
percent); Health Care and Social Assistance (9.0 percent); and Retail Trade (8.9 percent).⁴ Approximately 22.5 percent of Mendota residents live within 10 miles of their place of employment, while 30.5 percent travel more than 50 miles to work. Mendota is in a relatively isolated location relative to Fresno County jobs, with commuters primarily traveling to Kerman, Fresno, Madera, Firebaugh, and unincorporated agricultural jobs in the surrounding areas. According to the ACS, the jobs-housing ratio in Mendota is 0.66, increasing from 0.56 in 2010. A low jobs-housing ratio may indicate inadequate employment availability for local residents. The high proportion of residents commuting long distances outside of the city for work may indicate that the supply of jobs in Mendota is not aligned with the interests, skills, or needs of residents.

Commercial activity (United Health Centers) within Mendota is focused along SR 33, SR 180, Seventh Street, and Bass Avenue at Barboza Street. Given the nature of the city's main industries, many Mendota residents will likely continue to work outside of the city. The City's zoning map (**Figure 11-12 Zoning In Mendota**) shows that the majority of land in the city is designated for residential uses. The prevalence of residential uses with access to Fresno's job market, and the agribusiness operations surrounding the city, reflects the city's relatively high scores for HUD's jobs proximity index.

General Plan Goal LU-2 and Policy LU-7.2 promote access to economic opportunities within the City in order to promote affordable housing development and preservation within the community.

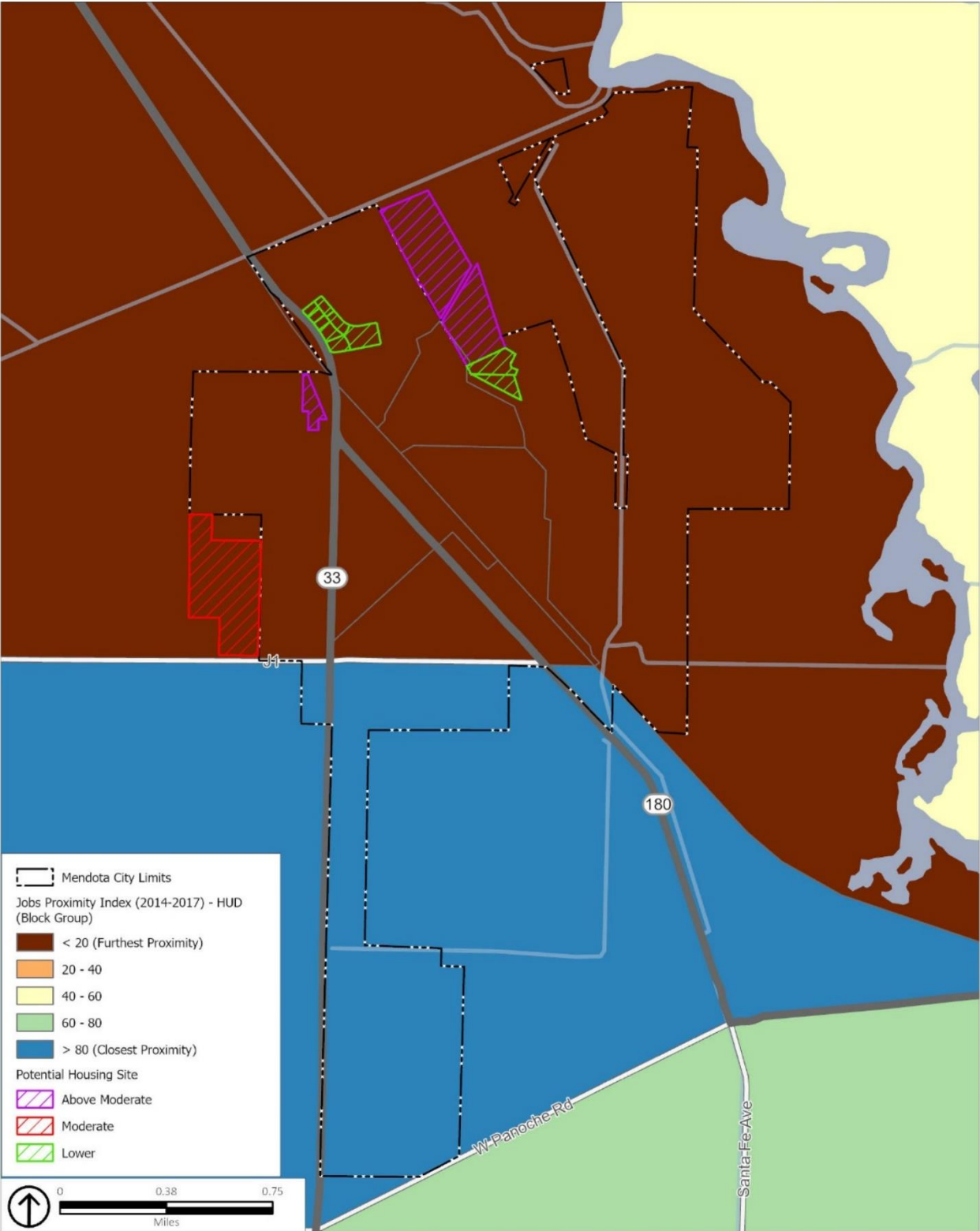
⁴ U.S. Census Bureau, 2022, Longitudinal Employer Household Dynamics (LEHD) Origin-Destination Statistics (2002-2019). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed September 2022.

Figure 11-10 Transit Access



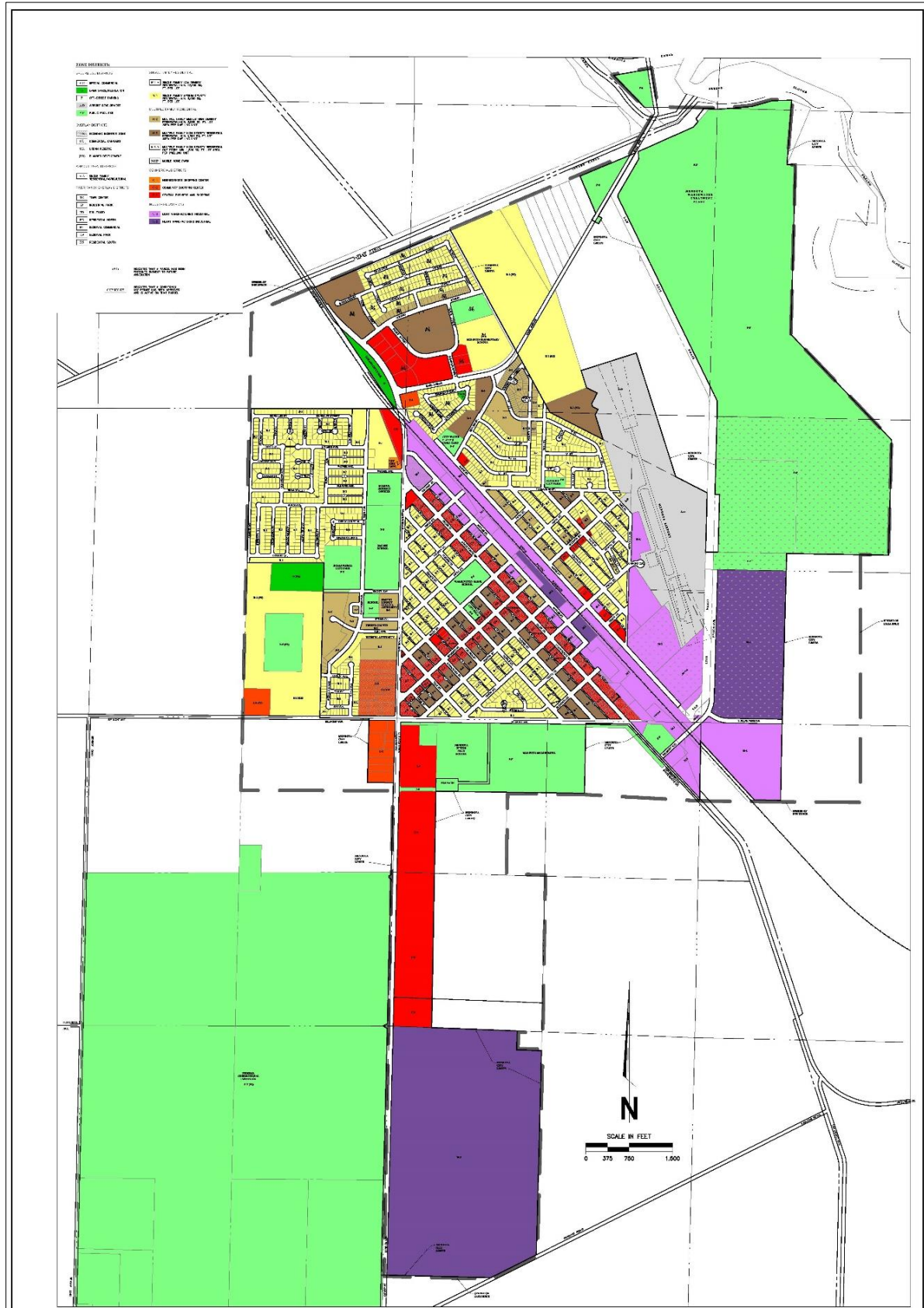
Transit Access

Figure 11-11 Jobs Proximity Index



Source: U.S. Department of Housing and Urban Development (Longitudinal Employer Household Dynamics 2014-2017); City of Mendota, 2023; Placeworks, 2023

Figure 11-12 Zoning In Mendota



Source: *City of Mendota, 2019; accessed October 2022*

Educational Opportunities

Mendota students are served by the Mendota Unified School District (MUSD), which has seven public schools reported on by the California Department of Education (CDE), including three elementary schools, one junior high, one high school, and two alternative or continuation schools. The alternative programs, including Mendota Community Day and Mendota Continuation High, typically serve students who have experienced challenges in traditional school environments. While these schools have limited data on performance scores for English language arts (ELA) and mathematics, they offer a valuable resource for students to continue their education in a supportive environment.

Of the five schools for which ELA and mathematics performance scores were available in 2019, CDE reported that Mendota High scored above State grade-level standards for ELA. All other scores for schools in the MUSD were below the State grade-level standards for ELA, mathematics, or both (see [Table 11-6 School Performance Scores in Mendota, 2019](#)).

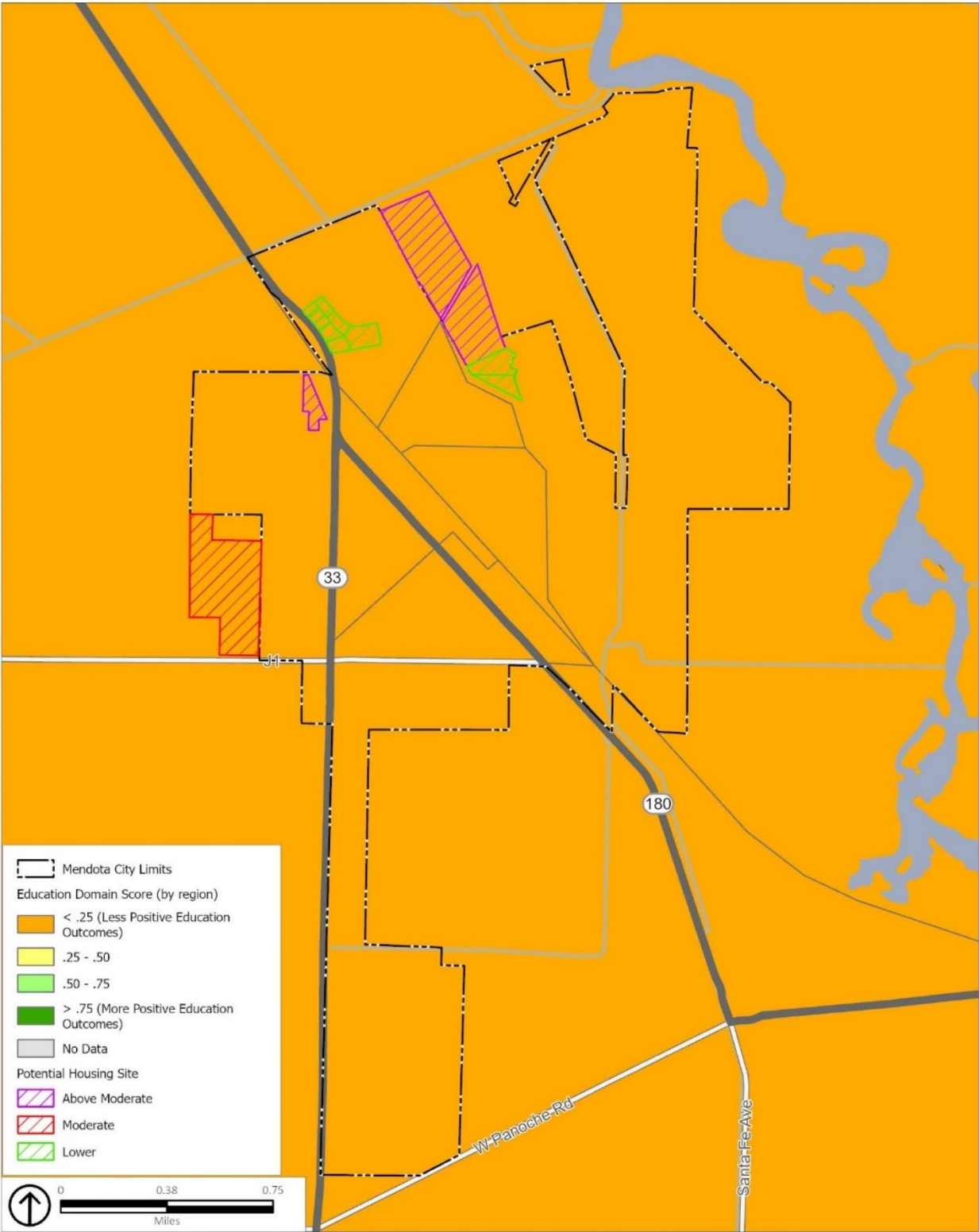
The proportions of each school's population that was considered socioeconomically disadvantaged in 2019 were generally high, with rates above 97.8 percent at all schools. Median household income ranges between approximately \$24,000 and \$36,000 in Mendota, with school performance not varying significantly in relation to household income. TCAC/HCD Educational Domain Scores in Mendota are in the 18th percentile citywide. This data indicates that students living in different parts of Mendota generally have similar levels of access to educational opportunities (**Figure 11-13 Local TCAC/HCD Educational Domain Score**).

Table 1I-6 ~~Table 1I-5-7~~ School Performance Scores in Mendota, 2019

School Name	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
McCabe Elementary	-27.7		-38.6	6.1%	2.7%	98.9%	0.0%
Mendota Community Day	-	-	-	38.5%	100.0%	0.0%	50.0%
Mendota Continuation High	-	-	-	14.6%	100.0%	0.0%	42.9%
Mendota Elementary	-24.5	-29.7	6.1%	2.3%	98.4%	0.4%	68.0%
Mendota High	+38.8	-69.1	-	5.2%	97.8%	0.0%	46.1%
Mendota Junior High	-22.0	-66.5	12.7%	6.8%	98.5%	0.0%	37.3%
Washington Elementary	-23.5	-14.5	12.7%	0.0%	98.6%	0.0%	80.4%

Source: California Department of Education, 2019

Figure 11-13 Local TCAC/HCD Educational Domain Score



Source: California Tax Credit Allocation Committee, 2021; City of Mendota, 2023; Placemarks, 2023

Environmental Health

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for Mendota demonstrating relatively adverse environmental conditions, with census tracts in and around Mendota scoring between the 86th and 92nd percentiles (**Figure 11-14 CalEnviroScreen Scores**). In Mendota, residents in different parts of the jurisdiction see similar scores, indicating that residents across the city do not have substantially different access to environmental outcomes.

The primary pollution indicators leading to high scores as reported by OEHHA’s CalEnviroScreen, are, in order of significance, ozone, pesticides, drinking water contaminants, lead in housing, groundwater threats, and impaired water. Mendota is in a sparsely populated area, with few industrial uses and relatively low pollution from vehicular emissions. However, commercial agriculture and natural resource extraction occurring close to Mendota may contribute to adverse environmental conditions. Additionally, the population characteristics, with extremely less-positive scores for poverty, unemployment, education, linguistic isolation, and asthma, contribute to the less positive environmental outcomes. The entirety of Mendota falls within the boundaries of an area considered to be a Senate Bill (SB) 535-qualifying disadvantaged community, representing the 25.0 percent of highest-scoring census tracts in CalEnviroScreen 4.0, census tracts previously identified in the top 25.0 percent in CalEnviroScreen 3.0, and census tracts with high amounts of pollution and low populations. This indicates that, as compared with statewide averages, Mendota represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations.

Disaster Driven Hazard Risk

The Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating them by the degree of severity and frequency of flooding anticipated. While flooding damages properties, it also can lead to other impacts such as reducing access to utilities, emergency services, and transportation, and has potential to impact the overall economic well-being of an area. In Mendota, there are very few areas within the core of the city or overlapping with residential areas that have heightened flood risk (**Figure 11-15 Flood Hazard Zones**); however, much of the area east of the city and to the northwest are in flood zones associated with the Mendota Pool and southerly trending Fresno Slough. Eastern Mendota and the adjacent areas are in Zone AO, meaning there is a 1.0 percent annual chance of shallow flooding. The northwestern area, in contrast, is in Zones A and AH. Zone A areas have at least a 1.0 percent annual chance of flooding, though the base flood elevations have not been determined, while Zone AH has the same chance of flooding but at depths of 1 to 3 feet. Those Zone AO areas in eastern Mendota are primarily unpopulated agricultural land, while the socioeconomic conditions in the northwestern Zone AH area reflect those characteristics found throughout the city.

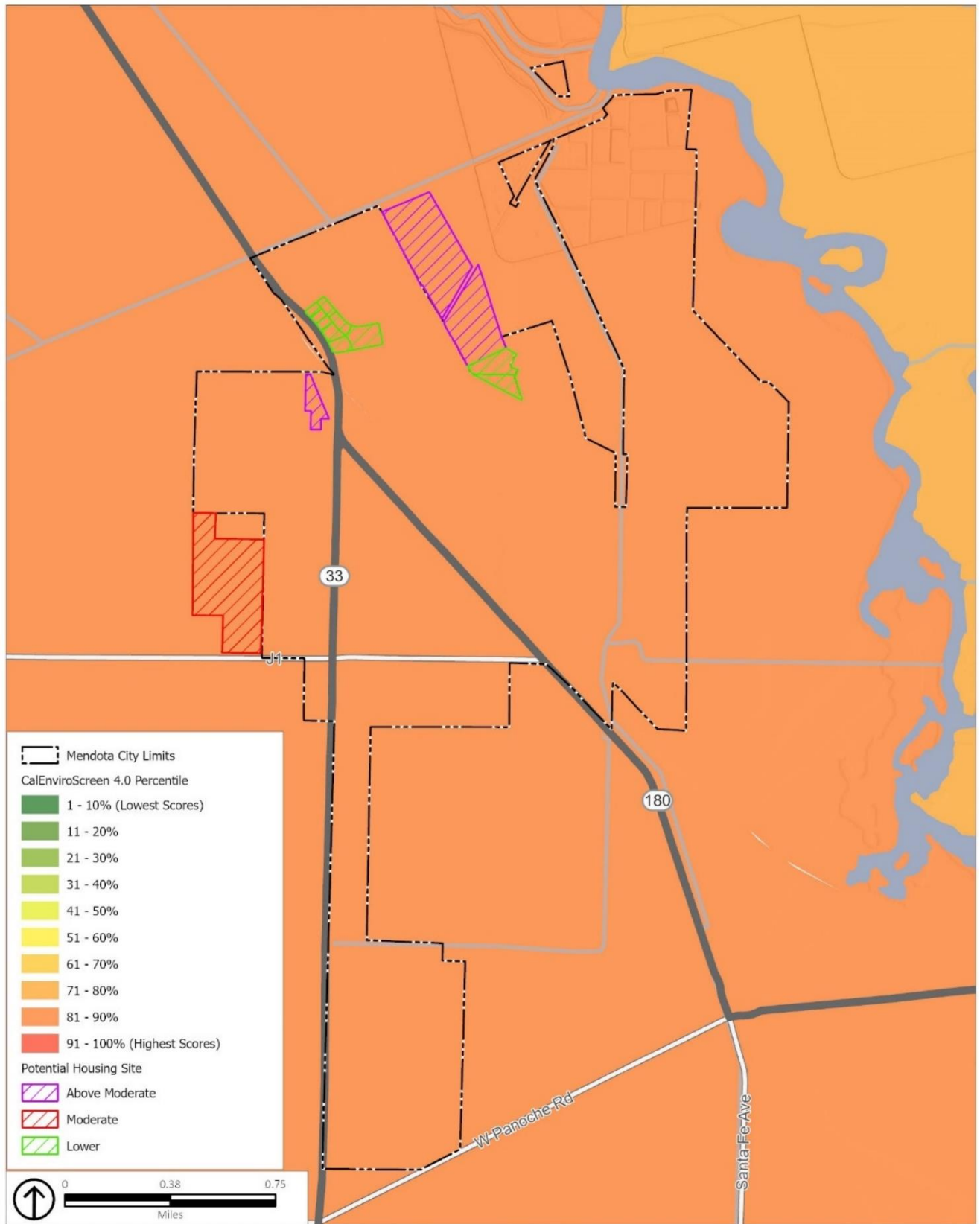
The Fresno County Hazard Mitigation Plan (FCHMP), adopted in August 2018, assessed the risk of several potential disasters, including dam and levee failure, flooding, earthquakes and liquefaction, climate change, landslides, wildfire, and more. Just north of Mendota is the conflux of the Delta-Mendota Canal (DMC), the Helm Canal, the San Joaquin River, and the Fresno Slough. These collect into the Mendota Pool, which discharges into the San Joaquin River and then on to the San Francisco Bay Delta. The highest risk disasters for Mendota were deemed to be dam and levee failure, flooding, and severe storms, all of which are considered to be highly likely to occur in the future. During high creek flows, stormwater floods agricultural land within the northern sphere of influence, eventually draining onto Belmont Avenue.

According to the 2016 Flood Insurance Study, there are three basic areas of flooding in Mendota: along Belmont Avenue, the Hacienda Gardens area, and a ponded area west of SR 33 and the railroad. The primary type of flooding in Mendota area is sheetflow, typically not exceeding three feet in depth. In addition, flooding occurs in certain residential areas, primarily along Naples Street from 2nd to 10th Streets, where runoff from the western side of the City is impeded by the elevated railroad, collecting into deep puddles.

To reduce the impact of this flooding in the city, the California Natural Resources Agency awarded grant funding under the Urban Flood Protection Grant Program to the City of Mendota to implement a project to reduce historical severe flooding along two blocks of Naples Street. The project includes low impact development street tree sponges and conventional drainage infrastructure to capture and convey storm water runoff to an extended dry detention basin.

General Plan Policy OSC-14.1 promotes flood prevention strategies, preparedness, and recovery.

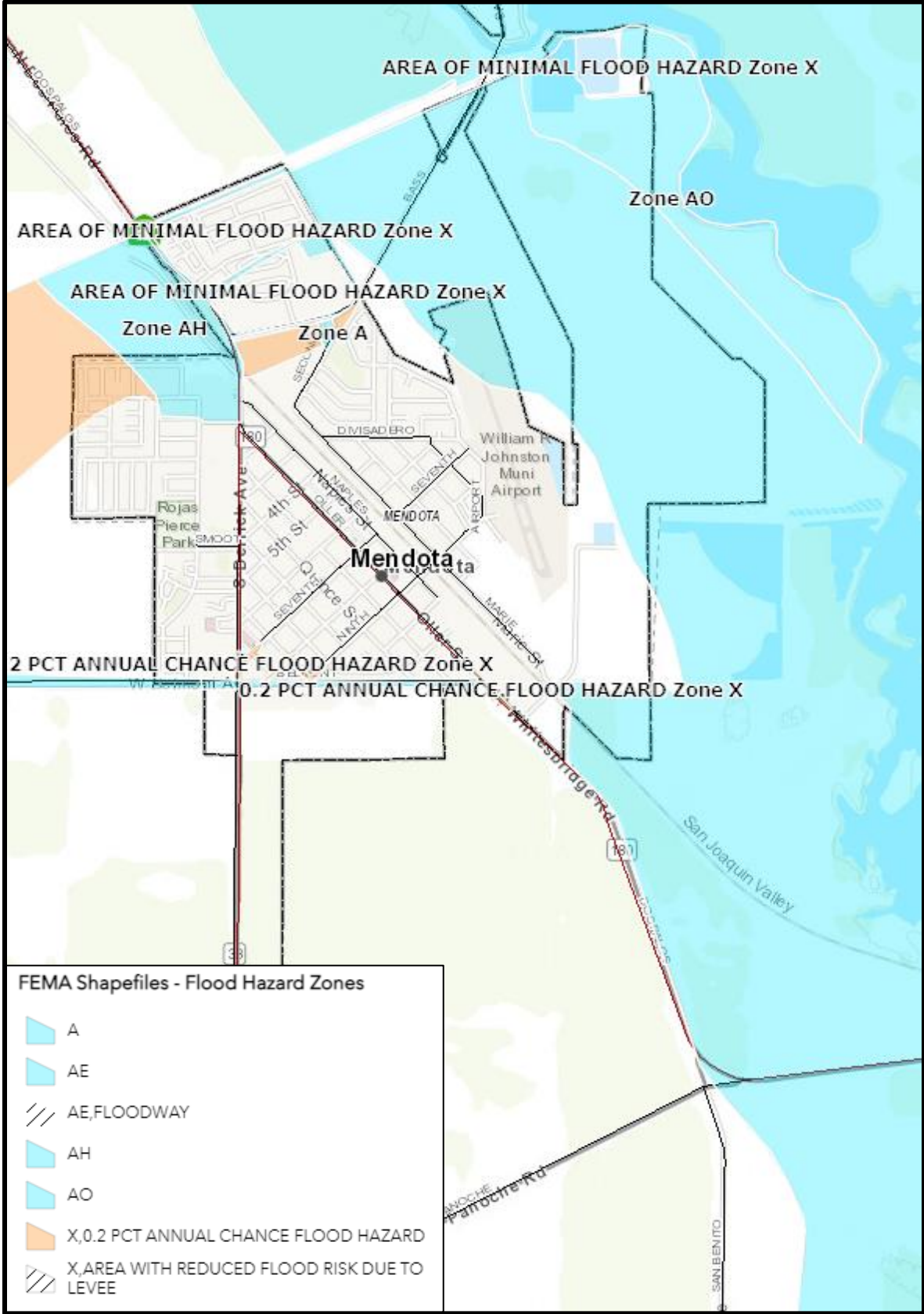
Figure 11-14 CalEnviroScreen Scores



Source: CalEnviroScreen 4.0; City of Mendota, 2023; Placeworks, 2023

Source: OEHHA, 2021

Figure 11-15 Flood Hazard Zones



Source: FEMA 2021; Fresno County, 2021; accessed November 2022

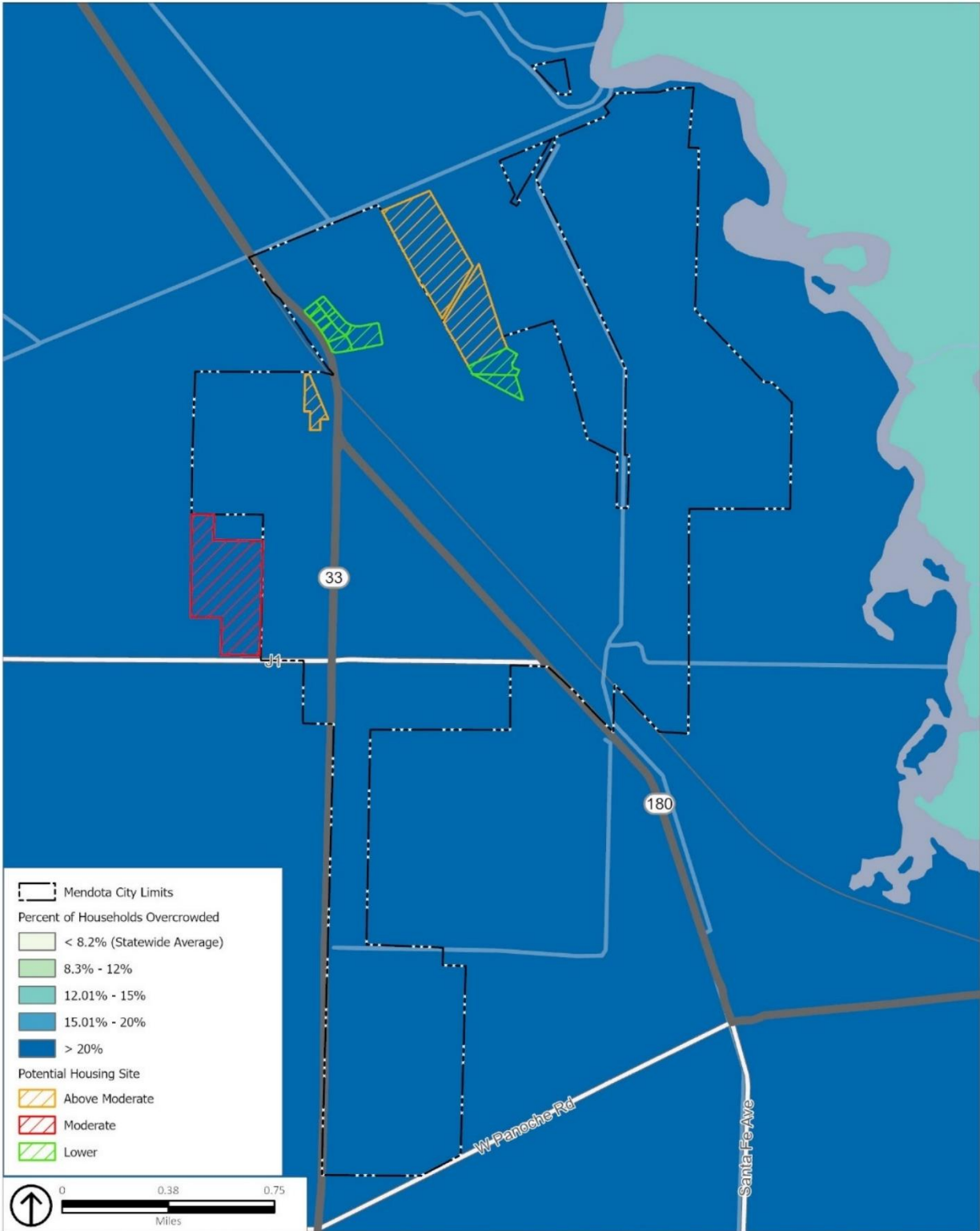
Disproportionate Housing Need and Displacement Risk

Overcrowding

Overall, approximately 20.3 percent of households in Mendota are considered overcrowded, the highest rate in Fresno County. Overcrowded households include 23.3 percent of homeowners and 17.5 percent of renters. However, while only 0.1 percent of homeowners experience severe overcrowding, 13.3 percent of renters are severely overcrowded, which indicates a greater burden due to housing cost, size, and availability of units, or both for renters. As Mendota consists of only two census tracts, it is difficult to identify geographic patterns of overcrowding (**Figure 11-16 Overcrowding In Mendota**). Given the high rates of overcrowding, particularly among renters, it is likely that residents experiencing overcrowding are located throughout the city.

Overall, overcrowding has remained relatively constant in Mendota over the last decade. In 2010, 20.7 percent of households experienced overcrowding and 6.6 percent experienced severe overcrowding, compared to 20.3 and 7.0 percent, respectively, in 2020. However, renters experienced a decrease in overcrowding, from 29.8 percent to 17.5 percent, and an increase in severe overcrowding, from 9.8 percent to 13.3 percent, while homeowners, in contrast, experienced an increase in overcrowding, from 16.0 to 23.3 percent, and a decrease in severe overcrowding, from 4.8 to 0.1 percent. This may suggest growing unaffordability and a shortage of larger housing unit options for renters overall, forcing more renters to move into severely overcrowded situations, while homeowners still remain in overcrowded situations.

Figure 11-16 Overcrowding In Mendota



Source: U.S. Department of Housing and Urban Development, 2020; City of Mendota, 2023; Placeworks, 2023

Overpayment

In Mendota, 23.0 percent of households are cost burdened, and 23.5 percent are severely cost burdened, for a total of 46.5 percent of all households ([Table 11-7_Cost Burden in Mendota, 2010-2018](#)). Of these households, approximately 71.4 percent are renters, though renters only comprise 52.5 percent of households in the city. In total, 22.5 percent of renters are cost burdened, and 28.7 percent are severely cost burdened, compared to 24.4 percent and 14.0 percent of homeowners, respectively.

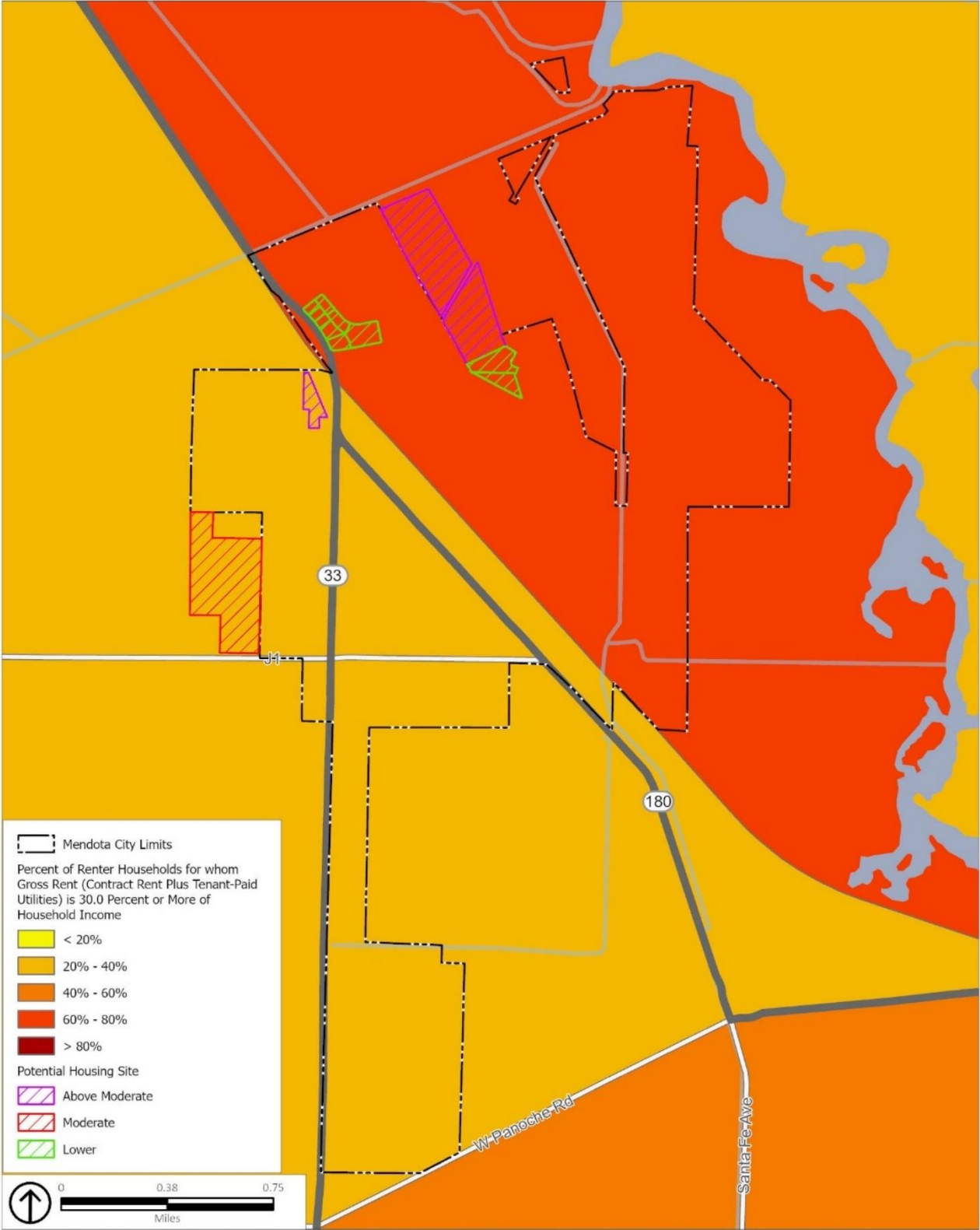
Figure 11-17 Percentage Of Renters Overpaying, and **Figure 11-18 Percentage Of Homeowners Overpaying**, present the geographic distribution of overpayment in Mendota. As shown in **Figure 11-17 Percentage Of Renters Overpaying**, renter overpayment is largely concentrated in the eastern portion of the city, where 63.4 percent of renters are overpaying for housing. This area includes five affordable multifamily housing developments, two market rate multifamily complexes, a duplex subdivision, and older single-family and scattered small multifamily units. However, 45.2 percent of households in this area fall below the poverty line, which may be in part correlated with these affordable housing stock resources. However, the affordable housing projects may be insufficient to meet the needs of the community, and lower-income renters may be at risk of displacement due to housing costs. While homeowner overpayment appears to be more evenly distributed in **Figure 11-18 Percentage Of Homeowners Overpaying**, approximately 42.5 percent of homeowners north of the railroad are overpaying for housing, compared to 58.8 percent to the south. The northern portion includes relatively new construction compared to the southern portion. New units tend to have higher home values, which may result in higher overpayment for homeowners in this area. Overall, Mendota has higher rates of overpayment for both renters and homeowners when compared to neighboring areas and jurisdictions.

[Table 11-7](#), [Table 11-6](#) [8](#) **Cost Burden in Mendota, 2010-2018**

Household Type	Cost Burdened			Severely Cost Burdened		
	2010	2018	Percentage Change	2010	2018	Percentage Change
All Households	22.9%	23.0%	0.1%	23.9%	23.5%	-0.3%
Renters	26.6%	22.5%	-4.1%	22.7%	28.7%	6.0%
Homeowners	17.6%	24.4%	6.8%	25.3%	14.0%	-11.3%
Lower-Income Households	28.5%	28.6%	0.1%	31.6%	31.9%	0.3%
Renters	30.0%	25.7%	-4.3%	25.6%	32.8%	7.2%
Homeowners	25.2%	39.4%	14.2%	41.3%	28.7%	-12.5%
Moderate-Income Households	3.8%	20.0%	16.2%	0.0%	0.0%	0.0%
Renters	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Homeowners	4.5%	33.3%	28.8%	0.0%	0.0%	0.0%
Above Moderate-Income Households	4.3%	1.9%	-2.4%	0.0%	0.0%	0.0%
Renters	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Homeowners	6.5%	2.7%	-3.9%	0.0%	0.0%	0.0%

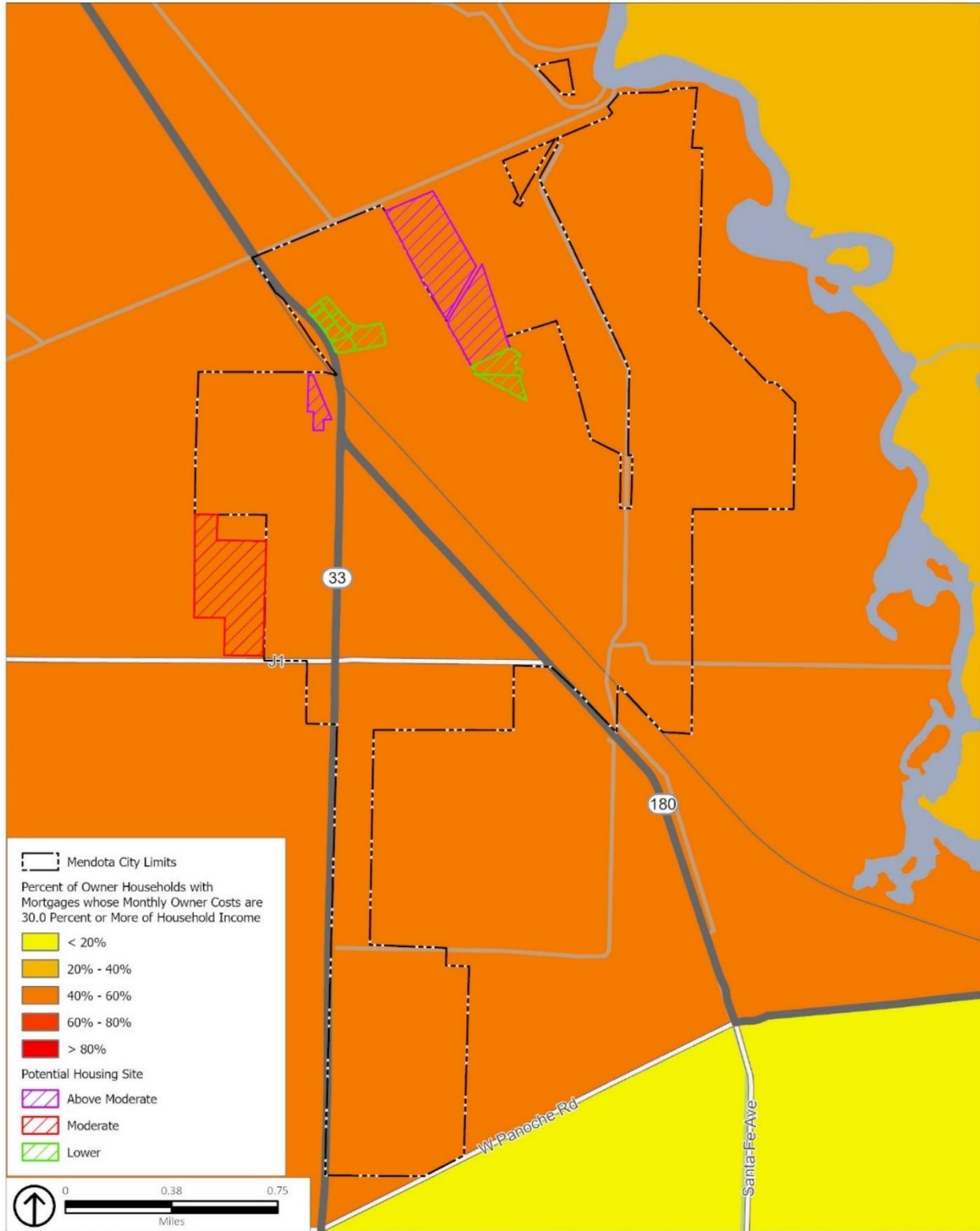
Sources: CHAS 2006-2010 and 2014-2018

Figure 11-17 Percentage Of Renters Overpaying



Source: U.S. Census (American Communities Survey 2015-2019); City of Mendota, 2023; Placemarks, 2023

Figure 1I-18 Percentage Of Homeowners Overpaying



Source: U.S. Census (American Communities Survey 2015-2019); City of Mendota, 2023; Placemarks, 2023

As discussed in the Overpayment section of the Housing Needs Assessment, overpayment often impacts lower-income households at a higher rate due to financial constraints. As such, these households are most at risk of displacement due to overpayment resulting from more limited flexibility in responding to changes in income or rent. In Mendota, 28.6 percent of all lower-income households are cost burdened, and 31.9 percent are severely cost burdened, for a total of 60.5 percent of all lower-income households experiencing some degree of cost burden ([Table 11-7 Cost Burden in Mendota, 2010-2018](#)). While at least a quarter of both lower-income renters are overpaying for housing, a larger proportion of lower-income homeowners are impacted (68.1 percent of all lower-income homeowners). Overpayment rates drop for moderate-income households and above moderate-income households, though only homeowners in each of these income categories are impacted. The rate of homeowner overpayment is relatively high compared to other jurisdictions in Fresno County, likely due to the availability of new construction units.

Since 2010, moderate-income homeowners have experienced the greatest increase in overpayment rates, from 25.2 percent of moderate-income homeowners in 2010 to 39.4 percent in 2018 ([Table 11-7 Cost Burden in Mendota, 2010-2018](#)). In contrast, above moderate-income homeowner overpayment has decreased by nearly 4 percentage points. Lower-income homeowners have also experienced an increase in overpayment, though it is approximately matched by a decrease in severe overpayment, which may suggest that homeowners that were severely overpaying have slightly more balanced housing costs now, though they still exceed 30.0 percent of their income. Lower-income renters, in contrast, experienced a decrease in overpayment but a larger increase in severe overpayment. As a significantly larger share of lower-income households are burdened by some level of overpayment than moderate- and above moderate-income households, it is likely that many of these reside in the northern portion of the city where renter overpayment is highest.

While home value data from 2010 are not available, in May 2014, the median home value in Mendota was \$129,068, which had increased by 118.4 percent to \$281,856 in 2022 for an average annual increase of 14.8 percent, according to Zillow. This rapid increase in home values reflects the increase in homeowner overpayment, particularly in the most western portion of the city, which is part of the southern census tract, where home values throughout the neighborhood exceed the citywide median. Data on rental prices are more limited in Mendota, but it can be assumed that housing price increases have impacted rental units as well. The ACS estimates that the median gross rent increased from \$666 in 2015 to \$764 in 2020, for an average annual increase of 2.9 percent. The slower rate of increase in rent prices reflects lower overpayment rates among renters overall, and a decrease in overpayment among lower-income renters. Based on current overpayment rates and rapidly rising housing prices, homeowners in Mendota are disproportionately impacted by housing costs.

Programs 8 (Affordable Housing Incentives), [26-27](#) (Fresno County Homebuyer Assistance Program), [28-29](#) (Housing Choice Vouchers), [29-30](#) (Housing Discrimination Monitoring and Referral), and [30-31](#) (Improve Access to Resources) discuss working with the Fresno County Housing Authority, using Housing Choice Vouchers, and first time homebuyer programs, as well housing fair housing practices.

Substandard Housing Conditions

Approximately 50.8 percent of Mendota’s housing units are over 30 years old, and 19.2 percent are over 50 years old, suggesting that Mendota’s housing stock is relatively balanced in age (Table 2-19, Age of Housing Stock [2020], in Section 2: Housing Needs Assessment). Older units are generally more frequently subject to maintenance issues than newer housing stock. Even units that are not urgently in need of repair may benefit from energy-efficiency improvements to reduce energy usage and related climate impacts. The oldest housing units in Mendota are largely located south of Oller Street and east of Derrick Avenue. This area is closest to the original, and current, commercial district and the railway that brought early growth to the area. This area is considered an area of high segregation and poverty compared to the county and had a median income ranging from \$36,835 to \$37,321 in 2020, according to the ACS. Therefore, it is possible that many households may not have the financial capacity to complete needed repairs on aging homes. Another measure of substandard housing conditions is the presence of kitchen and plumbing facilities. The 2015–2019 ACS estimated that there are 10 owner-occupied units in Mendota that lack a complete kitchen or plumbing, all of which are occupied by extremely low-income households, and 25 renter-occupied units that meet these criteria, all of which are occupied by low-income households. These units account for approximately 1.2 percent of Mendota’s total housing stock, 0.7 percent of owner-occupied units, and 1.7 percent of renter-occupied units, indicating a disproportionate need for housing stability for lower-income households in Mendota, particularly lower-income renters.

Programs [24–25](#) (Fresno County Rental Rehabilitation Program), [26–27](#) (Fresno County Homebuyer Assistance Program), and [28–29](#) (Housing Choice Vouchers) provide language for the assistance of property owners and landlords of rental properties, code enforcement, and the marketing of rehabilitated units.

Homelessness

In January 2022, the Fresno-Madera Continuum of Care (FMCoC) published its Homeless Census and Survey Report (Point-in-Time [PIT]) count, which estimated 3,938 persons experiencing homelessness in Fresno County. Of that number, 1,728 persons were sheltered homeless and 2,210 were unsheltered homeless (Table 2-35, Total Unsheltered and Sheltered Homeless Count: Fresno County [2022] in Section 2: Housing Needs Assessment). Of this population, 3,397 individuals were counted in the City of Fresno and the remaining 541 in the remainder of the county.

Throughout the FMCoC area, which includes Madera County, approximately 60.0 percent of the homeless population identified as male, 29.0 percent as female, and 1.0 percent as transgender. Approximately half of the population identified as Hispanic, 6.0 percent identified as Native American or Alaska Native, 3.7 percent as Asian, 15.6 percent as Black or African American, 0.8 percent as Native Hawaiian or Pacific Islander, 60.6 percent as White, and 12.8 percent as multi-racial or belonging to another race. Additionally, 205 people, or 4.9 percent of the homeless population, were veterans; 15.0 percent were survivors of domestic violence; and 19.0 percent had a serious mental illness. While the age of homeless persons was reported generally, it did not identify the senior population. The PIT report does not distinguish the characteristics of the homeless population in Fresno County, so it is assumed that these statistics generally represent the Fresno County population. Further, the 2022 PIT does not identify the locations of those

individuals in the remainder of the county. However, in 2021, the County of Fresno released a Homelessness Update that identified 11 homeless persons in the City of Mendota, approximately 5.6 percent of the homeless population in the “rural informal county,” which includes the cities of Coalinga, Firebaugh, Fowler, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, Sanger, and Selma, and the unincorporated communities of Raisin City and West Park.

Table 11-8 Demographic Characteristics of the Homeless Population, 2022, identifies the proportion of each of the protected characteristics identified in the 2022 PIT compared to the proportion of each Fresno County jurisdictions’ population, to identify whether any protected classes are disproportionately represented as part of the homeless population. The percentages for a protected characteristic population in **bold** are overrepresented in the homeless population compared to that jurisdiction’s total population. It is worth noting that, given the small size of the homeless population in Mendota, it is unlikely that all protected characteristics are represented. However, without data available at the jurisdiction level, it is assumed that the percentages of each protected class apply to the local homeless population.

Table 11-8 ~~Table 11-7-9~~ Demographic Characteristics of the Homeless Population, 2022

Jurisdiction	Veteran	Mental Disability	Hispanic	Native American/Alaska Native	Asian	Black/African American	Native Hawaiian/Pacific Islander	White	Other/Multiple Races
Total Homeless	4.9%	19.0%	50.0%	6.0%	3.7%	15.6%	0.8%	60.6%	12.8%
Clovis	7.0%	4.7%	32.7%	0.2%	10.7%	2.6%	0.2%	49.5%	4.0%
Coalinga	4.4%	5.1%	62.0%	2.0%	1.9%	2.9%	0.5%	28.2%	2.6%
Firebaugh	1.3%	2.2%	94.1%	0.0%	0.1%	0.0%	0.0%	5.8%	0.1%
Fowler	6.4%	3.9%	65.2%	0.3%	9.9%	0.4%	0.0%	19.8%	4.4%
Fresno	5.1%	6.3%	49.7%	0.5%	14.0%	6.9%	0.1%	26.1%	2.7%
Huron	1.1%	1.8%	94.5%	1.8%	0.0%	0.3%	0.0%	3.4%	0.0%
Kerman	3.9%	5.7%	81.7%	0.0%	4.4%	0.3%	0.0%	12.0%	1.4%
Kingsburg	7.0%	4.0%	47.7%	0.0%	7.9%	0.3%	0.0%	41.0%	2.7%
Mendota	0.5%	2.2%	96.0%	0.1%	0.0%	0.0%	0.0%	3.6%	0.3%
Orange Cove	7.0%	2.6%	95.3%	0.0%	0.0%	1.2%	0.3%	3.0%	0.1%
Parlier	1.1%	2.4%	97.7%	0.0%	0.2%	0.0%	0.0%	1.8%	0.2%
Reedley	4.1%	4.0%	79.3%	0.2%	2.3%	1.5%	0.1%	14.2%	2.4%
Sanger	3.6%	3.6%	80.5%	0.5%	3.0%	0.0%	0.3%	15.0%	0.7%
San Joaquin	0.8%	1.5%	97.5%	0.0%	0.0%	1.0%	0.0%	1.5%	0.0%
Selma	3.6%	3.5%	85.0%	0.1%	1.8%	0.9%	0.0%	10.7%	1.6%
Unincorporated County	5.7%	4.8%	47.7%	0.6%	7.5%	2.0%	0.1%	39.6%	2.5%

Sources: FCOG Data Packet, 2022; Fresno/Madera Continuum of Care, 2022; 2016-2020 ACS

As seen in [Table 11-8 Demographic Characteristics of the Homeless Population, 2022](#), all protected characteristics are overrepresented in the majority of Fresno County jurisdictions, with individuals with mental disabilities and residents that identify as Native American, Alaska Native, Black, African American, Native Hawaiian, Pacific Islander, White, or Other/Multiple Races being overrepresented in all Fresno County jurisdictions. Homelessness is often a cross-jurisdictional issue; therefore, the City participates in, and offers, several homelessness resources and programs that are available regionally, identified in [Table 11-9 Services to Address Homelessness](#).

[Table 11-9](#) ~~Table 11-8-10~~ [Services to Address Homelessness](#)

Service/Resource	Description	Operator	Location
Multi-Agency Access Program (MAP Point)	Traveling food truck and fixed locations that provide linkage to government resources and services (housing, behavioral health, physical health, food linkages, and transportation) at no cost to all residents of Fresno County	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide Physical locations: Firebaugh, Fowler, Fresno, Huron, Kerman, Mendota, Parlier, and Reedley
Fresno County Behavioral Health WARM Line	Available during weekday business hours for non-emergency emotional and coping support for residents throughout the county	Fresno County Department of Behavioral Health	Countywide
Multi-Agency Response to Community Homelessness (MARCH)	Countywide collaboration to address homelessness through coordination of resources regionally and cross-jurisdictionally, engagement of the community, attracting private funding to support community-specific programs, and inclusion of rural representatives selected by FCOG	FCOG/Jurisdictions	Countywide
Turning Point of Central California	Mental health services including a full-service partnership program	Contracted by Fresno County Department of Behavioral Health	Countywide
Fresno County Department of Social Services Homeless Assistance	Temporary housing, permanent housing, or arrears payments for families eligible for CalWorks once during a 12-month period	Fresno County Department of Social Services	Countywide
Catholic Charities	Clothing, shelter, diapers, a food pantry, rent and mortgage assistance, DMV ID vouchers, application assistance for CalFresh and food stamps, application assistance for PG&E discounts, assistance with immigration services, and senior companionship assistance. Also has a Rural Outreach Program to serve residents throughout the region and work with migrant farmworkers.	Catholic Charities	Countywide Physical location: City of Fresno

APPENDIX 11: CITY OF MENDOTA

Service/Resource	Description	Operator	Location
Emergency Voucher Housing	Assist persons experiencing, at-risk of becoming, or recently homeless and those fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking	Fresno Housing and FMCoC	Countywide
United Way	Emergency informational services to connect persons in need with Homeless Prevention Programs, food and shelter assistance, help with landlord-tenant issues, legal services referrals, and more	United Way	Countywide
Groceries2Go	Provides grocery boxes of shelf-stable food items through an appointment-based system.	Central California Food Bank	Countywide
CalFresh Enrollment Assistance	Application assistance and assistance navigating the CalFresh process.	Central California Food Bank	Countywide
Fresh Produce Distribution	Mobile Pantry Program and Neighborhood Markets operating out of self-contained vehicles that travel to rural and remote areas throughout the county. A schedule of distribution locations is available online.	Central California Food Bank	Countywide
Senior Hunger Program	Food boxes to senior-serving partners tailored to the dietary needs of seniors.	Central California Food Bank	Countywide
Partner Feeding Sites	Provides food to over 220 sites including churches, community centers, and other organizations to feed hungry residents in local neighborhoods	Central California Food Bank	Countywide
USDA Partnership	Distribute food acquired by the USDA to 47 organizations in Fresno County.	Central California Food Bank	Countywide
Fresno County Food Map	Online service mapping locations of feeding sites, food banks, etc.	Fresno County	Countywide
Projects for Assistance in Transition from Homelessness (PATH)	Street outreach for people experiencing or at risk of homelessness and referrals to housing resources, medical care, mental health counseling, and social services.	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide

Emergency shelters also include Marjaree Mason Center, Fresno Rescue Mission, Evangel Home Inc., and Plaza Terrace.

Program 3 (Homelessness/Unhoused Needs) contains objectives for homelessness within the City.

Farmworkers

As discussed in the Regional Assessment of Fair Housing, farmworkers are considered a special needs group because they traditionally earn low wages and often migrate between farms, resulting in many farmworkers living in overcrowded and substandard housing conditions. Although Fresno County's overall economy has historically been largely based on agricultural operations, the number of farmworkers living in each of the jurisdictions in the county in more recent years varies depending on location, size, and diversification of their individual economic base. Further, prior to the COVID-19 pandemic, the industry started shifting toward recruiting and employing H-2A visa workers, many of whom are from Mexico and Central America. However, farmworkers are essential to Fresno County's and Mendota's economies as well as to local and national food supplies, and their needs for safe and affordable housing resources must be addressed.

The 2017 Census of Agriculture identified 30 farm operations within the 93640-zip code, which includes the City of Mendota and land in unincorporated Fresno County around the city. Additionally, there are 34 farm operations in the adjacent 93668 zip code to the southeast of Mendota, including the community of Tranquillity; 365 farm operations in the 93630-zip code to the east, including the city of Kerman; and 136 farm operations to the north and northwest in the 93622 zip code, which includes the city of Firebaugh. While the farm operations in these zip codes are outside of the city of Mendota, it is possible that some of these facilities, particularly those closest to Mendota, employ farmworkers that reside or use resources in the city.

According to the 2016-2020 ACS, 59.3 percent of the labor force in Mendota is employed in agriculture, forestry, fishing and hunting, and mining, the second-highest proportion of all jurisdictions in Fresno County after Huron (see Table 2-39, Estimated Farmworkers 2020, in the HNA). While it is possible that not all the workers in this sector are engaged in farm labor, the data allow comparisons between jurisdictions and within Mendota to gauge segments of the population at risk of overpayment, overcrowding, substandard housing conditions, or displacement.

Based on the most recent (2022) farmworker employment figures collected by the California Employment Development Department (EDD), there are 96,300 farmworkers employed throughout the county, yet farmworker housing facilities for only 2,540 occupants were contracted by H2-A employers and farm operators, according to the HCD Employee Housing Facilities Permit Services database. Although this is equivalent to only about 2.6 percent of farmworker employment countywide, it is important because H-2A workers must be provided with housing accommodations. The seasonal and often migrant nature of farm labor, and accounting for undocumented workers, suggest that this data likely underrepresents the actual farmworker population, because undocumented residents do not often participate in traditional data collection.

The Phase 1 COVID Farmworker Survey Report by the California Institute for Rural Studies, published in February 2021, estimates that undocumented workers comprise approximately 50 percent of workers statewide. They are predominantly Mexican, and the majority are Mixteco and Trique indigenous non-Spanish-speaking people. According to "In the Valley of Fear," published in December 2018 on workingimmigrants.com, most of the farmworkers in the San Joaquin Valley have been working the fields for at least a decade and have established families in the vicinity of their workplace.

Between September 2021 and January 2022, Fresno County conducted a Farmworker Survey and a Farmworker Employer Survey. A second round of each survey was conducted between February 2022 and July 2022. The

County surveyed 240 farm workers and 170 farm employers. Approximately 11.8 percent of respondents reported residing in Mendota. Further, approximately 82.1 percent of Mendota respondents disclosed their status as either citizens or permanent residents. The survey reports that 7.0 percent of the farmworkers in Mendota are undocumented and 3.6 percent are on a H-2A work visa, although an additional 7.0 percent declined to respond. Based on this data, the estimate of the proportion of undocumented residents made by the California Institute for Rural Studies does not reflect the characteristics of the farmworker population in and near Mendota.

According to the EDD, the most recent data from 2014 measured the median wage for farmworkers at \$13.44 per hour, or approximately \$25,804 per year for full-time work, which is considered extremely low income, correlating with the 2019 poverty threshold of \$25,750. Seasonal workers without a year-round income could have lower incomes. The median income in Mendota is \$36,376, and 33.3 percent of the population lives below the poverty threshold. Of the total households in poverty in the city, 94.9 percent are Hispanic households. The findings from the Farmworker Survey indicate that 99.6 percent of farmworkers surveyed countywide are Hispanic. When the ACS 2016-2020 data that 59.3 percent of the labor force in Mendota is employed in agriculture are combined with the above poverty and EDD wage data, it suggests that a majority of the labor force in agricultural industries are Hispanic (see Table 2-10, Employment by Industry, in the HNA), and it is likely that many of these workers have incomes below the poverty threshold. The entirety of the city as well as surrounding areas are designated by TCAC/HCD as an area of High Segregation and Poverty, and HUD has identified the portion of the city west of the Union Pacific Railroad as a R/ECAP, reflecting the low incomes and high rate of poverty. These designations suggest that residents of Mendota, including farmworkers, are likely to have limited access to resources and amenities and, according to the UCB Urban Displacement Project 2022, are vulnerable to displacement.

To meet the housing needs of the farmworker population in Mendota, as shown by [Table 1I-10 Farmworker Housing Resources in Mendota](#), the HCD Employee Housing Facilities Permit Services database identifies 21 units of farm housing with total capacity for 21 workers in the unincorporated area surrounding Mendota. An additional 13 units of housing in Mendota are contracted by H2-A employers and farm operators for H-2A visa workers. The high proportion of persons engaged in the agricultural industries in Mendota compared to the capacity of farmworker housing facilities suggests that the farmworkers in the city may have difficulty finding affordable, appropriately sized housing.

[Table 1I-10](#) [Table 1I-9](#) [11](#) Farmworker Housing Resources in Mendota

Name of Facility	Location	# of Rooms	Maximum Occupancy
On-Site Farmworker Housing Facilities			
Pilibos Ranch	3580 S. Newcomb Avenue – Unincorporated County	5	5
Pappas & Co Mendota Housing	36000 W. California Avenue – Unincorporated County	10	10
E A & B Farms, Inc.	1920 S. San Diego Avenue – Unincorporated County	6	6
Esperanza Commons	241 Tuft Street – Mendota	60	300

Name of Facility	Location	# of Rooms	Maximum Occupancy
Rios Terrace I & II	424 Derrick Avenue – Mendota 111 & Straw Street – Mendota	24 40	
Mendota Rental Assistance Demonstration Apartments	788 Quince Street – Mendota	60	
H-2A Visa Farmworker Housing Facilities			
Los Amadores Motel	1890 7 th Street – Mendota	12	36
San Diego Home	7421 San Diego Avenue - Unincorporated County	1	5

Source: HCD Employee Housing Facilities Permit Services database, January 2023.

Note: Facilities reported in operation as of 12/31/2022.

Given the shortage of farmworker housing units, many farmworkers are likely forced to pay market rate for their housing or find other options, such as sleeping in vehicles or garages. In Mendota, the on-site farm labor housing facilities are generally not suitable for families based on unit size, although Esperanza Commons is designed to accommodate family households, with two-, three-, and four-bedroom units. Citizens, permanent residents, and H-2A visa workers may have access to the 583 HUD, USDA, or locally assisted affordable housing opportunities in Mendota, although they must compete with other lower-income households for the limited number of units. For undocumented workers, options are more limited, and a large number of farmworkers, even permanent residents, may live in spaces not intended for human habitation, such as shacks, outbuildings and sheds, and converted garages, often in severely overcrowded conditions.

Permanent resident farmworker households are included in ACS estimates and therefore part of CHAS housing need estimates. Consequently, the housing needs of lower-income farmworker households are not differentiated from other lower-income households experiencing overpayment, overcrowding, and substandard housing. Because 59.3 percent of the labor force in Mendota may be employed in agricultural operations, a typically low wage industry, farmworkers likely make up a portion of extremely low- and very low-income households experiencing one or more of these housing problems in the city. Based on the Farmworker Survey, 81.7 percent of respondents countywide reported incomes below \$2,500 per month, which generally corresponds to an extremely low-income household of four. Of the 72.4 percent of Mendota residents that responded to the monthly income question, 90.5 percent reported that their income was below \$2,500 monthly, suggesting that farmworkers in Mendota face similar or greater challenges finding affordable housing as farmworkers throughout the county.

Based on socioeconomic and demographic characteristics of the farmworker population in Fresno County, it is likely that a portion of farmworkers in Mendota reside in the northern neighborhoods, given the demographics of these areas. Although there are several newer market-rate single-family residential subdivisions in this portion of the city, the median income is \$24,263, and 34.1 percent of residents are below the poverty line, conditions that reflect the regional farmworker population and suggest a correlation with the five affordable multifamily complexes. Further, farmworker households may reside in the southwest corner of the city where the Esperanza Commons

farmworker housing and other affordable large family complexes are located. However, affordable housing opportunities not associated with assisted housing resources are also in the central portions of the city west of the Union Pacific Railroad, particularly the Oller Street neighborhood, which includes older residential stock and the Los Amadores Motel H-2A visa housing.

Citizens, noncitizens with permanent status and H-2A visa workers are eligible for public housing, HCVs, USDA rural rental assistance and Section 8 project-based rental assistance. Section 214 of the Housing and Community Development Act of 1980, as amended, makes certain categories of noncitizens eligible for assistance, including most categories of immigrants, but excludes unauthorized immigrants (e.g., undocumented) and those in temporary status (e.g., tourists and students). Section 214 applies to specific programs, primarily federal rental assistance programs administered by HUD and the USDA, including Public Housing, Housing Choice Voucher, Section 8 project-based rental assistance programs, and rural rental assistance. Undocumented residents are subject to eligibility requirements based on whether Section 214-covered programs are administered by HUD or USDA, which implement different regulatory treatment for mixed-status households depending on householder status. For HUD Section 214 projects, an ineligible noncitizen may reside with family members who are eligible to qualify for affordable housing (such as an undocumented single parent with U.S. citizen children or an undocumented worker married to an eligible householder), although Section 8 benefits are prorated depending on the number of undocumented household members. For USDA Section 214 projects, an undocumented householder would not be eligible to participate in the Housing Choice Voucher program, and therefore would not qualify to live in Esperanza Commons or any USDA-assisted affordable multifamily housing complexes (Mendota Gardens, Mendota Firebaugh Apartments, and Countryway/Midland Apartments). Yet a family with an eligible householder that includes undocumented household members would qualify to reside in these properties and receive full HCV benefits. This assistance-ineligible population is at higher risk of overpayment, overcrowding, and displacement compounded by the legal complexities of eligibility and language barriers.

Similar to most jurisdictions in Fresno County, the majority of the residential opportunities in Mendota are single-family detached and attached units, which make up 67.6 percent of the housing stock. However, 70.3 percent of multifamily units in the city are deed-restricted units. Mendota has a small number of mobile homes (1.0 percent of the housing stock), which are naturally more affordable than single-family residential units, and, although limited, may serve as a valuable housing resource for workers unable to qualify for market rate or affordable rental housing, or other accommodations. The high renter rate in older, single-family neighborhoods may support the findings of the Farmworker Survey that farmworkers in Fresno County prefer to reside in single-family units, regardless of owner or renter status. Of the farmworkers surveyed who live in Mendota, 50.0 percent are homeowners, compared to a citywide rate of 47.5 percent. Approximately 93.0 percent of farmworkers who are homeowners in Mendota report having lived in Fresno County for at least 25 years and identify as either citizens or permanent residents. Majority of the renter respondents reported that they want to be homeowners but cannot attain that goal.

According to the Farmworkers Survey, 95.6 percent of renter respondents desired to be homeowners. Further, 78.4 percent of the farmworker renter households consisted of three or more persons, of which 93.6 percent had resided in the U.S. for 10 or more years, 3.7 percent less than 10 years, and 2.7 did not respond. The prevalence of households with three or more persons, coupled with the longevity in the U.S. of the majority of the renters and the preference for single family unit type, further substantiate the need for housing to accommodate families. However,

the lower proportion of owner-occupied housing units in Mendota suggests that the cost of homeownership, even with a median priced home at \$193,500, the second lowest in the county after Huron (see **Table 2-22**, Home Sales Recorded in 2021-22, in the HNA) is more than the majority of households in the city can pay, including farmworkers.

The average household size in Mendota (4.3 persons) is higher than in the county and state overall, and 38.2 of households in the city have more than five persons. Homeowner households have a larger household size (4.7 persons per household) than renters (3.9 persons per household). In Mendota, 39.1 percent of rental units have three or more bedrooms, but 96.7 percent of single-family homes have three or more bedrooms, which better accommodate larger households without overcrowding. The Farmworker Survey found that the average household size among farmworkers countywide was 3.9 persons. In the Oller Street neighborhood, the average household size is 4.3 persons, and the neighborhoods where affordable housing complexes are located tend to have even larger households, an average of 5.0 persons per household, suggesting that farmworker households and other large households may face challenges finding adequately sized affordable rental units, resulting in households sharing a dwelling or multiple family members sharing rooms.

The rate of overcrowding citywide is 27.0 percent, over triple the statewide average. North of SR 33, 19.9 percent of households experience severe overcrowding conditions, which indicates that although affordable rental units are available, some large families may be unable to find units in the affordable housing to accommodate their size. South of SR 33, the farmworker housing complexes provide a range of apartment sizes, most of which (82.3 percent) consist of three or more bedrooms and more appropriately suit larger households. Survey results indicated that 58.4 percent of the farmworkers in the county were living in overcrowded conditions, with renter households experiencing overcrowding at a higher rate. Of survey respondents throughout the county, 57.1 percent reported living in a household with five or more persons. Based on this, it is likely that farmworker households, particularly renters, would have difficulty finding appropriately sized affordable housing in Mendota.

In response to the observed need for continued support and housing resources for local farmworkers, the City includes Program 9 to reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing, and provide materials on available resources and financial assistance on the City website.

Displacement Risk

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census-tract level. Levels of displacement risk range from “probable displacement” to “extreme displacement,” with four total levels of displacement risk, if displacement risk is present. The Urban Displacement Project identified all of Mendota as having a “probable displacement” risk, indicating a higher risk of displacement for all residents of Mendota compared to elsewhere in the county, likely due to housing costs and income (**Figure 11-19 Elevated Displacement Risk**). Further, the entirety of Mendota has been identified as a “vulnerable community” by the Urban Displacement Project (**Figure 11-20 Vulnerable Community Designatio**). Vulnerability is defined as areas in which the share of very low-income residents is above 20.0 percent, and the tract meets at least two of the following criteria:

APPENDIX 11: CITY OF MENDOTA

- Share of renters is above 40.0 percent,
- Share of people of color is above 50.0 percent,
- Share of very low-income households that are severely rent burdened households is above the county median, or
- They or areas in close proximity have been experiencing displacement pressures.

The Urban Displacement Project defines displacement pressures as a percentage change in rent greater than the county median for rent increases. While the Urban Displacement Project does not specify the conditions that led to the vulnerability determination for Mendota, it can be assumed that the combination of the elevated displacement risk and vulnerability levels indicate potential fair housing concerns in Mendota. While there are no patterns of increased risk in one area of the city or another, the overall conditions suggest disproportionate housing need in the city for lower-income households.

As found in the analysis of overpayment, for-sale home costs have increased by an average of 14.8 percent annually since 2014, and rental costs have increased by an average of 2.9 percent annually since 2015. In contrast, the ACS estimates that, since 2014, the median income in Mendota has increased by an average of 7.4 percent annually. While the increase in median income is one of the largest jurisdictional-level changes in Fresno County, Mendota remains one of the lowest-income communities in the region. While the increase in wages has outpaced increases in rent, many households remain cost burdened and therefore at risk of displacement. Home values, in contrast, have increased at approximately double the rate of wages, indicating rapidly increasing displacement risk for current residents of Mendota seeking new ownership opportunities. In comparison, countywide, median incomes have increased by approximately 4.4 percent annually and rents have increased by 3.2 percent on average. While Zillow does not report countywide home values, the ACS estimates that these have increased by 3.9 percent annually, on average. Therefore, in contrast to conditions in Mendota, there may be a moderate decrease in displacement risk countywide due to home costs. The inflated displacement risk resulting from discrepancies in wages and housing costs in Mendota reflects a disproportionate need for affordable options in the city.

Programs 8 (Affordable Housing Incentives), 11 (Extremely Low-Income Households), 13 (Encourage and Facilitate Accessory Units), [18-19](#) (Reasonable Accommodations and Universal Design), [19-20](#) (Lot Consolidation), [21-22](#) (Preliminary Applications (SB 330) and Streamlined Approval (SB 35)), [22-23](#) (Objective design Standards), [26-27](#) (Fresno County Homebuyer Assistance Program), and [28-29](#) (Housing Choice Vouchers) support the development of affordable ownership units and other strategies for affordable housing mobility.

Figure 11-19 Elevated Displacement Risk

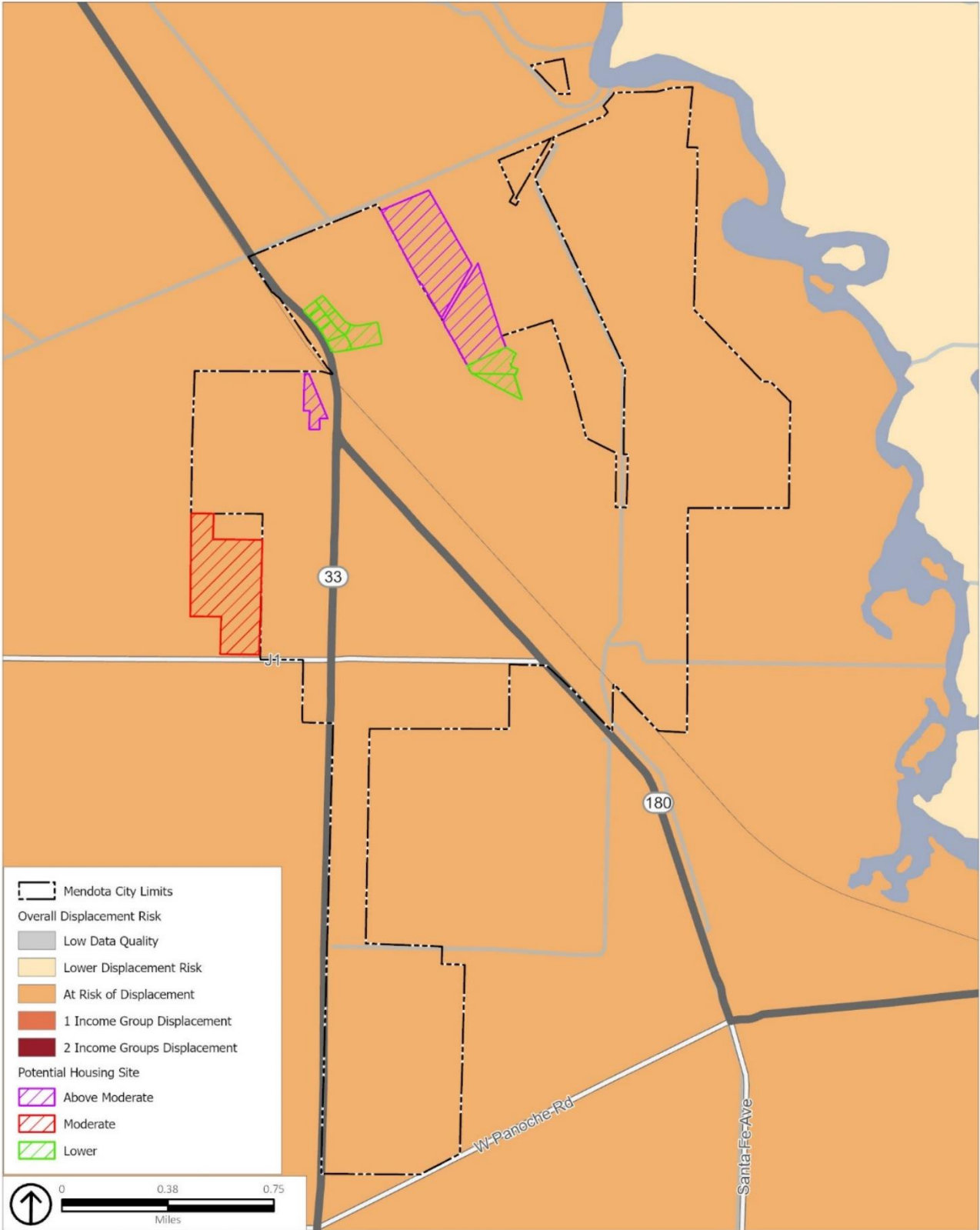
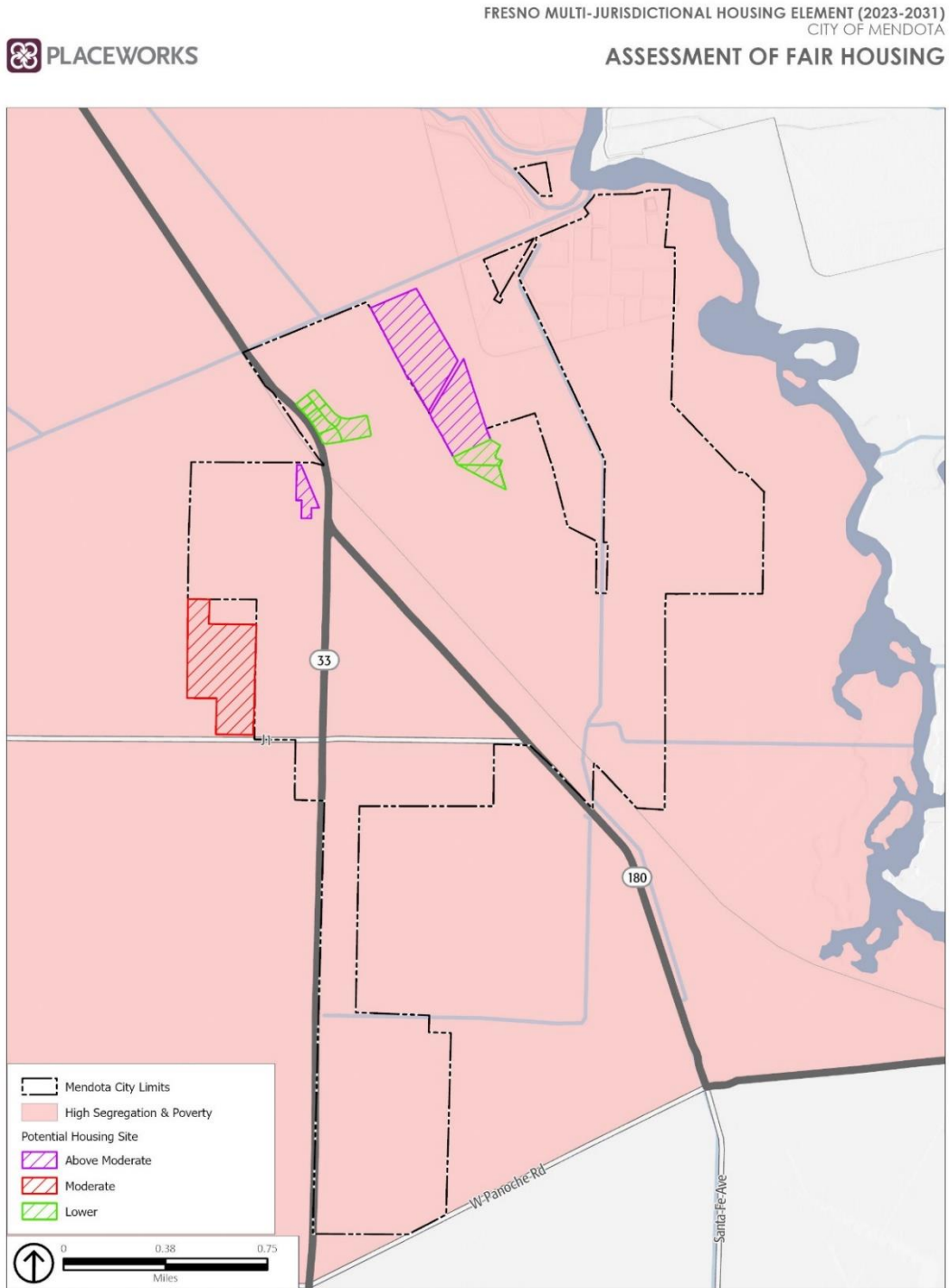


Figure 1I-20 Vulnerable Community Designation



TCAC High Segregation and Poverty Areas, by Census Tract

Other Relevant Factors

In addition to the indicators analyzed previously, there are several other factors that can influence housing mobility and access to opportunity in a jurisdiction. For example, historical development patterns may have resulted in neighborhoods that are largely or exclusively made up of single-family homes, or historical discrimination may have influenced a city's racial and ethnic composition. Further, given current market trends, newer market-rate neighborhoods may not be financially accessible to lower-income households without overpayment or overcrowding. Other factors may include public and private investment, local regulatory or economic development plans, and historical policies. Those factors that are considered relevant vary between jurisdictions and are described at the local level herein.

Land Use and Zoning Patterns

According to the 2016-2020 ACS, approximately 67.6 percent of the housing units in Mendota are single-family units, inclusive of single-family attached units, indicating a comparable proportion of single-family units relative to other Fresno County jurisdictions. Duplex, triplex, and fourplex structures make up approximately 17.8 percent of the City of Mendota's housing units. Conversely, 13.5 percent of the housing stock is multifamily units in structures of five or more units. Mobile homes, a housing type that is often naturally more affordable, make up 1.0 percent of the housing stock, a smaller proportion than other Fresno County jurisdictions, with the majority of the units in the Capital Mobile Community. Approximately 52.5 percent of households in Mendota are renters, indicating that a significant portion of the housing stock is available as rental property, regardless of unit type.

Multifamily units appear to be more prevalent in the northern and southwestern sections of the city, with the highest concentration of affordable developments in the northeastern area, north of Bass Avenue, and west of South Derrick Avenue. Nonresidential uses, primarily commercial in nature, are along the southern end of SR 33, surrounded by multifamily and older residential stock. Industrial and warehouse type uses are found along the Union Pacific Railroad and Oller Street. Single-family homes in older residential neighborhoods are typically one-story and small in scale and character, while the newer subdivisions around the perimeter present larger units. While the DOF estimates an increase in the supply of single-family units since 2010, the proportion of single-family attached and duplex unit types in the housing stock has decreased slightly. Additionally, the number and proportion of small (5 to 9 units) and larger (20 units and above) multifamily structures has decreased, indicating a shift in the unit configurations. Conversely, the number of tri- and four-plex building types, as well as mid-size (10 to 19 units) multifamily complexes has increased.

While in most communities single-family zoning can create desirable places to live, higher entry costs associated with this housing type can also pose a barrier to access for lower- and some moderate-income households, restricting access to economic, educational, and other opportunities that may be available in single-family neighborhoods. However, in the City of Mendota, all single-family residential areas are within areas designated by TCAC and HCD as High Segregation and Poverty and, therefore, may not necessarily offer more positive access to education, services, employment, and business resources than multifamily neighborhoods. According to a survey of home values in the city conducted on Zillow.com in October 2022, the price of available newer single-family units for purchase generally exceeds the price threshold of lower-income households; however, many of the smaller, older homes in the vicinity of the industrial and other nonresidential uses in the center of the city on either side of the Union Pacific Railroad are priced within a low-income household's ability to pay.

Affordable housing development in the current market typically requires higher-density zones to support construction; therefore, zones limited to single dwelling units on each lot generally do not support affordable development. As shown in **Figure 11-12 Zoning In Mendota**, there are two zones for higher-density multifamily housing, and one zone for single-story high-density multifamily housing. Medium Density Multiple Family Residential (R-2) accommodates a variety of housing types, such as small-lot single-family homes, detached zero-lot-line developments, duplexes, triplexes, fourplexes, townhouses, condominiums, and garden apartments, providing a transition from lower-density residential neighborhoods to higher-density multifamily development and commercial areas. High Density Multiple Family Residential (R-3) also accommodates attached homes, duplexes to fourplexes, townhomes, apartment buildings, and condominiums.

Parcels zoned R-3 in the City of Mendota are more concentrated in the northern portion of the city where the affordable Village at Mendota, Casa de Rosa, La Amistad at Mendota, and Lozana Vista Family multifamily complexes are located, as seen in Figure 11-12 **FIGURE 11-102**, as well as a large vacant pre-zoned parcel within the city's northeastern Sphere of Influence. R-3 zoned parcels are also along 6th and 8th Streets and within the Oller Street neighborhood along Pucheu Street on the west side of the Union Pacific Railroad.

R-2 parcels are more scattered throughout the city. R-2 zoning is found within the northeast area where the affordable Mendota Gardens Apartments are located, in the northwest along Lozano Street as a transition between high-density residential and single-family neighborhoods to the north, in the southwest where the Fresno County Housing Authority affordable Mendota Farm Labor Housing and Mendota Rental Assistance Demonstration Site A complexes are located, as well as several market-rate multifamily complexes, and scattered sites along frontage roads on either side of the Union Pacific Railroad.

The potential for mixed-use residential development in the C-3 zones as part of a planned development (PD) expands the opportunities for higher-density units integrated into commercial at the junction of SR 33 and Bass Avenue in the northwest corner of the city, in proximity to numerous affordable and market-rate multifamily housing complexes, fostering access to business, services, educational, and employment opportunities, as well as direct access to the regional SR 33 throughfare. Further, residential uses may be integrated into the strip of C-3 zone along SR 33 in the southern portion of the city, included within the Future Development Overlay, which prioritizes locating residential uses near opportunities for office, shopping, and recreation. Although limited, there also are opportunities for integration of residential uses in scattered C-3 sites throughout the older central core.

The location of higher-density residential parcels in the city suggests some opportunities for income-integrated neighborhoods and improved access to services and amenities given proximity to commercial nodes with service and employment opportunities at the SR 33 gateway into the northwestern corner of the city and within the older mix of single-family and small multifamily structures subject to the Economic Incentive Overlay in the core area. Many of the parcels zoned for multifamily are near the rail line and adjacent to industrial uses, which is consistent with a countywide pattern finding multifamily housing, particularly affordable complexes, in proximity to nonresidential uses and major transportation thoroughfares. However, in the City of Mendota, the majority of higher-density and affordable housing is located in more recently developed areas in proximity to commercial nodes with access to regional transportation opportunities.

Program [2049](#) (Lot Consolidations), [22-23](#) (Objective Design Standards), and [298](#) (Housing Choice Vouchers) support affordable options in higher opportunity areas.

Historical Development Patterns

Like many jurisdictions in Fresno County, the City of Mendota owes its routes to the extension of the Southern Pacific Railroad through the valley in 1891. The city began as a storage and repair stop and switching station, around which a business district arose. The original economy was sheep farming, as unpotable water proved a challenge for agricultural endeavors, and sheep shearing provided employment for hundreds of workers. When most of the sheep ranches were sold shortly after the turn of the century with the closure of the rail station in 1910, the city entered a period of slow growth as the salt and mineral content of the local water resources did not effectively support agriculture and the area was subject to periods of drought. When state water projects transported water supply for irrigation to the region, establishing a dependable water supply, agricultural production took hold in the region and eventually the city earned the name “Cantaloupe Center of the World.” The area was incorporated as a city in 1942.

The Stamoules family, Greek immigrants, originated cantaloupe farming production in the City of Mendota in the 1920s, joined by the Pappas family, fellow Greek immigrants, in 1933. The endeavors were successful, and the businesses expanded during the 1940s and 1950s, with agricultural production, packing, and shipping materials plants opening in the city, stimulating subsequent residential and commercial development to support the agricultural industry. In 2011, the National Farm Worker Ministry (NFWM) reported in the *Timeline of Agricultural Labor – USA* that housing camps built through the Bracero Program for transient farmworkers throughout the nation in the 1940s were segregated on separate sites, white structures for white transient workers, and unpainted structures for Hispanic and other populations of color transient workers. As a result of legislation in the early 1960s, these facilities have been removed and the City of Mendota now offers over 260 units of quality farmworker housing adjacent to educational facilities, commercial businesses, and services in the western side of the city.

As reported in the *New York Times* in 2012 in an article entitled “As Grocery Dies Off, Down-and-Out Town Lives On, if Barely,” cantaloupe farming remains a stronghold in the city, while many other crops have been affected in the vicinity of the city due to salt buildup in the soil and drought conditions that face much of the San Joaquin Valley, as well dependence on federal irrigation supplies, which have been impacted as a result of wildlife conservation efforts. However, the construction of the Federal Correctional Institution prison facility outside the city boundaries in 2012 generated a need for employees, residential stock, commercial uses, public facilities, and services, which the city is responding to with planned development and the adoption of the River Ranch Specific Plan for future mixed-use growth and contributed to ongoing revitalization efforts within the downtown core.

Public Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. The City budgets for public improvements on an annual basis based on goals set by the City’s elected officials, recommendations of staff, and known deficiencies within the existing systems. These funds are allocated to improve roadways and other transportation infrastructure and implement improvements in association with the Economic Incentive Zone Overlay District (EIZ).

- **6th Street Reconstruction Project.** The City recently completed reconstruction of 6th Street, adjacent to the main 7th Street downtown corridor within the EIZ, from SR 180 to SR 33, consistent with the City’s downtown beautification goals to facilitate residents’ access to commercial businesses and services and strengthen the identity of the downtown core.
- **Oller Storm Drain Confluence Project.** To decrease flooding that impacts the commercial core and industrial areas, the City will construct an underground storm drain confluence on streets parallel to the downtown 7th Street corridor, potentially including a lift station and ponding basin.
- **Water System Improvements.** To accommodate existing and future development, and improve water quality for residents, the city will complete the Mowry Bridge Transfer Station and Backwash projects.
- **Circulation System Infrastructure Improvements.** The City will rehabilitate and improve roadways within the EIZ, including alley paving, 5th and Quince Street rehabilitation, and the Derrick and Oller Street roundabout to enhance resident access to businesses and services in the downtown core and stimulate commercial and mixed-use residential development in the vicinity.
- **Amador and Smoot Avenue Extension.** The City will complete the connection of Amador Drive to Smoot Street to improve access to Derrick Avenue, businesses and services, and employment opportunities in the southwest corner of the city in the vicinity of the U.S. Department of Agriculture Farmworker Housing.
- **Citywide Circulation Improvements.** To improve pedestrian, bicycle and vehicular mobility and safety, the City will complete railroad corridor crossing improvements and extend access at Cervantez Street.
- **Safe Routes to Schools Master Plan.** To improve community safety and access to educational resources, the City will implement the sidewalk and crossing improvements around the Mendota Junior High School, as identified in the Safe Routes to Schools Master Plan.

Although the City of Mendota has limited resources, in response to historical disinvestment downtown, the City is investing funds in continued downtown revitalization. The annual budget and City goals provide funding for new facilities to handle expanding growth throughout the city, as well as targeting the central older core of the city, with roadway improvements and general maintenance and water and sewer infrastructure rehabilitation throughout the city.

Local Knowledge

The City Council recently established the EIZ along the main business corridors of Mendota. Two state highways (SR 180 and SR 33) are included in the district, as well as the main downtown district along 7th Street. The EIZ provides incentives to businesses in the city’s main business corridors looking to establish or expand, including flexible development standards, expedited permit processing, and reduction of fees.

Downtown beautification has been a focus of local resources through partnerships with the business community to improve the aesthetic profile of downtown corridors. Plans to modernize and re-invent the central commercial sector of Mendota, including the addition of a park or other centralized public amenities, has fostered an increased level of community engagement with local interest groups, civic leaders, and business owners. The River Ranch Specific Plan, adopted in response to the construction of the Federal Correctional Institution prison facility in 2012, establishes several districts for a range of future residential uses to accommodate mixed-income neighborhoods,

including traditional single-family detached and attached housing within the Residential North District, medium high-density residential within the Boulevard District, which includes the primary east-west corridor within the plan area, anchored by a commercial center with mixed-use residential potential, and mixed-use growth, within the Regional Commercial district, which provides a location for a regional-serving retail and entertainment-oriented center, incorporating the opportunity for high-density residential development.

Enforcement and Outreach Capacity

Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. The City of Mendota enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state law, and referral of fair housing complaints to appropriate agencies. The following identifies how the City complies with fair housing laws:

- **Density Bonus Law (Government Code Section 65915).** The City has included Program [17-18](#) to amend the density bonus ordinance to allow up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with State law.
- **No-Net-Loss (Government Code Section 65863).** The City has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation. In total, the City’s surplus unit capacity is 13, composed of 7 lower-income units, 0 moderate-income units, and 6 above moderate-income units.
- **Housing Accountability Act (HAA) (Government Code Section 65589.5).** The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made. Further, the City [will be amending their zoning code to allow](#) emergency shelters by-right, without limitations, in the [M-4C-3](#) zoning district [as identified in Program 178](#).
- **Senate Bill 35 (Government Code Section 65913.4).** The City will comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by September 2023 (Program [224](#)).
- **Senate Bill 330 (Government Code Section 65589.5).** The City complies with SB 330, relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project. The City has included Program [242](#) to formalize this process by establishing a written procedure to be made available on the City’s website and at public counters.
- **California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act.** The City provides protections to residents through referrals to legal assistance organizations, such as California Rural Legal Assistance, and has included Program [29-30](#) to promote Fair Housing Practices within the City.

- **Review Processes (Government Code Section 65008).** The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to AB 1397.
- **Assembly Bill 686 (Government Code Section 8899.50).** The City has completed this AFH and identified programs to address identified fair housing issues in **Table 11-~~11213~~, Factors Contributing to Fair Housing Issues.**
- **Equal Access (Government Code Section 11135 et seq.).** The City provides translation services for all public meetings and materials and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.

Fair Housing Outreach

Regional outreach efforts for the Multi-Jurisdictional Housing Element included interviewing Fair Housing of Central California (FHCC) for feedback on housing need, fair housing concerns, and opportunities to affirmatively further fair housing throughout the county. FHCC is a non-profit, civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. They accomplish this through advocacy, assistance for victims of discrimination, and enforcement of fair housing laws.

In response to the request for input, FHCC noted that the most common fair housing issues reported throughout Fresno County are discrimination on the bases of disability and race. Further, they expressed concern about the aging multifamily housing stock becoming uninhabitable due to physical conditions. However, given the shortage of affordable housing in the region, FHCC noted that many units that have already physically deteriorated are still occupied, posing a risk to occupants. Discrimination by landlords or agents as well as deliberate segregation has resulted in fair housing concerns, particularly for protected and special needs populations, such as persons with disabilities and lower-income households.

FHCC emphasized a need for more government involvement in enforcement of fair housing laws. Currently, affordable housing options are often concentrated in specific neighborhoods. When developers are encouraged to continue to build affordable units in these areas as a result of zoning or other government regulations, this results in either intentional or unintentional segregation based on income. When asked about opportunities for local governments to actively improve outreach regarding fair housing and to combat existing issues, FHCC identified several opportunities including local rent controls to manage affordability and reduce displacement risk, code enforcement to ensure a safe and habitable housing stock, funding fair housing groups such as FHCC to enforce fair housing laws, and adjusting regulations or encouraging development of a variety of unit types and sizes throughout the jurisdiction to promote mobility and integration.

In response to the feedback received, the City has included Program [29-30](#) to improve fair housing outreach capacity and multilingual accessibility to all public resources, information, and meetings, including fair housing resources. This program also includes steps to establish a procedure to connect residents with fair housing organizations, make information readily available and accessible on the City's website and in public buildings, and conduct biannual trainings for landlords on fair housing laws, rights, and responsibilities.

Discrimination Cases

In its 2020 Annual Report, the California Civil Rights Department (previously Department of Fair Employment and Housing) reported that it received nine housing complaints from residents of Fresno County, approximately 1.0 percent of the total number of housing cases in the state that year (880). As part of the Fair Housing Assistance Program (FHAP), the Civil Rights Department also dual-files fair housing cases with HUD’s Region IX Office of Fair Housing and Equal Opportunity (FHEO), reporting them by the origin of the issue.

HUD FHEO reported that there were no cases filed, or inquires made, by residents of the City of Mendota between January 2013 and April 2021. However, a lack of formal cases does not necessarily mean that there is no discrimination in Mendota. In some cases, residents may be hesitant to report discrimination, such as in the case of undocumented residents that fear retaliation or may not be aware of fair housing legal assistance available to them.

Program [29-30](#) (Housing Discrimination Monitoring and Referral) supports Fair Housing practices within the City through providing both fair housing providers and fair housing information.

Sites Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity.

[Table 11-11](#) **RHNA Capacity by Census Tract in Mendota**, presents the Regional Housing Needs Allocation (RHNA) capacity by census tracts in the city, and the existing conditions of each tract as they relate to indicators of fair housing. **Figure 11-21 Census Tracts In Mendota**, shows the location of each census tract within the city. Census tract 83.02 includes land within the city to the west of SR 33 as well as land within the adjacent unincorporated county. Tract 83.01 includes land within the city east of SR 33, and within adjacent unincorporated county, on which four sites have been identified with unit capacity, and which have been pre-zoned to expedite annexation. As shown, the sites within census tract 83.01 have capacity for either lower- or above moderate-income units, with one site for mixed lower- and above moderate-income unit capacity; while tract 83.02 identifies above moderate-income unit capacity on one site, and a mix of moderate- and above moderate-income unit capacity on the second site in this tract.

APPENDIX 1I: CITY OF MENDOTA

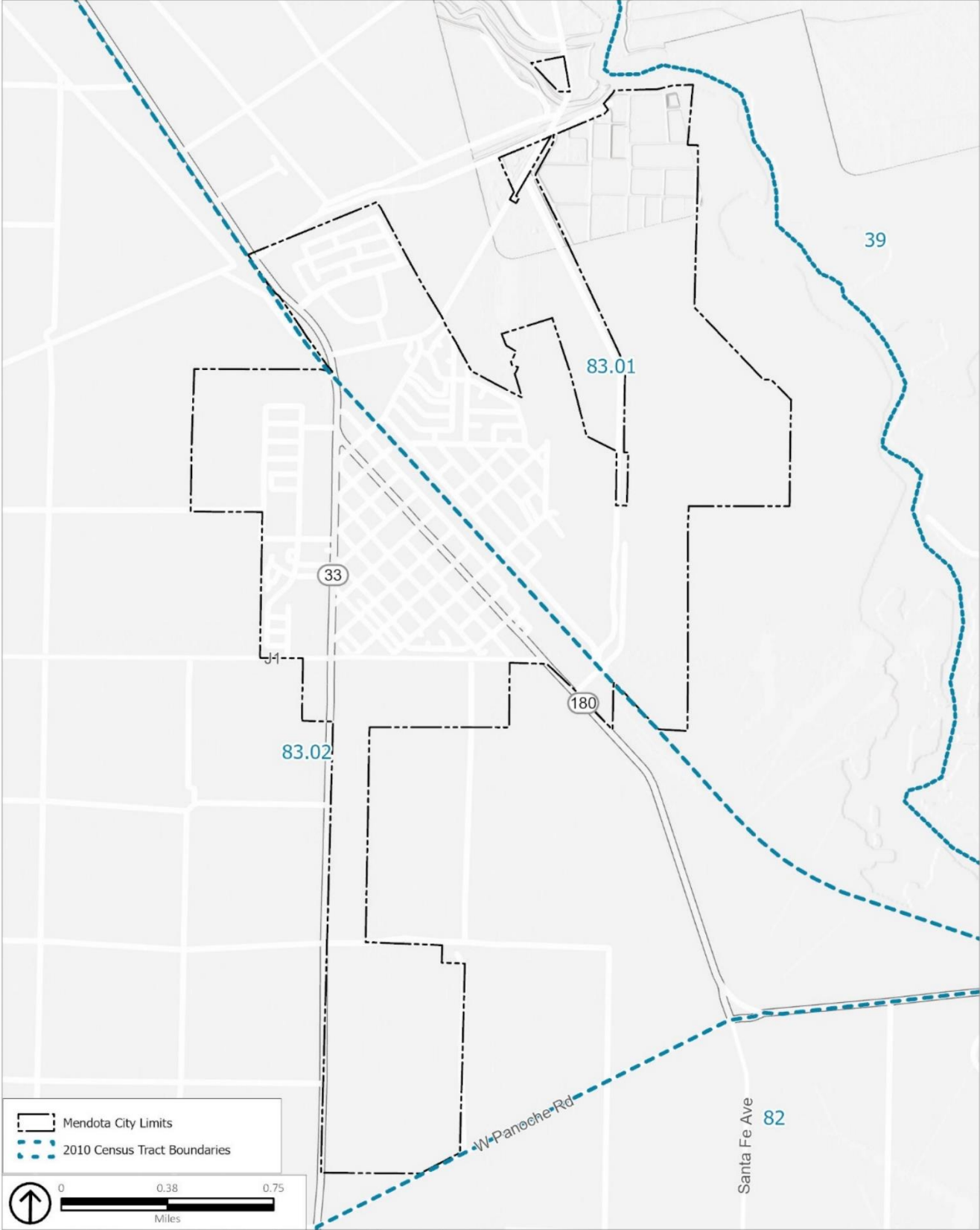
This page left intentionally blank.

Table 11-11 ~~Table 11-10~~ ~~12~~ RHNA Capacity by Census Tract in Mendota

Census Tract	Existing Households	RHNA Capacity			AFFH Indicators													
		Low	Mod.	Above Mod.	Integration and Segregation							Access to Opportunity			Displacement Risk			
					Median Income	Poverty Rate	Low-Moderate-Income Population	to Non-White Population	Disability Rate	R/ECAP Status	Resource Designation	Jobs Proximity Index	CalEnviro Screen Percentile	Over-crowding Rate	Renter Over-payment Rate	Homeowner Over-payment Rate	% Renter Households	
83.01	1,354	204	0	191	\$24,263 - \$39,712	45.2%	94.5%	97.1% - 98.7%	5.9%	No	High Segregation and Poverty	0 – 4	81 st	26.5%	63.4%	42.5%	67.3%	
83.02	1,516	0	97	163	\$36,186 - \$37,321	35.6%	81.3%	97.5% - 98.7%	5.6%	Yes	High Segregation and Poverty	0 – 99	84 th	27.7%	39.8%	58.8%	66.8%	

This page left intentionally blank.

Figure 11-21 Census Tracts In Mendota



Source: U.S. Census; City of Mendota, 2023; Placeworks, 2023

As identified in the analysis of Patterns of Integration and Segregation, while both census tracts are identified as areas of High Segregation and Poverty, there is one tract (83.02) west of SR 33 that meets the criteria of being considered a R/ECAP. This area includes commercial uses north of Belmont Avenue along SR 33, numerous multifamily complexes, three affordable farmworker housing complexes, schools, city facilities, and residential subdivisions. In this tract, 35.6 percent of the population is below the poverty threshold, 97.5 to 98.7 percent identify as non-White, and 27.7 percent of households are overcrowded. Further, this area has a high CalEnviroScreen score, ranks as a disadvantaged community, has high renter rates, and 58.8 percent of homeowners are cost burdened. To foster income-integration and mixed-income neighborhoods within the R/ECAP, 39.7 percent of the RHNA unit capacity is identified in this tract, including a mixed-income site with 100.0 percent of moderate-income unit capacity co-located with 36.0 percent of above moderate-income unit capacity in the sphere of influence, which has been pre-zoned, and 9.9 percent of above moderate-income unit capacity on a vacant site within city limits.

Tract 83.01 is designated by TCAC/HCD as an Area of High Segregation and Poverty. In this tract, approximately 94.5 percent of the population are lower- and moderate-income households and the median income ranges from \$24,263 in the northeastern block group to \$39,712 in the central Oller Street neighborhood. Paired with a predominantly non-White population (97.1 to 98.7 percent of the population), 45.2 percent of the population living below the 2020 poverty threshold, a high rate of overcrowding (26.5 percent), low proximity to jobs, a high proportion of renters (67.3 percent), high renter overpayment rates (63.4 percent), and a high CalEnviroScreen score (81st percentile), this tract shows characteristics of vulnerability to displacement and disproportionate housing need for lower-income households. The City has identified 60.3 percent of the RHNA capacity in this tract. To reduce displacement risk for these households and encourage mixed-income communities, the City has identified unit capacity to integrate 100.0 percent of lower-income units to meet the RHNA, and to facilitate housing mobility opportunities. Additionally, 6.1 percent of moderate-income and 54.0 percent of above moderate-income unit capacity is identified in this tract to facilitate mixed-income and more integrated, diverse neighborhoods, combat patterns of concentrated poverty, and foster improved access to resources and opportunities for lower-income households.

The City has included Program 15 (Housing for a Variety of Needs) to support construction of higher-density housing in areas where it will reduce potential for displacement and encourage integration of a variety of unit types to facilitate mixed-income neighborhoods, combat patterns of income segregation, and provide housing mobility opportunities for a range of households. The distribution of sites identified in [Table II-10](#) [Table II-11](#) [Table II-11](#) is based on the availability of sites, annexation schedules, and potential for development during the planning period.

[Figure II-22](#) ~~FIGURE II-20~~ through [Figure II-28](#) ~~FIGURE II-25~~ compare the distribution of projected units by income category of the following indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity areas, median income, predominant population, disability rates, environmental health, overcrowding, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

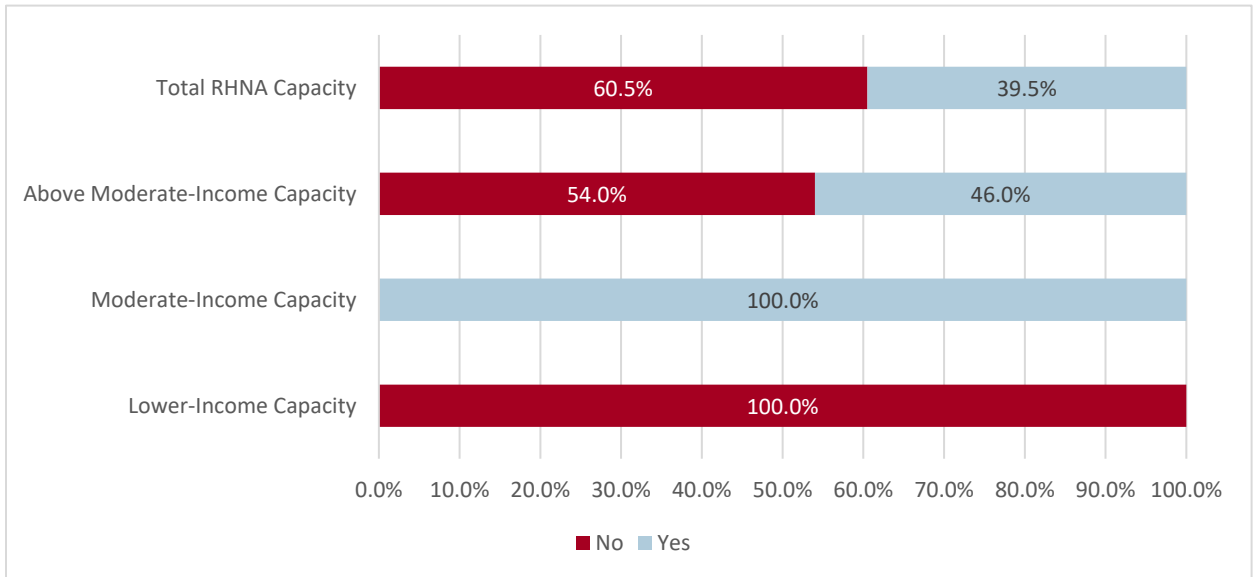
Potential Effect on Patterns of Integration and Segregation

TCAC Resource Category

The entire city and surrounding unincorporated areas were designated in 2021 as TCAC/HCD Areas of High Segregation and Poverty. All of the unit capacity identified to meet the RHNA is in the same opportunity area designation; therefore, no one area of the city is more advantageous in terms of access to resources. However, while the sites are identified in census tracts determined as Areas of High Segregation and Poverty, it is considered in the context of comparison to opportunities and potential outcomes within other jurisdictions within the San Joaquin Valley region, as discussed earlier in the analysis.

The western side of the city is also identified by HUD as a R/ECAP (**Figure 11-22 Percentage of Unit Capacity by HUD R/ECAP**), likely based on income, racial and ethnic characteristics of the population, environmental conditions, and educational outcome, though the designation may not account for proximity to commercial, employment, services, and amenities, which are integrated into the determination of a TCAC/HCD resource designation. It should be noted that the TCAC/HCD resource categories are developed based on comparison of indicators between jurisdictions within the region, many of which are similarly low-income communities with high rates of poverty.

Figure 11-22 Percentage of Unit Capacity by HUD R/ECAP



Sources: City of Mendota 2023; AFFH Data Viewer 1.0; 2016-2020 ACS

In the R/ECAP, opportunity for 39.5 percent of the unit capacity to meet the RHNA has been identified, including 100.0 percent of moderate- and 46.0 percent of above moderate-income unit capacity on vacant parcels, therefore not risking displacement of existing residents. Within this tract, the site with the largest unit capacity (34.1 percent of total RHNA capacity) is outside of the western edge of the city in unincorporated county north of Belmont Avenue and south of Oxnard Street, bound to the west by the future extension of Amador Avenue. This site is adjacent to the affordable Esperanza Commons Apartments and Rio Terrace I and II farmworker housing properties and is identified for mixed-income moderate- and above moderate-income development. The inclusion of all of the moderate- and 36.2 percent of the above moderate-income unit capacity fosters income integration, reducing

potential for further concentration of poverty and segregation of populations of color in the R/ECAP and throughout the city in general, and provides housing mobility opportunities for higher-income households. Additional above moderate-income unit capacity (9.9 percent) within the R/ECAP has been identified on a site at the northwestern edge of the city north of McCabe Avenue and McCabe Elementary School, with access from SR 33, to further foster income integration in this high poverty, lower-income census tract and provide new housing opportunities for above moderate-income households.

The majority (60.5 percent) of RHNA capacity is identified within the east side of the city, which, while designated by TCAC/HCD as an Area of High Segregation and Poverty, is not considered a R/ECAP. All of the lower-income unit capacity has been identified in the eastern tract north of Divisadero Street within the lowest-income neighborhoods in the city. Two sites have been identified with potential for 45.7 percent of total lower-income unit capacity that are east of the city boundaries in the unincorporated area south of Bass Avenue, to the northwest of the William Robert Johnston Municipal Airport. These include a mixed-income site that has been pre-zoned within unincorporated county south of Bass Avenue to the east of I Street to allow both R-1 above moderate-income units and R-3 higher-density unit types (31.7 percent of lower-income unit capacity and 18.7 percent of above moderate-income unit capacity); and a contiguous site to the south with additional unit capacity potential for 14.0 percent of lower-income units. The remainder of lower-income unit capacity (54.3 percent) is identified on adjacent sites along SR 33 south of Lozano Avenue and following the curve south of Perez Street towards the east, all in the vicinity of the affordable Village at Mendota, Casa de Rosa, and La Amistad at Mendota apartment complexes. The lower-income site capacity is projected in areas with an existing need for an increased supply of affordable housing for lower-income and overcrowded households to remain in their neighborhoods and reduce the risk of displacement. Construction of lower-income units in these areas will help to alleviate existing patterns of overpayment and overcrowding and encourage place-based revitalization through development of vacant, often unsightly parcels, providing new, safe housing in areas of more concentrated poverty.

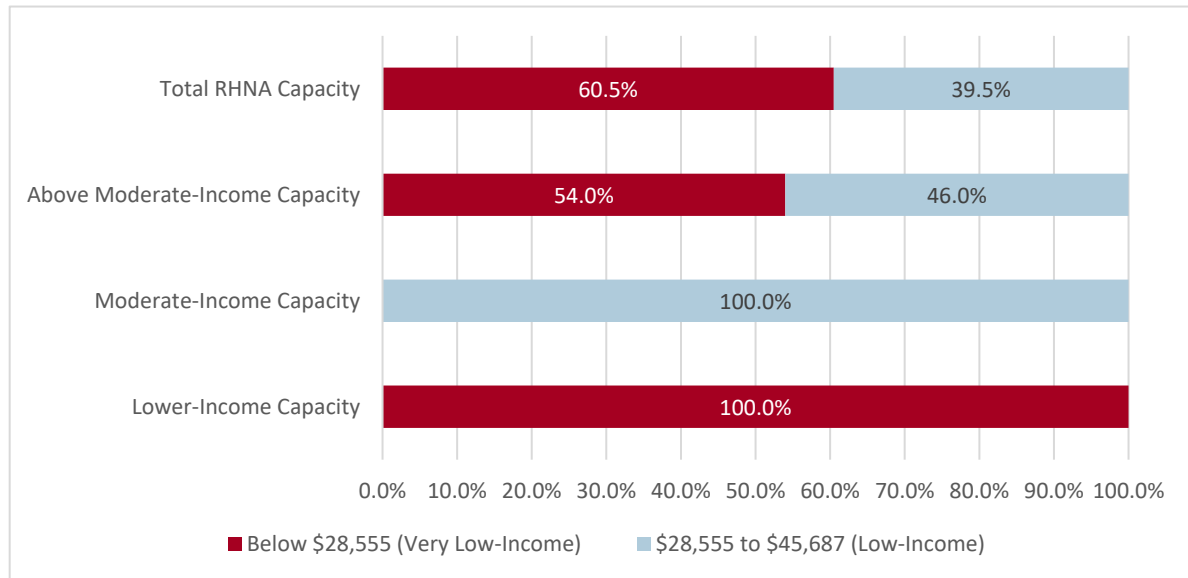
In addition to these lower-income units, the largest concentration of above moderate-income potential (54.0 percent of above moderate-income unit capacity) is identified on two sites in the northeast corner of the city in these low-income and high poverty neighborhoods to affirmatively further fair housing through mixed-income neighborhoods and de-concentration of extremely low-income households. One site is identified south of Bass Avenue to the east of I Street within unincorporated county, as described previously (18.7 percent of above moderate-income unit capacity and 31.7 percent of lower-income unit capacity), the second is north of Bass Street east of the city limits (35.3 percent of above moderate-income unit capacity), also within pre-zoned parcels in the unincorporated county. Both sites have been pre-zoned R-1 to accommodate single-family unit types targeted for market-rate units. Inclusion of above moderate-income RHNA capacity helps to facilitate income integration in the vicinity of neighborhoods where five affordable multifamily housing complexes are located, foster mixed-income housing development, and provide housing mobility opportunities for existing and future residents of the city.

Income

As previously discussed, Mendota is a lower-income community with median incomes varying by neighborhood, based on 2015-2019 ACS data on the AFFH Data Viewer 1.0. Incomes are all below \$45,687, regardless of TCAC/HCD resource designations and HUD R/ECAP status (see **Figure 11-23 Percentage of Unit Capacity by Median Income**). These lower-income neighborhoods feature older, small-lot residential housing, multifamily

properties, including affordable housing complexes and farmworker housing, a small mobile home park, and some newer single-family subdivisions.

Figure 11-23 Percentage of Unit Capacity by Median Income



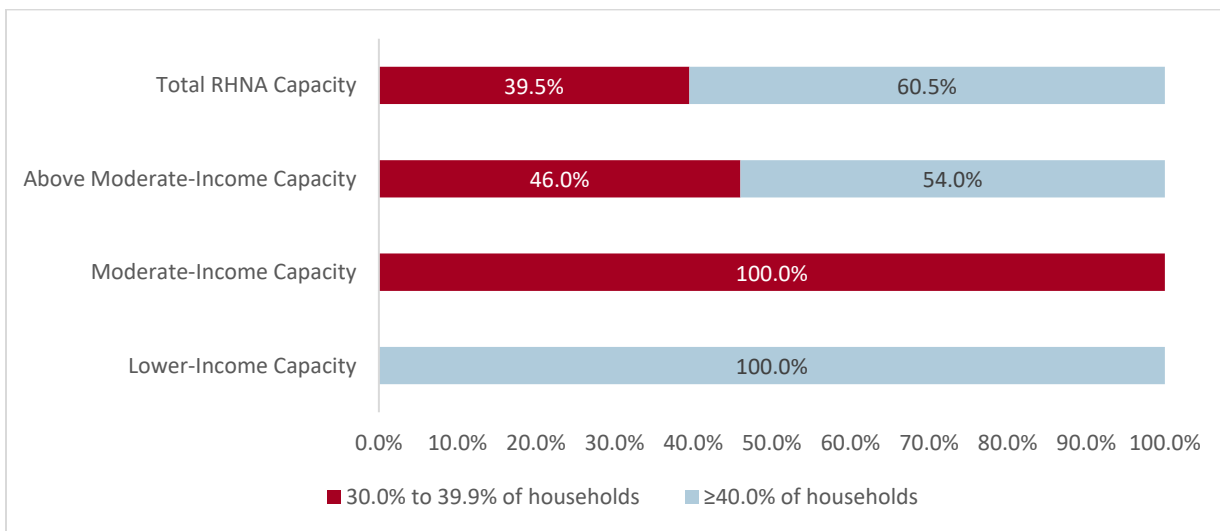
Sources: City of Mendota 2023; 2016-2020 ACS.

As shown in **Figure 11-23 Percentage of Unit Capacity by Median Income**, a larger percentage of the unit capacity to meet the RHNA (60.5 percent) has been identified on sites within or adjacent to the lowest-income areas of Mendota north of Divisadero Street and east of SR 33. Capacity for 100.0 percent of lower-income units is identified on sites corresponding to the very low-income category (based on 2020 HCD income limits for Fresno County), which expands the more affordable housing stock resources and provides mobility opportunities for residents who want to move yet remain within the vicinity of their existing neighborhoods, thereby preventing displacement. Additionally, the pre-zoned lower-income sites within the city’s sphere of influence facilitate de-concentration of lower-income households from the northeastern portions of the city with median incomes at the poverty threshold, generally corresponding to the location of five affordable multifamily complexes, to future areas of the city that either include mixed lower- and above moderate-income housing on the same site, or proximity to potential higher-income neighborhoods, as well as relieving pressure on housing shortages in areas of concentrated need. The inclusion of 54.0 percent of the above moderate-income unit capacity on pre-zoned parcels in the city’s sphere of influence in the lowest-income block groups will help to facilitate mixed-income neighborhoods and encourage future income integration in areas that are currently designated as Areas of High Segregation and Poverty, with a predominance of lower-income households.

Conversely, 46.0 percent of the identified unit capacity is distributed in the tract west of SR 33, which also has a lower median income and is considered a R/ECAP. This includes identification of sites for 100.0 percent of moderate-income unit capacity, and 39.5 percent of above moderate-income unit capacity, fostering additional housing mobility opportunities in high resource areas. Future construction potential of higher-income RHNA units in lower-income neighborhoods not only integrates income mix and facilitates housing mobility for higher-income households, but it also aims to reduce existing income and segregation patterns and potentially dilute the socioeconomic conditions contributing to a R/ECAP status.

As presented in **Figure 11-24 Percentage Unit Capacity By Poverty Rate**, approximately 39.5 percent of unit capacity to meet the RHNA is identified west of SR 33 corresponding to the R/ECAP designation with poverty rates between 30.0 and 39.9 percent. Further, 60.5 percent of the unit capacity is identified east and northeast of the core downtown area where more than 40.0 percent of the population have incomes below the poverty threshold. All lower-income unit capacity to meet the RHNA is identified on sites in the northern and northeastern neighborhoods to encourage the development of housing mobility opportunities for lower-income households while increasing housing stock where it is most needed. The identification of 44.6 percent of lower-income unit capacity within the eastern sphere of influence, adjacent to the older residential neighborhoods with the lowest incomes in the city and the highest poverty rate (45.1 percent), is aimed at reducing the concentration of households in poverty. The remainder of the lower-income site capacity is projected in areas to the west and south of Village of Mendota Apartments with an existing need for an increased supply of affordable housing for lower-income and overcrowded households to remain in their neighborhoods and reduce risk of displacement. Construction of these lower-income units in these areas will help to alleviate existing patterns of overpayment and overcrowding and encourage place-based revitalization through development of vacant parcels, providing new, safe housing in areas of more concentrated poverty.

Figure 11-24 Percentage Unit Capacity By Poverty Rate



Sources: City of Mendota 2023; 2016-2020 ACS.

In addition to these lower-income units, 54.0 percent of above moderate-income units are projected in these high poverty neighborhoods to affirmatively further fair housing through mixed lower- and above moderate-income developments and integration of higher-income households in identified pre-zoned sites in the eastern sphere of influence adjacent to neighborhoods with high proportions of extremely low-income households to help de-concentrate the rate of households in poverty in the eastern side of the city. In addition, the City has included Program 13 (Encourage and Facilitate Accessory Dwelling Units) to actively promote construction of accessory dwelling units (ADUs) and monitor affordability of new ADUs to lower- and moderate-income households.

The combination of this program and facilitating the development of additional high-density housing and integrating moderate- and higher-income residential development into a community that has become generally lower-income and highly segregated will help ameliorate patterns of segregation and poverty. The development of these sites with

a mix of housing units will make Mendota more accessible to households with a wider range of incomes, while simultaneously increasing housing mobility opportunities and de-concentrating areas of poverty and low-income households.

Race and Ethnicity

As discussed previously, Mendota is among the jurisdictions in Fresno County that have the highest proportion of Hispanic residents, comprising 96.0 percent of the population.

As shown in **Figure 11-5 Local Racial Demographics**, the distribution of populations of color range between 97.1 and 97.5 percent in the central commercial areas on both sides of SR 33, between 98.4 and 98.7 percent in the two northeast neighborhoods, and 98.5 to 98.7 percent in the western neighborhoods, generally coinciding with the R/ECAP, lower-income older neighborhoods, affordable housing stock, and other Area of High Segregation and Poverty indicators.

The rate of communities of color population is above 98.0 percent in the areas where sites have been identified; therefore, all of the unit capacity is identified on sites within areas that have non-White populations, either 98.4 percent on the east side or 98.5 percent on the west side. Additional moderate- and above moderate-income units will facilitate income integration and housing mobility opportunities through a more varied range of housing types and encourage integration of more diverse socioeconomic populations, which in turn fosters the potential for more positive resource designations. The mixed-income lower- and above moderate-income site offers an opportunity for lower-income, non-White households that may have been priced out and excluded from housing mobility opportunities to access resources in higher-income neighborhoods while facilitating income integration and reducing concentrations of non-White populations in other areas of the city. Additionally, lower-income sites are located within the tracts with higher concentrations of non-White households to increase housing resources for residents who may otherwise be priced out and are vulnerable to displacement in their own neighborhoods.

Disability

Approximately 5.3 percent of Mendota's population lives with one or more types of disability, as shown previously by **Figure 11-8 Percentage Of The Population With A Disability In Mendota**. As discussed previously, the rate of persons with disabilities is comparable throughout the city and may reflect the city's relatively low population of older residents, who typically experience disabilities at higher rates. As stakeholders identified, high housing costs and a shortage of permanently supportive housing in the county has generally increased displacement risk for residents with disabilities and presents a barrier to this population. While the east side of the city has a lower proportion of seniors than the west side, 71.9 percent of seniors in the east side experience a disability, compared to 35.7 percent on the west side, likely attributed in part to the proximity of affordable multifamily housing to medical facilities in the city.

All sites included in the inventory to meet the RHNA are in areas in which fewer than 10.0 percent of residents have a disability. Approximately 46.0 percent of the above moderate-income unit capacity and 100.0 percent of moderate-income capacity is identified in the western tract, for a total of 39.7 percent of the total unit capacity. Locating units affordable to moderate- and above moderate-income residents provides housing mobility and additional housing supply opportunities for persons with disabilities at higher income levels, with access to commercial resources in the downtown and SR 33.

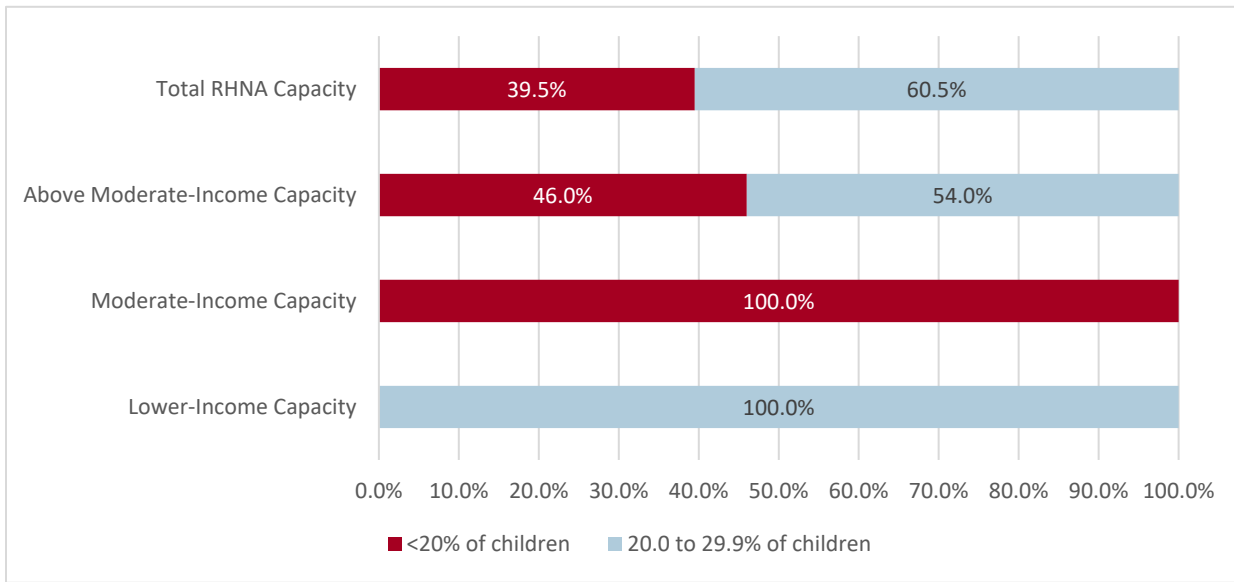
The identification of 65.0 percent of the unit capacity (100.0 percent of lower-income and 54.0 percent of above moderate-income unit capacity) in the northeast portion of the city, with access to the downtown commercial area, the United Health Center off of Barboza Street, and adjacent medical facilities on Bass Avenue will help to improve access for and accommodate the needs of persons living with disabilities, who benefit from close access to services and amenities as well as proximity to bus stops at the junction of SR 33 and Oller Street, and Oller Street and 6th Street.

Familial Status

As previously discussed, 23.7 percent of Mendota households are family households headed by single adults. Single females with children comprise 20.6 percent of total families; of those, 49.3 percent have a third generation of children in the household. The proportion of single, female-headed households with children in poverty is 65.6 percent of this familial population (13.2 percent of total households), which may increase challenges in finding suitable, affordable housing (**Figure 1I-7 Single-Parent, Female-Headed Households With Children In Mendota**). The spatial distribution of single-parent, female-headed households with children as a percentage of total households east of SR 33 (22.8 percent) correlates with median incomes, 45.2 percent of households living in poverty, the availability of older, affordable housing stock and the presence of the majority of affordable housing complexes, access to school and medical facilities, transit stops along Oller Street, and proximity to the commercial core of the city. When overlaid with the rate of children under age 18 living in poverty (61.9 percent) in the eastern area of the city, this suggests that a concentration of single-parent households in poverty may reside in these neighborhoods.

Although affordable farmworker housing resources are also in the southern portion of the tract, a slightly lower proportion (18.6 percent) of children reside in single female-headed households in the western R/ECAP tract. As presented in **Figure 1I-25 Percentage of Unit Capacity by Percentage of Children in Female-Headed Households**, 100.0 percent of lower-income unit capacity is in areas with the highest rate of children in female-headed households. Housing unit potential on these sites increases the opportunities for female-headed households currently experiencing overpayment and/or overcrowding to acquire affordable and adequately sized housing with access to the commercial area's businesses and services, educational and medical facilities, and transit stops.

Figure 11-25 Percentage of Unit Capacity by Percentage of Children in Female-Headed Households



Sources: 2016-2020 ACS; City of Mendota, 2023.

Additionally, 54.0 percent of above moderate-income unit capacity in the areas with higher representations of children in female-headed households will increase housing mobility opportunities for moderate-income single, female-headed households, as well as all other household types, to find appropriate units within Mendota, while contributing toward de-concentration of high rates of poverty, inclusive of female-headed households with children with incomes below the poverty level. The distribution of 100.0 percent of moderate-income units co-sited with 36.2 percent of above moderate-income unit pre-zoned unit capacity in the western sphere of influence, with an additional above moderate-income site (9.8 percent of above moderate-income unit capacity) north of McCabe Avenue increases housing mobility opportunities for moderate- and above moderate-income single, female-headed households, as well as all other household types to have access to new housing opportunities.

Potential Effect on Access to Opportunity

Job and Transit Proximity

Mendota residents are primarily served by the FCRTA providing weekday, fixed-route service between Mendota, Firebaugh, Kerman, and Fresno on the Westside Line (see Figure 3-24, in Section 3: Regional Assessment of Fair Housing). Service is provided on ADA wheelchair-accessible buses. Additionally, Firebaugh-Mendota Transit provides intercity service between Firebaugh and Mendota on weekdays. The FCRTA Westside Line provides access to employment opportunities in other cities and connections to regional transit services in Fresno, which in turn provide connections within the metropolitan Fresno area and between Stockton, Bakersfield, and other regional hubs. However, some neighborhoods on the west side of SR 33 and north of Bass Avenue may remain less accessible by transit, as all of the transit stops are established along Oller Street within the east side of the city.

The prevalence of residential uses with access to Fresno’s job market and surrounding communities, particularly agricultural-based employment, as well as a large proportion of persons commuting outside of the city for employment is reflected in the index scores below the 4th percentile in the majority of the city, with higher ranking

scores only in portions of the city south of West Belmont Avenue, although there is no residential development in that area with the exception of a few scattered homes, and no unit potential identified. Therefore, there is no difference in the siting of potential residential unit capacity between the eastern and western sides of the city in terms of transit mobility. As the city is predominantly residential, siting of unit capacity at all income levels may help support the recent growth in employment opportunities within the city, as well as employment opportunities outside of the city, particularly for lower-income and farmworker populations.

The lower scores in the city may partially be attributed to the difference in the type of employment the residents are engaged in, compared to the types of employment available within the city, as approximately 59.3 percent of the population is employed in agriculture, forestry, fishing, and hunting occupations available within the vast acreage of farmland surrounding Mendota. When considering where to locate future housing for all income levels, and particularly lower-income units, sites with access to Oller Street for bus stops, connectivity to SR 33, and access to the east towards Fresno offers the most convenient access to jobs, as well as availability of transit to access services and resources in other communities and to other parts in the region. Additionally, the moderate- and above moderate-income unit potential provides housing mobility opportunities for higher-income persons currently residing outside of the city who commute into Mendota a source of new, quality housing.

Environmental Health

As previously discussed, census tracts in Mendota demonstrate adverse environmental conditions, with census tracts in and around Mendota scoring between the 86th and 92nd percentiles (**Figure 11-14 CalEnviroScreen Scores**). Residents in different parts of the jurisdiction see similar scores, indicating that residents across the city do not have substantially different access to environmental outcomes. Further, the entire city is considered a SB 535-qualifying disadvantaged community. However, commercial agriculture and natural resource extraction close to Mendota may contribute to these adverse environmental conditions. Additionally, population characteristics in Mendota strongly contribute to the overall CalEnviroScreen score. On the R/ECAP west side, while pesticides and lead from housing and drinking water indicators exceed the 75th percentile, the overall pollution burden score is moderate in the mid-50th percentile range; however, population characteristics generally range between the 78th to 100th percentile for socioeconomic factors, and sensitive population indicators also are all in the 58th to 88th percentile. Similar rankings are found on the east side of the city, with population characteristics above the 90th percentile strongly contributing to the overall score above the SB 535 disadvantaged community threshold. While exposure to pesticides and ozone due to proximity to the airport result in high pollution scores, population characteristics generally range between the 89th and 99th percentile for socioeconomic factors, and sensitive population indicators range from 40th for low birth rate to the 90th percentile for asthma.

All of the sites inventory capacity has been identified in neighborhoods scoring above the 75th percentile. The four sites identified in the unincorporated area around the edges of the city, comprising 77.4 percent of total unit capacity, are adjacent to agricultural uses, which suggests these factors will require design features to reduce exposure to pesticide pollution and groundwater contamination. Development potential throughout the community is envisioned to improve environmental conditions through incorporation of outdoor spaces, transitional buffers and screening between residential and nonresidential uses, and promotion of pedestrian and bicycle facilities, thus promoting environmental sustainability.

Investment in the northern central areas on both sides of SR 33 through development of vacant sites will increase the supply of housing for all income levels in areas susceptible to displacement due to lower incomes and housing costs. The inclusion of the mixed moderate- and above moderate-income site on the west side of the city will encourage income integration in the R/ECAP, while lower and above moderate-income unit capacity identified in the eastern sections of the city provide housing mobility opportunities, including siting lower-income unit capacity adjacent to above moderate-income unit capacity for increased income integration potential, and facilitate housing mobility opportunities in areas of the city with slightly more positive environmental health scores.

Potential Effect on Displacement Risk

Overcrowding

The overcrowding rate in Mendota is 27.3 percent. Overcrowding is higher among renters, with almost one-half of overcrowded renter households being severely overcrowded. As shown previously in **Figure 11-16 Overcrowding In Mendota**, the rate of overcrowded households on both sides of the city is comparable, although the rate of severely overcrowded households is higher in the east side of the city, which has lower incomes and higher rates of poverty than the western side of the city. The higher concentration of overcrowding in the eastern portion of the city may be partially attributed to a greater proportion of affordable and market-rate multifamily rental properties, which tend to have less bedrooms than single-family units, and it is also likely that a greater proportion of rental units on the west side are single-family detached units, which may better accommodate larger households.

The largest proportion of the unit capacity to meet the RHNA, 60.3 percent, is identified in the east side of the city, where overcrowding rates are 26.5 percent and potentially over 13.0 percent of renter households are severely overcrowded. This unit capacity includes 100.0 percent of lower-income unit capacity, which will help to alleviate overcrowding by increasing the affordable rental housing supply in a range of sizes. In addition to these lower-income units, 54.0 percent of above moderate-income units are projected to affirmatively further fair housing on two sites which will accommodate a mixed lower- and above moderate-income development, and market-rate above moderate-income unit capacity. The identified unit potential in the east side infuses higher-income households adjacent to neighborhoods with high proportions of renter households experiencing overcrowding, as well as providing housing mobility opportunities for above moderate-income overcrowded homeowner households at a range of sizes.

All of the moderate- (100.0 percent) and the remainder of the above moderate-income (39.7 percent) unit capacity identified within the west side of the city will facilitate housing mobility opportunities for overcrowded homeowner households, and ease pressure on the limited market of housing stock, thus potentially reducing displacement risk and overcrowding for these households.

Overpayment

In Mendota, 46.5 percent of all households experience some level of overpayment (see [Table 11-7 Cost Burden in Mendota, 2010-2018](#)), and almost three-quarters of cost-burdened households are renters.

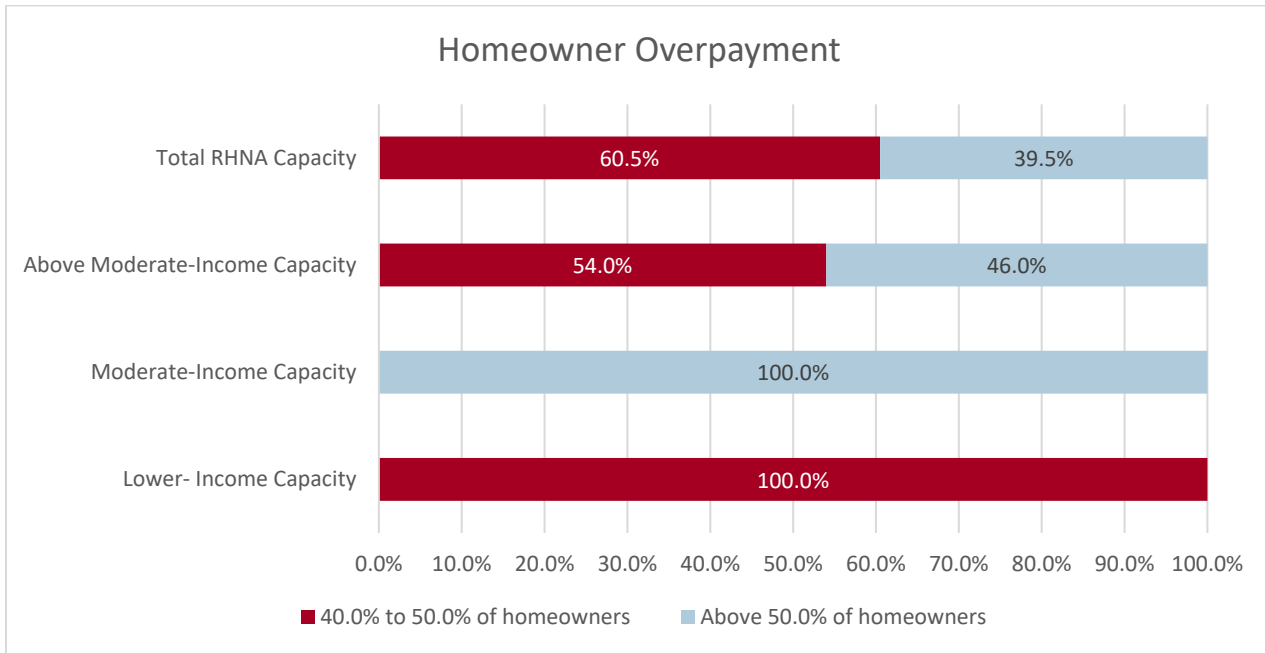
Geographically, renter overpayment is largely concentrated in the eastern portion of the city, which includes five of the eight affordable multifamily housing developments in the city, while a higher proportion of homeowners are cost burdened on the west side of the city, possibly as there is limited residential stock in the Oller Street

neighborhood, and single-family housing stock in the northwestern side of the city is newer market-rate housing, which tends to have higher home costs. Lower- and moderate-income households, particularly special-needs populations, including female-headed households, large families, persons with disabilities, farmworkers, and seniors may be particularly at risk of displacement when housing opportunities at affordable costs, sizes, or access to resources are not available.

Although the west side has a slightly higher median income than the east side, rates of poverty are higher than in the neighborhoods east of the Union Pacific Railroad, likely associated with the United States Department of Agriculture (USDA) farmworker housing. Analysis in the farmworker section suggests that a significant portion of the residents in Mendota may be farmworkers, and that the characteristics of farmworkers have changed over the past few decades from individuals migrating from location to location to families with the desire to own their own home, resulting in a special-needs group of potential homeowners, generally with lower incomes.

As shown in **Figure 11- 26 Percentage of Unit Capacity by Rate of Homeowner Overpayment**, to help meet this need, 39.5 percent of the unit capacity, consisting of 100.0 percent of moderate- and 46.0 percent of above moderate-income unit capacity is identified in neighborhoods on the west side of the city with higher rates of homeowner cost burden and therefore increasing the available housing stock, particularly for the “missing middle” income residents. The mixed moderate- and above moderate-income housing unit capacity is identified on a site outside the southwest of the city on a pre-zoned site to help de-concentrate rates of overpayment in this neighborhood while providing housing mobility opportunities for moderate-income households experiencing overpayment and risk of displacement. An additional 54.0 percent of above moderate-income unit capacity is identified on pre-zoned sites within the sphere of influence in the east side of the city, where the homeowner overpayment rate is 42.5 percent. This unit potential will help de-concentrate rates of overpayment in the western neighborhoods and provides an income integration opportunity with a mixed lower- and above moderate-income (18.6 percent of above moderate-income unit capacity) development. Above moderate-income unit homeowner capacity throughout the city facilitates more income-integrated neighborhoods, and provides additional housing stock for above moderate-income households, which may alleviate some homeowner overpayment among higher-income households.

Figure 11- 26 Percentage of Unit Capacity by Rate of Homeowner Overpayment

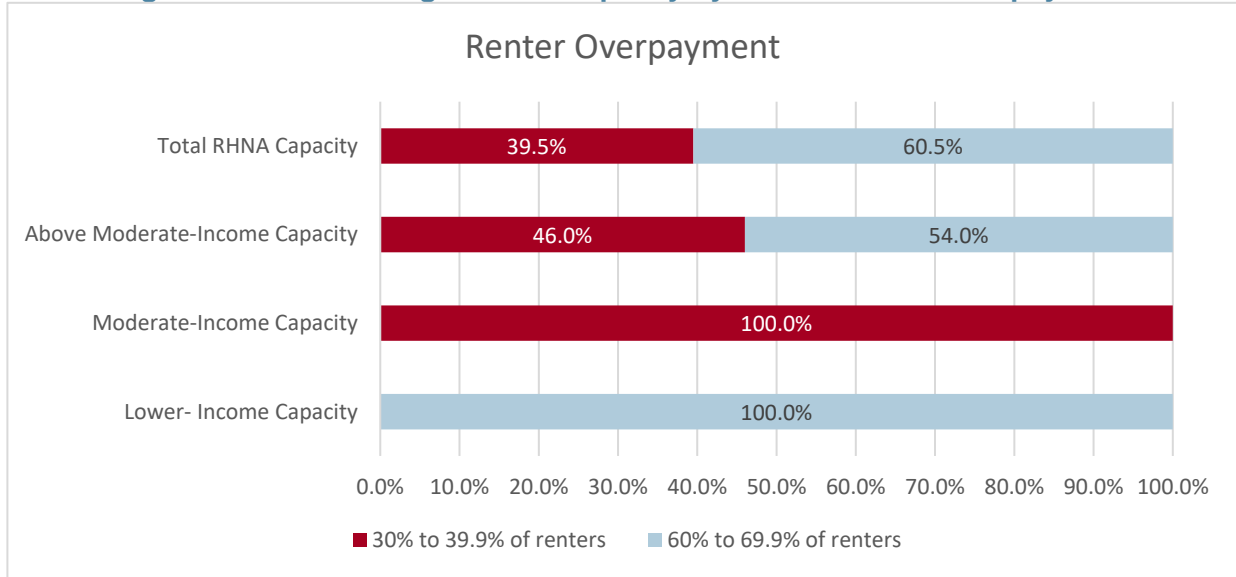


Sources: 2016-2020 ACS; City of Mendota, 2023.

All of the lower-income unit capacity (31.1 percent of total unit capacity) and 54.0 percent of above moderate-income unit capacity (29.2 percent of total unit capacity) is identified east of the Union Pacific Railroad, which sees the higher rate of renter overpayment. An average of 45.2 percent of households in this area fall below the poverty line, indicating that with a 67.3 percent renter rate, the affordable housing projects may be insufficient to meet the needs of the community, or conversely, that a concentration of poverty exists in the northeastern portion of the city in response to the availability of affordable housing stock. Renters that are not able to secure a spot in these complexes may be at risk of displacement due to market-rate housing costs.

Figure 11- 27 Percentage of Unit Capacity by Rate of Renter Overpayment, shows that 60.5 percent of unit capacity has been identified in the east side of the city where renters comprise 67.3 percent of households, of whom, 63.4 percent are cost burdened, as compared to a similar proportion of renters (66.8 percent) on the west side, although a significantly lower proportion of renters (39.8 percent) are cost burdened. It is likely that the rate of renter overpayment within the two neighborhoods north of Divisadero Avenue may differ from the central core neighborhood south of Divisadero Street based on income (between \$24,263 and \$27,596 north of Divisadero Street compared to \$39,712 south); proportion of renter-occupied housing units (82.4 percent north of 2nd Street, 45.2 percent between 2nd Street and Divisadero Street, and 56.1 percent south of Divisadero Street), availability of affordable deed-restricted multifamily housing stock, and other indicators.

Figure 1I- 27 Percentage of Unit Capacity by Rate of Renter Overpayment



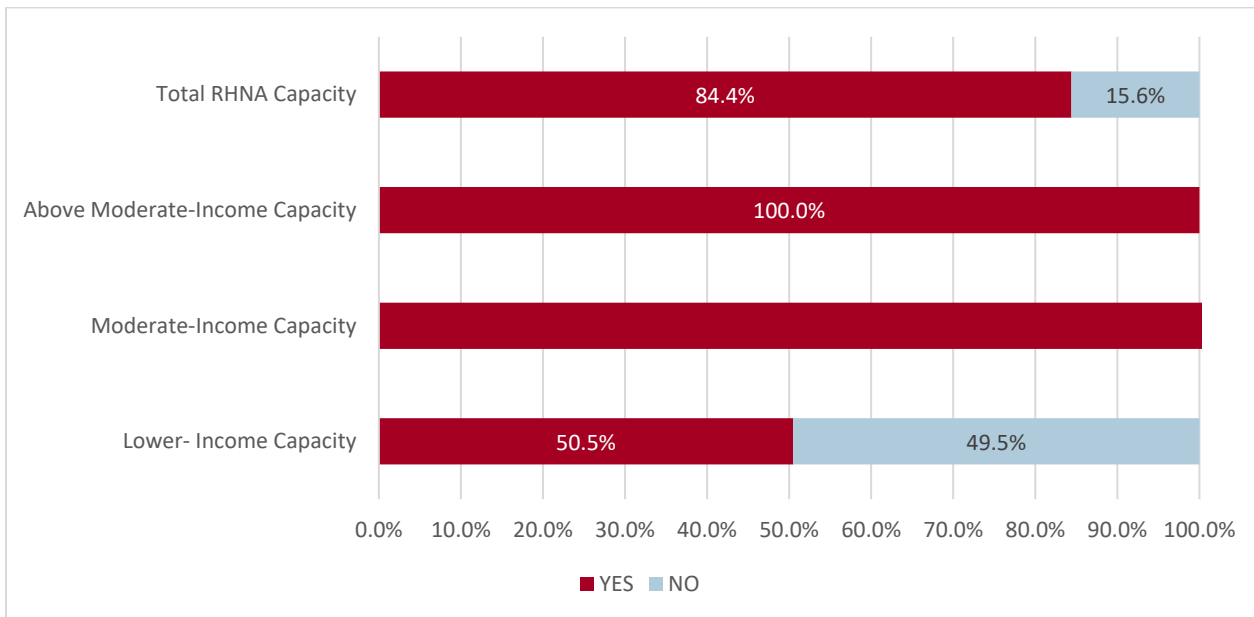
Sources: 2016-2020 ACS; City of Mendota, 2023.

The inclusion of additional affordable housing stock in this area will provide housing mobility opportunities for lower-income households where it is most needed and contribute towards the reduction of lower-income and special-needs renter households at risk of displacement within both the east and west sides of the city. The 54.0 percent of above moderate-income unit capacity will provide opportunities for income-integrated neighborhoods in portions of the city with the lowest incomes, helping to de-concentrate the predominance of cost-burdened renters in the northeastern neighborhoods, and provide housing mobility opportunities for above moderate-income households.

Disaster-Driven Hazard Risk

As shown in **Figure 1I- 28 Percentage of Unit Capacity Within 100-Year Flood Zone**, 84.4 percent of the total unit capacity is in areas identified by FEMA as subject to flooding during a 100-year flood event, including 100.0 percent of moderate- and 100.0 percent of above moderate-income unit capacity, as well as 50.5 percent of lower-income unit capacity identified in the sphere of influence. While the mixed moderate- and above moderate-income site in the southwestern corner of the city is included in the 100-year flood potential risk area, it is only Belmont Avenue itself which is identified on the FEMA maps as at risk of flooding, and not the entire site. Therefore, it can be concluded that all of the moderate-income unit capacity and 35.7 percent of above moderate-income unit capacity is not at risk of flood damage, in addition to 49.5 percent of lower-income unit capacity east of SR 33 and north of Bass Avenue. Improvements to the existing stormwater system to minimize downflow in the city and to minimize local street flooding in the potentially impacted sites will be required as a condition of annexation and project approval.

Figure 11- 28 Percentage of Unit Capacity Within 100-Year Flood Zone



Sources: 2016-2020 ACS; City of Mendota, 2023

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues, as shown in [Table 11-12 Factors Contributing to Fair Housing Issues](#). While there are several strategies identified to address the fair housing issues, the most pressing issues are the barriers to strong educational, economic, and environmental conditions and opportunities that may create discrepancies between households. The combination of these factors presents challenges to housing and economic mobility in the short and near term for many households, particularly lower-income households. Prioritized contributing factors are **bolded** in [Table 11-11](#) [Table 11-12 12](#) and associated actions to meaningfully affirmatively further fair housing related to these factors are *bold and italicized*. Additional programs to affirmatively further fair housing are included in **Section 11-1, Action Plan**.

[Table 11-12](#) [Table 11-11 13](#) **Factors Contributing to Fair Housing Issues**

AFH Identified Fair Housing Issue	Contributing Factor	Meaningful Actions
Disparities in access to economic and educational opportunities	Low jobs-housing ratio, indicating insufficient job availability	<i>Promote access to educational opportunities (Programs 3, 11, 12, 13, 30 and 29-301)</i>
	Wide variation in jobs proximity index scores	<i>promote access to educational opportunities</i>
	High proportion of residents commuting 50 or more miles to work	<i>Promote access to economic opportunities within the community;</i>
	Low housing vacancy rates	<i>while (Programs 2324, 2425, 2627, and 28-29) promote access to economic</i>
	Limited transit connectivity	

AFH Identified Fair Housing Issue	Contributing Factor	Meaningful Actions
	Low-scoring school performance	opportunities within the community.
Displacement risk for lower- and moderate-income households	Low housing vacancy rates limiting housing mobility opportunities High rate of substandard conditions for homeowners Cost of repairs or rehabilitation of housing units	Promote the preservation of affordable housing (Programs 9, 10, 11, 12, 13, 14, 15, 1819, 1920, 2324, 2425, 2526, 2627, 2728, 2930, and 30-31) are aimed at reducing displacement risk in the community.
Displacement risk due to overcrowding	Shortage of appropriately sized and priced housing Housing costs	Reduce the risk of displacement and support the development of more housing (Programs 9, 10, 11, 12, 13, 14, 15, 1819, 1920, 2324, 2425, 2526, 2627, 2728, 2930, and 30-31 are aimed at reducing displacement risk in the community.)

SECTION 11-4: 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:** 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 accommodate 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 planned developments in the Central Business and Shopping District (C-3). Residential development in the C-3 zone district may build out to a maximum density of 25.0 du/ac. 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 11-12](#) [Table 11-13](#) [13](#) lists and describes the residential development standards required in Mendota. These development standards are typical and consistent with standards established in similar communities in the region. The density standard in the R-3 zones of 1,500 square foot per 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 square-foot 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 11-13](#) [Table 11-12](#) [14](#) 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-1-A	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-3-A	6,000	1,500	1,500	20	15	5	15	60	100	60%
C-3	6,000	1,500	1,500	40	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, 2023.

Parking

~~Table 11-13~~ Table 11-14 ~~14~~ summarizes the residential parking requirements in Mendota.

Table 11-14 ~~Table 11-13~~ ~~15~~ Residential Parking Standards, Mendota

Type of Residential Development	Required Parking Spaces
Single family and mobile home	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	One parking space per unit.
Housing for the elderly	For convalescent homes, homes for the aged, nursing homes and children’s homes, there shall be one parking space for each two and one-half beds or fraction thereof. For housing for the elderly, there shall be one parking space for every three dwelling units or portions 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. According to the City’s General Plan, the City 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 and medium density residential.

Cumulative Impact of Development Standards

The City evaluated the cumulative impact of its land use controls on the cost and supply of housing, including development standards that limit the building envelope (setbacks, private open space, and parking) and lot coverage restrictions. Based on this evaluation, none of the land use controls in conventional residential zoning districts would prevent an applicant from reaching the maximum density allowed for single-family developments in single-family zones and multifamily developments in all zones where multifamily is allowed, or otherwise constrain housing development.

Current development standards for the residential zones that permit multifamily housing were applied to theoretical sites of varying size. The results confirmed the above conclusion, and each scenario achieved the respective zone's maximum allowable density. On sites as small as a quarter acre, a multifamily housing development in the highest density zone, R-3, could achieve maximum density with two-bedroom units served by on-site covered and uncovered parking. Larger sites were not evaluated as development standards do not become more restrictive as parcel sizes increase. Even on the smallest sites, maximum density could be achieved with a mix of studio and one-bedroom units served by a combination of covered and uncovered parking. Covered parking is counted toward the maximum building footprint, and uncovered parking is not. Density bonus units are not factored into the calculations. The C-3 zone was not analyzed because it contains less restrictive development standards than the R-3 zone.

The R-3 and R-2 zones were evaluated with hypothetical sites in the manner described herein. Interior lots with two- and three-story products were evaluated, as this condition enforces the most restrictive setback requirements. The City currently requires one parking space for each multifamily dwelling.

The first step in the analysis was to determine the allowable building footprint given the site size and the maximum lot coverage. The next step was to determine the maximum allowed building envelope given the site area minus the required setbacks, open space, and parking. Since the R-2 and R-3 zones allows buildings up to two and three stories, respectively, the building envelope was multiplied by two and three, respectively, to determine the maximum building square footage.

Table 11-15 Table 1D-15 Hypothetical Site Analysis

	Hypothetical R-3 Site	Hypothetical R-2 Site
Lot Area	6,000 square feet	6,000 square feet
Length	100 feet	100 feet
Width	60 feet	60 feet
Maximum Allowed Lot Coverage	60%	50%
Maximum Building Footprint, given Lot Coverage	3,600 sqft	3,000 sqft
Maximum Building Envelope, given Setbacks: Front – R-3, 15 feet; R-2, 20 feet Rear – R-3, 15 feet; R-2, 20 feet Side – R-3, 5 feet; R-2, 10 feet Private Open Space 10% Parking Requirements – 1 per unit, at 200 sqft each	2,350 sqft	1,360 sqft
Number of Units	4	2
Average Unit Square Footage	1,762	1,360
Maximum Density Achieved	29	14.5
Maximum Allowable Density	25	11

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 Section 65915, et seq.). The City anticipates including a density bonus ordinance within a development code update that will occur through the use of SB2 funds.

Conclusion

The Zoning Ordinance does not include a density bonus ordinance.

Recommended Action

The Housing Element contains a program (Program [47-18](#) – Zoning Code Amendments) to adopt a density bonus ordinance to comply with State law.

Zoning for a Variety of Housing Types

Analysis

[Table 1I-14](#) [Table 1I-16](#) [16](#) summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

[Table 1I-16](#) ~~[Table 1I-14](#)~~ ~~[16](#)~~ 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	T ²	-	-	P ³	P ³	P ³	-	T 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)	-	-	-	-	-	-	-	-	-	-

Residential Use	R-A	R-1-A	R-1	R-2	R-3	R-3-A	MHP	UR	C-3	M-1
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, T: temporary

¹ Residential uses allowed as part of a planned development for mixed use. [A planned development is processed as a conditional use permit in accordance with Section 17.08.050 of the ordinances code.](#)

² Nurseries for producing trees, vines and other horticultural stock, with necessary temporary farm labor camps. Permanent Farm labor camps are expressly prohibited, however.

³ Labor camps are permitted.

Source: City of Mendota Zoning Ordinance, 2023.

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

Multifamily [Residential Districts](#)

Multifamily dwellings are permitted by right in the R-2, R-3, and R-3-A zones, and are conditionally permitted as part of 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 currently with State law, which requires the City to permit manufactured housing on a permanent foundation in all areas zoned for residential use. However, the City has been ministerially approving the placement of manufactured housing in the R-1 zone subject to the same standards as typical single-family construction.

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 [previously amended its Zoning Ordinance to comply with State law in place at this time and ~~has no provisions to permit emergency shelters by right or otherwise~~ currently permits emergency shelters in the M-1 zone district. \[Emergency shelters are currently defined as:\]\(#\)](#)

[“Emergency residential shelter” means housing with minimal supportive services 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.](#)

However, recent state law (AB 2339) expands the definition of “emergency shelters” to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. [Emergency shelters are also now required by right in a zone district that allows residential uses.](#) According to the Fresno/Madera Continuum of Care, the homeless population in Mendota is estimated at 6 persons. [Program 18 \(Zoning Code Amendments\) requires an update to the City’s ordinance that would update the definition of emergency shelters and allow the use by right within the C-3 zone district. APNs 013-152-09 and 013-152-10 are vacant parcels totaling 0.3 acres and are zoned C-3, which permits residential uses. The parcels are adjacent to one another and are located near transit, retail, and social and health services. The site would provide adequate capacity for the City’s six homeless residents, as a minimum of 200 square feet per person is required pursuant to Government Code Section 65583\(a\)\(4\)\(I\)](#)

~~APN 012-200-28 is a 7.4-acre vacant state that is zoned R-1 and is located near transit, retail, and social service. The site would provide adequate capacity for the City’s six homeless residents, as a minimum of 200 square feet per person is required pursuant to Government Code Section 65583(a)(4)(I)~~

Transitional and Supportive Housing

The City amended the Zoning Ordinance to comply with State law requirements for supportive and transitional housing in July 2015. The City adopted the following definitions, which ensured [d](#) compliance with State law [at that time](#):

“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.

[However, recent state law \(SB 482\) expands the definition of "supportive housing". The Housing Element includes Program 18 \(Zoning Code Amendments\) will ensure consistency across the Zoning Code to permit transitional housing and supportive housing as residential uses only subject to the restrictions that apply to other residential dwellings of the same type in the same zone \(Government Code Section 65583\(a\)\(5\)\) and allow supportive housing in multifamily and mixed-use zones \(Government Code Section 65651\).](#)

Single Room Occupancy Units

~~The Zoning Ordinance does not contain any provisions for single room occupancy units.~~ Single room occupancy units (SROs) are small, one-room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. The Zoning Ordinance does not currently contain provisions for SRO housing. The Housing Element includes Program 18 (Zoning Code Amendments), which will add SRO provisions to the zoning code in accordance with State law.

Group Homes

The Zoning Ordinance does not currently contain any provisions for group homes. However, the Housing Element includes Program 18 (Zoning Code Amendments), which will add provisions to the zoning code for group homes for six persons or less and for seven or more persons in accordance with State law. ~~Mendota Code of Ordinances doesn't address Group Homes in the City.~~

~~Second~~ Accessory Dwelling Units

The Zoning Ordinance allows ~~second~~ accessory dwelling 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 accessory dwelling units be permitted by right in these zones. The City processes applications for ADUs via the building permit process subject only to ministerial review. Further, the Housing Element includes Program 18 (Zoning Code Amendments), which will add provisions to the zoning code for accessory dwelling units in accordance with State law.

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. The City will update the zoning ordinance to clarify that manufactured housing is permitted in the R-1 consistent with State law through Program 18 (Zoning Code Amendments).
- **Farmworker/Employee Housing:** Mendota does not comply with the Employee Housing Act. However, Program 10 Farmworker Preference in New Affordable Housing will help developed with City assistance, incentives, and/or subject to City requirements, the City will require that the developer gives qualified farmworker households a preference for 15 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households. The City will reach out to affordable housing developers to gather interest and input on how to best implement this program and will provide information on available funding.
- **Emergency Shelters:** The City will update zoning ordinance to allow emergency shelters in the C-3 zone district through Program 18 (Zoning Code Amendments).

- **Transitional and Supportive Housing:** [The City will update zoning ordinance to identify provisions for transitional and supportive housing in accordance with State law through Program 18 \(Zoning Code Amendments\).](#)
- **Single Room Occupancy:** The City’s Zoning Ordinance does not include provisions for SRO units. [The City will update zoning ordinance to identify provisions for SRO housing units through Program 18 \(Zoning Code Amendments\).](#)
- **Group Homes:** Mendota does not comply with the Lanterman Act. The City’s Zoning Ordinance does not include provisions for group homes. [The City will update the zoning ordinance to identify provisions for group homes through Program 18 \(Zoning Code Amendments\).](#)
- **Accessory Dwelling Units:** ~~Mendota does not comply with State law; second units must be permitted by right in zones allowing single family~~ [The City will update the zoning ordinance to identify provisions for accessory dwelling units through Program 18 \(Zoning Code Amendments\).](#) ~~homes.~~
- —

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address manufactured housing, farmworker and employee housing, [emergency shelters, transitional and supportive housing](#), single room occupancy units, group homes, and accessory dwelling units. [This action will be implemented through Program 18 \(Zoning Code Amendments\).](#)

On- and 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 11-15~~ ~~Table 11-17~~ ~~17~~ 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). [Consistent with Government Code Section 65940.1\(a\)\(1\) related to transparency requirements, zoning, and development standards for all parcels in the city, and the City’s fees are available on the City’s website.](#) All fees are posted on the City of Mendota website at:

Building Fees:

<https://www.cityofmendota.com/wp-content/uploads/2023/09/Planning-Engineering-Building-Fee-Schedule.pdf>

Development Impact Fees:

<https://www.cityofmendota.com/wp-content/uploads/2023/09/City-of-Mendota-Development-Impact-Fees.pdf>

Table 11-17, ~~Table 11-15~~ ~~17~~ 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

Action	Fee
--------	-----

Source: City of Mendota, 2023.

Table 11-16 Table 11-18 18 shows development impact fees in Mendota for low-, medium-, and high-density development.

Table 11-18 Table 11-16 18 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 City Fees	\$11,117.99	\$10,071.08	\$8,599.56
Indirect Source Review⁵	\$11	\$11	\$11
Mendota Unified School District⁶	\$8,160	\$4,080	\$4,080
Regional Transportation Mitigation Fee⁷	\$2,118	\$1,642	\$1,642
All Applicable Fees	\$21,406.99	\$15,804.08	\$14,332.56

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.

⁵ Assuming cost is spread amongst 50 units.

⁶ Assuming 1,000, and 2,000 square feet per MFR and SFR dwelling unit, respectively.

⁷ Fee assumes market rate units. Fee is halved for affordable developments.

Source: City of Mendota, 2023.

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 \$4.08 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 11-19 below depicts the cumulative construction costs for a prototypical single-family home and multifamily dwelling. Regional construction costs for a single-family residence are approximately \$144 per square foot. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home of good quality construction and including a two-car garage and forced air heating/cooling in Mendota. Estimated total construction costs for such a home are \$289,732. Costs for prototypical multifamily construction are approximately \$137 per square foot, based on costs calculated for a 2-story building in Mendota with 20 units and an average unit size of 1,000 square feet. The multifamily calculation is for a wood or light steel frame structure, including forced air heating and cooling and constructed of good quality materials. The estimated total construction costs for each multifamily unit are \$131,207, with a total construction cost for the building of \$2,572,848. These construction costs, for both single-family and multifamily units, include labor, materials, and equipment but do not include the costs of buying land.

Table 11-19 Table 11-19 Schedule of Contributing Costs to Residential Construction

Cost	Low Density Residential Unit	Medium Density Residential Unit	High Density Residential Unit
Typical Building Construction Costs	\$289,732	\$131,207	\$131,207
Building Permit	\$2,056	\$1,168	\$1,168
Development Impact Fees	\$21,407	\$15,804	\$14,333
Total Development Fees	\$23,463	\$16,972	\$15,501
Total Housing Costs (not including cost of land)	\$316,080	\$153,685	\$150,743
Fees as a % of Total Housing Costs	7.5%	11.5%	10.6%
Source: City of Mendota, San Joaquin Valley Air Pollution Control District, Mendota Unified School District, Fresno Council of Governments, 2023. 2022 National Building Cost Manual, Craftsman Book Company.			

Conclusion

In summary, development impact fees total approximately \$15,500 to \$23,500 per unit, or approximately 7.5 percent of the total development costs for single family development and 11.5 percent for multifamily development. However, approximately one-half of the fees are school and regional impact fees that are consistent throughout the County. The City’s development impact fees are well below the statewide average of \$37,471 for single family and \$21,703 for multifamily per unit given inflation.

Recommended Action

No action is needed.

Processing and Permit Procedures

Analysis

~~Table 11-17~~ [Table 11-20](#) ~~20~~ provides estimated processing times for the most common requests in Mendota.

~~Table 11-20~~ ~~Table 11-17~~ ~~19~~ 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- 20 30 weeks
Tentative Subdivision (Tract) Map	City Council ⁸	30-50 60-20-30-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, 2023.

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 11-14~~ [Table 11-16](#) ~~16~~, 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 (SR180 and SR 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.

[Additionally, those projects that require Planning Commission or City Council approval, or are subject to the California Environmental Quality Act, do take additional time to process. This includes parcel maps and tentative maps with processing timelines of between 10 and 30 weeks, as noted in the table above. The City, as part of a zoning code update process, is considering opportunities to reduce processing timelines by allowing more staff level or Planning Commission approvals for applications, when permitted in accordance with State law.](#)

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. The City acknowledged that these are minimum timelines that are only possible if a project requires minimal back and forth, revisions, and does not trigger other issues such as further environmental analysis or additional consultation with entities outside the City, such as Caltrans or the Native American tribes. 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 2019 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.

Airport Land Use Compatibility Plan

Analysis

The William Robert Johnston Municipal Airport Land Use Compatibility Plan contains safety zones which overlay vacant sites that could be used for housing. Areas that are vacant and could be used for housing within certain safety zones must be built to a density significantly less than what is allowed within the underlying zone districts. The airport has not been used in years and is closed indefinitely at the direction of the California Department of Transportation. The City is-has initiated the process of currently exploring the option of formally decommissioning the airport.

Conclusion

The existence of ALUC safety zones on sites that could be developed for housing limits development potential. ~~However, the City is exploring the decommissioning of the airport altogether, which may would result in the ability to develop sites within the safety zones surrounding the airport property to their realistic capacity, while also potentially creating new housing site opportunities on the airport property if the airport were to be demolished in the future. However~~ Currently, portions of sites 1, 3, and 4 are within the ALUC Safety Zones, as indicated in the as shown in **Figure II-1 Mendota Sites Inventory**. These areas are situated within the ALUC sideline and inner approach/departure safety zones, which limit residential densities to 1 dwelling unit for every 2 to 10 acres. As the decommissioning process is not yet complete, the portion of these sites located within these zones have been excluded from the realistic capacity calculations contained in Table II-2 Mendota 6th Cycle Vacant and Underutilized Sites.

~~none of the constrained areas, as shown in Figure II-1 Mendota Sites Inventory, located within the ALUC safety zones have been used in the site inventory.~~

Recommended Action

The City will continue ~~to explore~~ with the decommissioning process for the William Robert Johnston Municipal Airport and will seek to remove this airport from the Airport Land Use Compatibility Plan.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

The City has adopted, and the Building Department implements, provisions of the 2019 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. With the implementation of Program 18, the definition of Family will be updated to meet 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 (Program 198 – Reasonable Accommodations and Universal Design).

Table 11-18-Table 11-21 21 shows assisted housing units in Mendota. There are 649 assisted affordable units in Mendota, none of which are at risk of expiring in the next 10 years.

At Risk Analysis

Analysis

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered to be “at risk” if it is eligible to be converted to non-low-income housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the 10-year period following the last mandated update of the Housing Element, which, in the case of all Fresno County jurisdictions, is December 31, 2023. Table 11-21-Table 11-20 shows assisted housing units in Mendota. There are 640 assisted affordable units in Mendota and no units are at risk of expiring in the next 10 years.

Table 11-21, ~~Table 11-18-20~~ Assisted Housing Developments, Mendota

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Esperanza Commons	241 Tuft Street	Farmworker/Family	LIHTC, HCD, USDA	60	59	2075	Low
Casa de Rosa Apartments	654 Lozano Street	Large Family	LIHTC, HCD	81	80	2059	Low
Mendota Rental Assistance	111 Straw Street	Large Family	LIHTC	124	123	2068	Low
Mendota Gardens Apartments	202 I Street	Non-Targeted	LIHTC, HCD, USDA	60	59	2061	Low
La Amistad at Mendota	300 Rios Street	Large Family	LHITC	81	80	2060	Low
Mendota Portfolio (Site A)	570 Derrick Avenue	-	LHITC, USDA	81	79	2066	Low
The Village at Mendota	647 Perez Avenue	Large Family	LHITC	81	80	2057	Low
Lozano Vista Family Apartments	800 Garcia Street	Large Family	LHITC	81	80	2060	Low
Total				649	640		
Total At Risk				0	0		

Source: California Housing Partnership, 2022.

Conclusion

As previously stated, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or rent subsidy. As of October 2022, there are no affordable units at risk of conversion due to acquisition and rehabilitation, replacement, or rent and subsidy-, thereby placing no constraint on preserving affordable housing units for lower-income households.

Recommended Action

None.

SECTION 1I-5: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City’s progress in implementing the 2015 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.

[Per California Government Code Section 65588.](#)

[Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: \(1\) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. \(2\) The effectiveness of the housing element in attainment of the community’s housing goals and objectives. \(3\) The progress of the city, county, or city and county in implementation of the housing element. \(4\) The effectiveness of the housing element goals, policies, and related actions to meet the community’s needs, pursuant to paragraph \(7\) of subdivision \(a\) of Section 65583.](#)

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, 2013 to December 31, 2023. The City of Mendota was assigned a RHNA of 554 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 80
- Low-Income (50 to 80 percent of the Area Median Income): 56
- Moderate-Income (80 to 120 percent of the Area Median Income): 77
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 341

[Table 1I-20-Table 1I-22 22](#) summarizes the City’s accomplishments in meeting the RHNA during the previous RHNA projection period.

[Table 1I-22-Table 1I-20-21](#) Units Built During ~~2006-2013~~2013-2023 RHNA Projection Period, Mendota

	Very Low-income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006 2013-2013-2023 RHNA	80	56	77	341	554
Units Built 2006 2013-2023 ¹	0	48	287	1	336
Percent of RHNA Met	0	86	373	0.3	61

Source: City of Mendota, 2023.

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community’s special housing needs. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (Table 11-2319, Evaluation of the 2015- 2023 Housing Element), the City worked diligently to promote housing for special-needs groups in a variety of ways. Some of these accomplishments are:

- In partnership with Fresno County, the City continued to offer the Housing Assistance Rehabilitation Program (HARP) and Rental Rehabilitation Program (RRP) for housing rehabilitation, along with USDA Home Repair loans and grants, which can support housing affordability for seniors, people with disabilities, and extremely low-income households.
- The City provided information on the Housing Choice Voucher, which can assist extremely low-income households.
- Lower-income homebuyers were able to access Fresno County's First-Time Homebuyer Assistance Program as a result of an ongoing partnership between the City and County.
- The City promotes the activities of the Fair Housing Council of Central California (FHCCC). FHCCC provided several services, including mediation, counseling, advocacy, research, and fair housing training and workshops for residents as well as housing providers. Promotional materials are available at the City’s counter.

Progress Toward Meeting Housing Element Programs

Table 11-192322, Evaluation of the 2015- 2023 Housing Element, summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, they are reorganized and presented in Section 11-1, Action Plan.

Table 11-23 Table 11-19 22 Evaluation of 2015 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
<p>Program 1: Regional Collaboration on Housing Opportunities</p> <ul style="list-style-type: none"> • The County of Fresno Public Works and Planning Department, with assistance of the Fresno COG, will take the lead in coordinating the Countywide Fifth Cycle Housing Element 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 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. 	<p>Ongoing</p>	<p>Throughout the planning period, the City continued to attend quarterly meetings with the 13 participating jurisdictions in Fresno COG (Committee) to develop committee goals to address housing issues. As part of this collaboration, the City evaluated successes in the implementation of Housing Element programs and shared insights and guidance to other committee members as they implemented their programs. The Committee also identified gaps and additional needs, including a lack of grant funding for housing and competition between jurisdictions, shortage of staff time and resources, and a need for universal informational materials about funding resources available to all jurisdictions, from a variety of potential funding sources. One gap that was identified by the Committee was accurate, current information on preferred locations for the development of affordable housing, including farmworker housing. In response, the Committee supported the County’s effort to create a survey in 2021 to determine farmers’ need for housing on their farmland. Also in response to identified needs of jurisdictions, the Committee supported the County’s effort in 2023 to conduct a feasibility study on a regional housing trust for affordable housing. The City of Mendota continues to participate in the Countywide Housing Element Technical Committee, which collaborates on implementation including infrastructure challenges, homelessness, and fair housing. The City works with the County of Fresno to Acquire funding for programs and infrastructure that benefits underprivileged households.</p>	<p>Modify and continue as new Program 1: Regional Collaboration on Housing Opportunities. This program continues to be appropriate and is modified and incorporated as part of Program 1.</p>

Program	Status	Evaluation	Recommendation
<p>Program 2: Review Annexation Standards in Memorandum of Understanding</p> <p>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 in an effort to preserve agricultural land. The MOU standards for annexation require that development be imminent and 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.</p> <p><i>Timeframe and Objectives:</i> During the Housing Element planning period, 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 (MOU) between the County and the cities.</p>	<p>Ongoing</p>	<p>The City has not had the opportunity or need to annex additional lands to provide adequate housing sites within the last cycle. The City worked with the County to update and adopt a new MOU during the 5th cycle to reduce the minimum development area to 25 percent and include an exception for annexation of sites needed to achieve RHNA. The City will continue to coordinate with the County and LAFCO through annual to semi-annual meetings to discuss annexation if necessary.</p>	<p>Modify and continue as new Program 2: Review Annexation Standards in Memorandum of Understanding. This program continues to be appropriate and is modified and incorporated as part of Program 2.</p>

Program	Status	Evaluation	Recommendation
<p>Program 3: Provision of Adequate Sites</p> <p>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.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> • Maintain and annually update the inventory of residential land resources. • Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need. • 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. • Evaluate in 2017, and modify as appropriate, the development standards in commercial zones to ensure that they are adequate and appropriate to encourage residential and mixed use developments. 	<p>Reviewed Annually</p>	<p>The City participates in all RHNA collaboration activities. The City has been in contact with a consultant to provide GIS mapping of the City, including a vacancy map. The City will provide the updated inventory on City website and make copies available upon request.</p>	<p>Modify and continue as new Program 4: Provision of Adequate Sites. This program continues to be appropriate and is modified and incorporated as part of Program 4.</p>

Program	Status	Evaluation	Recommendation
<p>Program 4: Monitoring of Residential Capacity (No Net Loss)</p> <p>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.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> • Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863. • 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 adequate in size to accommodate at least 16 units per site at a minimum density of 20 units per acre and shall be rezoned within two years. 	<p>Ongoing</p>	<p>No shortfall has occurred within the last cycle. The City will continue to monitor residential capacity and ensure there is no net loss. Further, the City completes its Annual Progress Reports and participates in the multi-jurisdictional housing effort and uses these processes to monitor and ensure that there is no net loss in land zoned for residential development.</p>	<p>Modify and, combine with, and continue as new Program 4: Provision of Adequate Sites. This program continues to be appropriate and is modified and incorporated as part of Program 4.</p>

Program	Status	Evaluation	Recommendation
<p>Program 5: Water and Wastewater Service</p> <p>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.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> 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 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. 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. 	<p>Ongoing</p>	<p>Development is dependent on the provision of City water and sewer services. The City plans to complete projects that would decrease water use within the City, namely at the existing wastewater treatment plant. Over the last cycle, the City installed new smart water meters across the City helping to identify water leaks and abnormalities in water use. The City will continue to seek and apply for <u>granny grant</u> funding to improve and expand water and wastewater infrastructure to support housing development.</p>	<p>Modify and continue as new Program 6: Water and Wastewater Service. This program continues to be appropriate and is modified and incorporated as part of Program 6.</p>

<p>Program 6: Affordable Housing Incentives</p> <p>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.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> • 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 	<p>Ongoing</p>	<p>Expand the City’s affordable housing inventory by 197 units over the next eight years, including 129 very low-income, 68 low-income, at least 25 of which include accessibility modifications to facilitate housing mobility for lower-income households and special-needs groups. The City will maintain contact with affordable housing developers to explore opportunities for development with them. Using funding from HCD’s SB2 program, the City will has updated its density bonus ordinance to account for recent statutory changes.</p>	<p>Modify and continue as new Program 7: Affordable Housing Incentives. This program continues to be appropriate and is modified and incorporated as part of Program 8.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

APPENDIX 1I: CITY OF MENDOTA

Program	Status	Evaluation	Recommendation
<p>categorical exclusions, when applicable.</p> <ul style="list-style-type: none"> • 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. 			

Program	Status	Evaluation	Recommendation
<p>Program 7: Farmworker Housing</p> <p>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.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> 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 gap financing (as funding is available), density bonus, 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. 	<p>Ongoing</p>	<p>The City will continue to work with the Fresno County Housing Authority to seek grants for farmworker housing. Using funding from HCD’s SB2 program, the City updated its zoning ordinance to permit farmworker/employee housing by right in all residential zones, streamlining approvals for these project types.</p>	<p>Modify and continue as new Program 7: Support for Farmworker Housing and new Program 8: Farmworker Preference in New Affordable Housing. This program continues to be appropriate and is modified and incorporated as part of Program 910.</p>

Program	Status	Evaluation	Recommendation
<p>Program 8: Preserving Assisted Housing</p> <p>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 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.</p> <p><i>Timeframe and Objectives:</i> Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing, and immediately upon notification of intent to terminate affordability restrictions, take the following actions:</p> <ul style="list-style-type: none"> 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. 	<p>Occurs immediately upon notification of intent to terminate affordability restrictions for existing affordable units</p>	<p>The 44 units at the Mendota Village Apartments, previously identified as at-risk, are no longer at risk of conversion as restrictions have been extended to 2057 for expiration. No additional units are currently at risk of conversion. However, the City will continue to monitor for notifications applicable to this program.</p>	<p>Modify and continue as new Program 12: Preservation of At-Risk Housing Units. This Program is no longer incorporated and has been replaced by others that promote affordable units.</p>

Program	Status	Evaluation	Recommendation
<p>Program 9: Encourage and Facilitate Accessory Units (Second Units)</p> <p>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.</p> <p>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.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> 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. 	<p>Ongoing</p>	<p>Using funding from HCD’s SB2 program, the City will updatehas updated its zoning ordinance to account for recent statutory changes. <u>The City will update ADU materials annually, or as needed to reflect changes in State law, and identify incentives for construction by December 2024.</u></p>	<p>Modify and continue as new Program 13: Encourage and Facilitate Accessory Units. This program continues to be appropriate and is modified and incorporated as part of Program 13.</p>

Program	Status	Evaluation	Recommendation
<p>Program 10: Zoning Code Amendments</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> • 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. 	<p>Ongoing</p>	<p>Using funding from HCD's SB2 program, the City has updated the zoning ordinance to address all required amendments identified in Program 10 for compliance with the 5th Cycle. will prepare a substantial update to its zoning ordinance to account for all necessary changes in State law as well as updates needed provisions for General Plan consistency. The City in the future will continue to monitor and evaluate additional amendments as needed work with a consultant to remain in compliance with State law. update the municipal code to ensure compliance with State standards for single room occupancy units (SRO), group homes, and farmwork housing. Update the definition of family to mean the State law.</p>	<p>Modify and continue as new Program 18: Zoning Ordinance Amendment and new Program 19: Objective Design Standards. This program continues to be appropriate and is modified and incorporated as part of Program 187.</p>

Program	Status	Evaluation	Recommendation
<p>Program 11: Lot Consolidation and Lot Splits</p> <p>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.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> 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. 	<p>Recommended for Deletion Ongoing</p>	<p>The Program seeks to consolidate lots, while the newly passed SB9 seeks to allow smaller lots resulting from lot splitting. The Program contradicts with legislation passed during the last year. As part of permit review, the City has reviewed lot consolidations to accommodate development as proposed. The City is also reviewing its subdivision ordinance for compliance with recent State law.</p>	<p>Modify and continue as new Program 16: Lot Consolidation. This program continues to be appropriate and is modified and incorporated as part of Program 2019.</p>
<p>Program 12: Monitoring of Planning and Development Fees</p> <p>The City charges various fees to review and process development applications. Such fees may add to the cost of housing development.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> 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. 	<p>Ongoing</p>	<p>The latest City fee study was conducted in 2015. The City will continue to monitor fee rates and update them as necessary.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 210.</p>

Program	Status	Evaluation	Recommendation
<p>Program 13: Fresno County Housing Assistance Rehabilitation Program (HARP)</p> <p>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.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> 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. 	<p>Ongoing</p>	<p>The City actively participates with the Fresno County Housing Assistance Rehabilitation Program (HARP) and United States Department of Agriculture (USDA) Home Repair loans/grants. The City has USDA loan/grant packages available and promotes the program via periodic utility newsletters, counter brochures, and the City’s website. Mendota participates in the County Housing Assistance Rehabilitation Program (HARP). No HARP or RRP loans in Mendota were issued during the planning period.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 243.</p>

Program	Status	Evaluation	Recommendation
<p>Program 14: Fresno County Rental Rehabilitation Program (RRP)</p> <p>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.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> Promote available housing rehabilitation resources on City website and public counters. Refer interested property owners to County program. 	<p>Ongoing</p>	<p>The City continues to provide rehabilitation program resources via periodic utility newsletters, counter brochures, and referrals to Fresno County.</p> <p>No HARP or RRP loans in Mendota were issued during the planning period. Mendota participates in the County Rental Rehabilitation Program (RRP).</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 254.</p>
<p>Program 15: Code Enforcement</p> <p>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.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> 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. 	<p>Ongoing</p>	<p>The City will continue to enforce its municipal code throughout the city.</p>	<p>Modify and continue as new Program 261: Code Enforcement. This program continues to be appropriate and is modified and incorporated as part of Program 256.</p>

APPENDIX 11: CITY OF MENDOTA

Program	Status	Evaluation	Recommendation
<p>Program 16: Fresno County Homebuyer Assistance Program (HAP)</p> <p>Mendota residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA).</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>Ongoing</p>	<p>City staff continues to participate in the Fresno County’s Homebuyer Assistance Program (HAP). The City makes this information available to the public via brochures and the utility newsletter. The City refers all inquiries to Fresno County. Mendota participates in the County Homebuyer Assistance Program (HAP).</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 267.</p>
<p>Program 17: First-Time Homebuyer Resources</p> <ul style="list-style-type: none"> Promote available homebuyer resources on City website and public counters with the goal of assisting four households. Annually review funding resources available at the state and federal levels and pursue as appropriate to provide additional homebuyer assistance. 	<p>Ongoing</p>	<p>The City will continue to monitor resources such as HCD, HUD, and SGC for funding opportunities.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 26.</p>

Program	Status	Evaluation	Recommendation
<p>Program 18: Energy Conservation</p> <p>The City promotes energy conservation in housing development and rehabilitation.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> 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). 	<p>Ongoing</p>	<p>The City continues to support PG&E programs that provide energy efficiency rebates and implements the Building codes that support and encourage alternative energy. The City also provides for ministerial review of solar panels for residential uses.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 278.</p>
<p>Program 19: Housing Choice Vouchers</p> <p>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.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> Provide information on the HCV program on the 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 	<p>Ongoing</p>	<p>The City has developed a Housing Choice Voucher brochure that is available at the City's counter and on its website. The City refers interested parties to appropriate Housing Authorities. The City continues to work with the Fresno County Housing Authority to ensure residents have access to Housing Choice Vouchers.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 298.</p>

Program	Status	Evaluation	Recommendation
<p>Program 20: Fair Housing</p> <p>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.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> • 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 the City website. • Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate. 	<p>Ongoing</p>	<p>The City works with Fresno County both independently and through the regional collaborative on housing issues. The City also refers interested parties to the Fair Housing Council coordinates will continually update its website and work with the Fair Housing Council of the Central Valley and the Fresno County Housing Authority to provide education to lenders, real estate professionals, and the community at large to promote fair housing services available in the region.</p>	<p>This program continues to be appropriate and is modified and incorporated as part of Program 2930.</p>

This page left intentionally blank.

SECTION 1I-6: PUBLIC OUTREACH AND ENGAGEMENT

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Government Code Section 65583(c)(6) specifically requires that “[t]he local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process. Spanish-language materials were available, and Spanish translation was made available by request.

To meet the requirements of State law, the City of Mendota completed the public outreach at both the local level and as part of the regional Fresno County Multi-Jurisdictional Housing Element effort to encourage community involvement. These efforts included:

- Regional Project Website
- Stakeholder Consultations and Focus Groups
- Study Sessions with Planning Commission
- Community Workshops
- Community Survey

Regional efforts included three sets of community workshops, consultations, and a community survey, all of which are discussed in detail in Appendix 1: Regional Housing Element Public Outreach.

Community Workshop

A community workshop was held from 6:00 to 7:30 pm on October 6, 2022, at Mendota City Hall. In order to invite the community to the event, the following outreach efforts were conducted:

- City staff posted flyers in English and Spanish on the City’ social media accounts.
- City staff also distributed flyers for the workshop through the Fresno COG email list and the list of regional stakeholders and CBOs.
- An Eventbrite registration page (in English and Spanish) and a Facebook event page were created. Both pages advertised that Spanish language interpretation, refreshments, and activities for kids would be provided.
- The Facebook event was shared with CBOs including Mendota Youth Recreation, Inc.
- Flyers were sent out through the Fresno County Housing Authority to residents in affordable housing units.

In the presentation, members of the public were introduced to the process of developing the Housing Element both for the region and for the City of Mendota. They were also given information about current housing conditions in the region and in Mendota and were invited to participate in a discussion about local housing needs. The discussion was prompted by the following questions:

- What do you think are the most critical housing issues in your community?
- What do you think are the housing types most needed in the community?
- When assessing new housing development that might be built in the next 8 to 10 years, what should be the community's most important consideration?
- Is there anything else that you can share regarding additional housing opportunities in the community?
- Any suggestions for soliciting additional Housing Element feedback?

Five community members attended. Attendees expressed an interest in the expansion of affordable housing opportunities within the City. There was concern over the lack of housing developers in the region and for the City of Mendota specifically. Attendees also felt that more homebuyer education programs should be made available, [and Program 31 was amended to accommodate this request](#). There is a general need for more housing in the City, as many of those who participated felt that the City faced a problem related to overcrowding in homes across the city. ADUs and smaller, affordable units are desired in the future [and the City has revised Program 18 to permit the by-right approval of ADUs](#). In the future, attendees desired to change Mendota's image to be one where people want to come and live in the community. Problems to be tackled over the next 8-10 years included the availability of land, cost of land, and water considerations.

Planning Commission Study Session

On October 25, 2022, a Planning Commission Study Session was held to introduce the 2023-2031 Housing Element update and to review new State laws. The public was invited to attend and participate in this event. Staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the City's RHNA, reviewed new State laws, and solicited feedback from the Planning Commission and community members on these strategies and other housing needs in Mendota.

City Council and Planning Commission Workshop Sessions

On June 27, 2023, a City Council Workshop was held to present the 2023-2031 Housing Element update. On July 18, 2023, a subsequent Planning Commission Workshop was held. Both workshops were held during the 30-day public review period and the public was invited to attend and participate. Staff presented an overview of the Housing Element update process, outreach conducted as part of the process, and summarized the regional housing needs allocation (RHNA). Review of the fair housing assessment and the programs included for Mendota in the Housing Element were also presented and discussed.

Local Stakeholder Consultations

To ensure that the City solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups. Throughout the summer and fall of 2022, several interviews were conducted with stakeholders who work in areas such as housing, homelessness, and other social services in Mendota and throughout the Fresno County area. Summaries of interviews from stakeholders working in Mendota or the County as a whole are included below.

BIA of Fresno/Madera Counties

The President of the Building Industry Association of Fresno/Madera Counties (BIA), Mike Prandini, was interviewed in November 2022. The BIA is an industry organization that represents builders, developers, subcontractors, and affiliated businesses in the residential, commercial, and industrial building industry throughout the region.

The current shortage of housing has created demand, which can be a positive for BIA's members. Most jurisdictions have sufficient available land to build new housing. Kingsburg was identified as an outlier in this, as they have a growth limitation ordinance, so the two builders that work in the area have been able to work but at a slower pace. The statewide move to require all-electric utilities rather than gas is a concern. For market-rate housing, the State's vehicle miles traveled (VMT) regulations are a large barrier, as transit isn't reliable, and a car is necessary to get around. Builders have to pay a fee to get around the cost of mitigating car miles unless city councils can make a finding of an unavoidable impact. For affordable housing, the prevailing wage requirements are a barrier to development due to the increased cost. Infrastructure costs also affect both types of projects. Streamlining tools help control costs, but not enough. A lack of local water access is also a barrier to development. He expressed concern that the State assigned the RHNA without this in mind. There may not be enough water access to support the housing development that the State is looking to see. [In response, the City will continue to pursue Program 6 and will adopt a policy with specific objective standards to prioritize water service for proposed developments that include housing units affordable to lower-income households.](#)

In his experience, single-family homes are in greatest demand. There is a lot of demand for low-income housing projects, but these aren't financially viable for developers without government subsidy. However, including government subsidy in projects increases the overall cost to build, as it triggers prevailing-wage requirements. A recent affordable development in the City of Fresno cost around \$400,000 per unit to build. Condo-style projects are also a possibility, but in his experience, they don't tend to be successful in this region. To keep prices within reach of local residents, recent projects have needed to be built at higher densities. A typical project is between 8 and 15 units per acre on small lots, with single-family homes built as two-story structures in order to reach 1,200 or 1,300 square feet. Developers need to build higher-density projects to spread out the cost of infrastructure among a larger number of units. Demand isn't as high in smaller communities as it is in the cities of Fresno and Clovis. These cities have better access to jobs, education, and medical centers. VMT mitigation costs increase in communities that are far from these economic centers, so it's less of an issue in closer communities like Sanger, Reedley, Kingsburg, Fowler, and Kerman. Many residents of Mendota and San Joaquin have incomes that are too low to afford development at its current costs. He indicated that more downpayment assistance and maintenance programs are needed throughout the region. Fresno County Housing Authority has some, but they're limited. [In response to this, the City is amending Program 31, Improve Access to Resources, to inform residents of assistance programs that are available to those that are eligible.](#)

Fair Housing of Central California

A representative from the Fair Housing Council of Central California (FHCCC) was interviewed on September 27, 2022. The organization works to eliminate housing discrimination and expand housing opportunities to all persons. The FHCCC receives fair housing complaints and tracks these complaints by location, zip code, gender, race or ethnicity, and type of complaint. The most common fair housing issue that clients report is discrimination related to disability or race. She expressed concern that fair housing practices are not really embraced by local government, and that cities should avoid promoting the development of new housing in neighborhoods where segregation is deliberately continued by landlords and real estate agents. Her clients prefer decent, affordable, and accessible housing, but as the cost of purchasing a home increases, opportunities decline. She feels there is adequate rental housing in the community, including for seniors and persons with disabilities, but affordability and accessibility remain barriers. [In response, the City is committed to promoting accessibility to affordable housing, and is pursuing the continued implementation of Program 8, Affordable Housing Incentives, and Program 13, Encourage and Facilitate Accessory Dwelling Units in doing so.](#)

Fresno Madera Continuum of Care

As a representative for the Fresno Madera Continuum of Care (CoC), Laura Moreno was interviewed in October, 2022. Ms. Moreno is a program manager for Fresno County’s Department of Social Services (DSS). The CoC does not provide direct services, but instead is a collaborative of agencies that work together to provide homeless services. At present, there is insufficient low-income housing for those who are homeless. Many people in the region are on a fixed income, including disability or social security, and cannot afford housing. [In response, Program 18, Zoning Code Amendments, has been amended to reduce development standards for emergency shelters to encourage such development, in addition to the continued implementation of Program 8, Affordable Housing Incentives.](#)

Law Office of Patience Milrod

Fresno-area civil rights attorney Patience Milrod was interviewed on October 31, 2022. While Ms. Milrod supports the continued attention to inclusionary housing, she has concerns about the passive language of “facilitate” and “encourage” that have been common in past Housing Elements. She identified code enforcement as a strategy for improving housing quality that could be strengthened. At present, rents are increasing while the quality of housing is decreasing, and there isn’t a lot of energy locally to correct that imbalance. This particularly hurts lower-income households. With more aggressive code enforcement in place, she suggested that some landlords may decide that the cost of maintaining their property isn’t worthwhile and may choose to sell to a community land trust or Habitat for Humanity rather than entering receivership. She would like to see that as a specific goal. The biggest barrier to finding affordable, decent housing in the region that she identified was that lower-cost housing tends to also be low quality or ill maintained. However, she cautioned that the supply problem won’t be solved with suburban or exurban single-family dwelling units. There’s also local disinclination to build lower-income housing in areas of opportunity. She suggested that cities should ask for affordability covenants in perpetuity and highlighted the land trust model as a way to enable that. [In response, the City is amending Program 26, Building Code Enforcement, to provide residents with resources to ensure decent, clean, safe, and affordable housing.](#)

Central Valley Urban Institute

On September 7, 2022, Eric Payne, executive director of the Central Valley Urban Institute (CVUI), was interviewed. The CVUI is an advocacy organization working throughout the Fresno area. He indicated that there may be opportunities to increase affordable housing stock production, particularly within infill areas and brownfields as well as to increase homeownership through programs like the downpayment assistance program. However, he expressed concerns about high building costs, lack of financing, and poor leadership in the area. Community members would like to see intergenerational housing, middle-income housing, and “missing-middle” sized housing as well as housing to end homelessness, particularly among college-aged youth. At present, he does not believe that there are adequate opportunities for homeownership or adequate rental housing. The largest barriers are access to credit, lack of financial education, and existing housing cost burden. There is a lack of investment in programs that serve low to moderate-income communities. [In response to this, the City is amending Program 31, Improve Access to Resources, to inform residents of assistance programs that are available to those that are eligible.](#)

Resources for Independence, Central Valley

On November 1, 2022, a representative from the organization Resources for Independence, Central Valley was interviewed. The representative expressed concern about laws in the City of Fresno that prevent homeless community members from camping or living in their cars. Homelessness is increasing, but the City is investing resources in enforcing these laws rather than providing assistance. There is funding to move homeless people around, but not to improve anyone’s living situation. Access to Section 8 can be a challenge, as the waiting list can be four or five years long. Additionally, rental housing can require incomes of two to three times the rent, which can be a barrier to some who need to access rental housing. For those who may be able to access housing, some landlords levy additional fees during the application process that can present a prohibitive cost. Credit checks are becoming a barrier for residents to get into housing. Community members with disabilities can experience additional challenges trying to find homes that have necessary accessibility features. Homeowners with disabilities end up needing to make expensive home improvements in order to make their homes accessible for themselves. For renters, these improvements may be more challenging to implement, and those who use service or support animals may experience discrimination against pets. There isn’t enough higher-density housing, housing near transit or major transportation corridors, or housing in good repair. [In response to this, the City is amending Program 31, Improve Access to Resources, to inform residents of assistance programs that are available to those that are eligible.](#)

Llaves de tu Casa Iniciativa

As a follow-up to the regionwide stakeholder focus groups held in October and November 2022, a collection of members from the Llaves de tu Casa Iniciativa (LDTC) met on December 13, 2022, to respond to several stakeholder interview questions. The initiative is a financial education program open to all County of Fresno residents but with a focus on increasing Latino homeownership rates. Eight initiative members represented organizations and companies, including Envision Fresno (Mirna Garcia), Self Help Enterprises (Rick Gonzales, Alicia Bohigian), CORE Home Loans (Pablo Estrada), Union Bank (Reyes Ruiz), the California Association of Realtors (Sabrina Brown), and the National Association of Hispanic Realtors (Aldiva Rubalcava, Lucy Sandoval). The group collectively serves Fresno County, and members also serve other counties in the Central Valley.

The opportunities for future housing in the region that the initiative members identified included LTDC's ability to provide homeownership education virtually and in partnership with other local organizations. There has been a lack of financial literacy in the community along with challenges in using technology and language barriers. In response to this, the City is amending Program 31, Improve Access to Resources, to inform residents of assistance programs that are available to those that are eligible.

The initiative members expressed concerns about affordability, including the location of affordable housing in undesirable areas. Upzoning single-family zoning would create more opportunities for the development of multifamily housing in more desirable locations. Some funding is only available in certain areas, which can exacerbate existing patterns of segregation and close proximity to industrial uses. They also expressed concern about investors displacing community members in order to establish short-term rentals while community members live in hotels. The State's mandate to install solar panels on new homes was also cited as an additional cost that will drive up the buyers' or renters' cost.

The gap between ownership housing affordability and program income limits was identified as a barrier to accessing housing. Moderate-income households earn too much to qualify for housing assistance, but those who qualify aren't able to afford the housing available. In addition to a lack of multifamily rental housing, there aren't many condo buildings in the region, which could present another affordable homeownership strategy. The establishment of land trusts was also identified as a potential strategy for increasing affordability, as well as donations of land from municipalities.

Self Help Enterprises has partnered with the City of Clovis on their recent accessory dwelling unit program and has partnered with Salt + Light to develop tiny homes for transitional housing.

Fresno County Housing Authority

Two representatives from the Fresno County Housing Authority, Doreen Eley and Michael Duarte, were interviewed on January 11, 2023. The Fresno County Housing Authority currently has housing projects in every jurisdiction participating in the Multi-Jurisdictional Housing Element except for Coalinga. The City of Fresno has a separate Fresno County Housing Authority.

The representatives noted that there is tremendous demand for housing in all communities in Fresno County. The last time the Section 8 waiting list opened they received more than 50,000 applications. Recently, when a 60-unit development in Clovis opened, they received more than 10,000 applications. When a project in downtown Fresno opened, they received 4,000 applications within a two-week period. Rents are high, which is challenging for residents but good for developers. The region needs more housing opportunities for people experiencing homelessness.

In rural and unincorporated communities, lack of water and sewer capacity are major concerns. The Fresno County Housing Authority can't build housing in areas with no services. In response, the City will continue to pursue Program 6 and will adopt a written policy with specific objective standards to prioritize water service for proposed developments that include housing units affordable to lower-income households.

For local developers, state funding and streamlining programs trigger skilled, trained, and prevailing wage requirements, which can be a barrier. Entitlement processing timelines are a barrier to development for the Fresno County Housing Authority. The representatives gave the example of a recent project in San Joaquin where streamlined initiatives were used, but the project still took a year to finish the project review process. Many communities don't have much staff capacity and have part-time consultants to complete the work.

There is also a lack of capacity among agencies that provide services in rural and unincorporated areas. This is especially challenging for special needs populations that need mental health services. There is a countywide Department of Behavioral Health, but no offices within smaller cities. The representatives gave the example of a Homekey project in Huron that the Fresno County Housing Authority wanted to assist with, but there were no service providers available to serve the project.

While there is a lot of interest within the community for homeownership opportunities, more funding is available for multifamily rental projects. The Fresno County Housing Authority is more focused on rental projects and arriving at deeper affordability levels.

The Fresno County Housing Authority is following the State's lead in providing housing in high opportunity areas. There are lots of incentives to do this to compete for tax credits and other state funding programs. The representatives mentioned that they are trying to balance this need by also working to improve the lower-resource areas where folks are already living along with disadvantaged communities like Del Ray and Lenar.

The COVID-19 pandemic brought challenges for many residents of Fresno County Housing Authority projects. There were increases in domestic violence, and it was challenging for property managers to enforce rules.

Noticing of Study Sessions and Community Workshops

Notice of the Planning Commission Study Session was made available as part of the City's standard meeting notice process for Planning Commission meetings.

Noticing of the Draft Housing Element

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from June 20 to July 20, 2023. The draft was made available on the City's website and was noticed to residents through the same methods as used for Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups and other stakeholders.

Public Comments

The City solicited ongoing public comment during the drafting of the Housing Element. Following submittal of the draft to HCD, the City received public comment from the Carpenters Local 701 regarding the labor shortage and requested that policies be included to help address this issue. In response, the Multijurisdictional Housing Element, Regional Section has included Program 16, Local Labor Program, under Policy 1.10 to encourage developers and contractors to evaluate hiring local labor, hiring from, or contributing to apprenticeship programs, increasing resources for labor compliance and prevailing living wages. The City received no public comments during the public comment period held from June 20 to July 20, 2023.



A Regional Plan for Addressing Housing Needs

*Fresno County • Coalinga • Firebaugh • Fowler • Fresno City • Huron • Kerman
Kingsburg • Mendota • Orange Cove • Parlier • Reedley • San Joaquin • Sanger • Selma*