



APPENDIX 1B: CITY OF COALINGA

2023-2031 Fresno County Multi-Jurisdictional Housing Element

*Adoption Draft
August 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



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SECTION 1B-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 Coalinga's demographics. The Regional Housing Needs Assessment identified a number of trends that informed the goals and policies of the updated Housing Element, including:

- Coalinga's population has seen an increase of 1,479 persons from 2000 to 2022, with a decrease of 851 persons in group quarters. The city's average annual growth was 0.4 percent between 2000 and 2022, which is 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, significantly higher than the countywide average of 0.7 percent. The average number of persons per household in the city was among the lowest in the county at 3.0 persons.
- The population in Coalinga is predominately made up of Hispanic residents (63.9 percent) with a high presence of younger, college-age population (ages 25 to 44, 35.5 percent of residents) and a median age of 30.4. Typically, younger residents need multifamily options, homes with three or more-bedroom units, and ownership opportunities. The majority of Coalinga housing stock, both existing and newly constructed units, fall within the affordability range for 62.2 percent of all households. However, lower-income households are barely 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 22** to connect 20 prospective homebuyers with the County's Homebuyer Assistance Program, and **Program 13**, which will explore the use of land trusts, tiny homes, and other alternative housing types to diversify the housing stock in areas of predominantly single-family homes.
- Coalinga residents were primarily employed in health and educational services (37.0 percent of jobs), agriculture (14.5 percent of jobs), and public administration (11.4 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 Coalinga has decreased slightly from 6.8 percent in 2014 to 6.4 percent in 2022.
- The unit composition of Coalinga's housing stock has remained relatively consistent since 2010, with the predominant housing type being single-family detached units comprising 66.2 percent of the housing stock in 2010 and 65.7 percent in 2020. Multifamily units represent 23.4 percent of the housing stock, which has only seen a 1.1 percent increase from 2010 to 2020. The city has a higher rate of homeownership than the county as a whole (58.0 percent in the city compared to 53.7 percent countywide). Renter-occupied households account for 42.0 percent.

- As discussed in the Fair Housing section, it is estimated that 15 owner-occupied and zero renter-occupied units in Coalinga 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. Between 2010 and 2022, vacancy rates in the city fell from 5.3 percent to 4.2 percent across all housing units, regardless of tenure. Over 62 percent of housing stock in the city is more than 30 years old, and more than 30 percent of housing stock is more than 50 years old.
- In response to the existing substandard units, the City has included **Program 22:** 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. Between 2021 and 2022, the average sale price of a home rose by 28.9 percent. In comparison, the average sale price of a home rose 15.4 percent across Fresno County during the same period.
- Coalinga was one of only four jurisdictions in the county (including the unincorporated county) where fewer than 35 percent of households were overpaying for housing in 2018. The city also had a lower percentage of homeowners that were cost-burdened in the same period compared to the county as a whole. However, more than half of lower-income households in the city are cost-burdened (58.5 percent).
- The city had a lower rate of household overcrowding and severe overcrowding than the county as a whole among renters, but not among homeowners. Among homeowners, 7.4 percent of households in the city were overcrowded, and 3.0 percent were severely overcrowded.
- However, overpayment rates for renters and owners have decreased quite significantly since 2011. Overpayment for owner-occupied households decreased from 40.2 percent in 2011 to 20.0 percent in 2018, while overpayment for renter-occupied households decreased from 45.9 percent in 2011 to 32.6 percent in 2018. 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 Coalinga. While the need may not be as high as it was in previous years, one-third 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.
 - Federal and state resources such as Section 8 rental assistance, HOME Investment Partnership Act Funds, CalHOME, the California Housing Finance Agency, as well as local resources such as the First Time Homebuyer Assistance Program and Habitat for Humanity are available to provide financial assistance to renters and homeowners.
 - 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.

- In response to this need, the City has included **Program 11** to encourage construction of ADUs as a potential affordable housing option, **Program 27** to improve access to Section 8 housing opportunities for renters, **Program 24** to promote all available homebuyer resources on the City’s website, and **Program 6** to promote the use of density bonuses to expand the supply of affordable housing. Looking closer at special-needs groups within Coalinga, the proportion of seniors and persons with disabilities remained approximately the same at 1.7 percent in 2010 and 1.9 percent in 2018. In year, large households and female-headed households had a slight decrease from 3.5 percent in year to a 3.9 percent in year. While the need may not be as high as it was in previous years, the need is still there. To address the needs of special-needs groups in Coalinga, the City has included **Programs 6**: Affordable Housing Incentives, **Program 7**: Support Funding for Farmworker Housing, **Program 9**: Extremely Low-Income Households, **Program 13**: Housing for a Variety of Needs, and **Program 17**: 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. In 2020, the percentage of the city’s population that was age 65 or older was lower than in the county as a whole (9.1 percent of the city compared to 12.0 percent of the county). More than three-quarters of the city’s senior households were homeowner households (75.9 percent). More than half of seniors in the city (51.0 percent) reported a disability, the second-highest rate in the county.

 - Resources including the Fresno/Madera Area Agency on Aging (FMAAA) provide seniors with connections to programs, services, and resources that defray the cost of living, which can be a lifeline for seniors with lower incomes. In addition, the Central California Food Bank includes senior hunger programs to assist those seniors with their nutritional needs.
 - The City has included **Program 7** to support applications for funding affordable housing for lower-income households that include seniors and **Program 29** to connect seniors to resources by advertising services provided by the Fresno County Rural Transit Agency.
- Coalinga had a lower rate of large households, those with five or more members, than the county as a whole (16.3 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 (11.8 percent of homeowner households in the city, compared to 9.4 percent of homeowner households countywide). Large households may experience difficulty finding housing that is affordable and has more than three bedrooms; as a result, overcrowding may occur.

 - In response to this need, the City has included **Program 11** to encourage construction of accessory dwelling units (ADUs) as a potential future affordable housing opportunity, **Program 25** to assist low-income first-time homebuyers, **Program 27** to improve access to Section 8 housing opportunities for renters, and **Program 16** to promote the use of density bonuses to expand the affordable housing supply, among other programs.

- The percentage of Coalinga households with single female heads of household was slightly higher than the county rate (8.4 percent in Coalinga compared to 7.3 percent in the county), though it was not among the cities with the highest rate of this household type. Additionally, over a third (34.3 percent) of female-headed households in the city were living under the poverty level, which is approximately the same rate as the county (34.0 percent countywide)
 - Key resources for this special-needs population include Centro La Familia, who provides support services to families and victims of domestic violence and sexual assault, California Rural Legal Assistance, who provides legal and housing counseling, Green Raiteros who provides transportation, workforce development and small business advancement and Rural Mobile Health who provides no-cost medical services. These services can be crucial for female-headed, single-parent households. In addition, the California Work Opportunity and Responsibility to Kids (CalWORKs) Program to help eligible needy families who have children under the age of 19 with cash assistance, Medi-Cal, and employment services.
- Coalinga had a lower rate of residents with disabilities (11.8 percent compared to 12.9 percent across the county). Ambulatory difficulties were the most commonly reported disability.
 - Key resources for persons with disabilities include the Fair Housing Council of Central California and Resources for Independence Central Valley. Other resources such as Rural Mobile Health allows for medical services and screenings at no-cost.
 - To address these needs, the City has included **Program 17** to incorporate reasonable accommodation procedures and universal design to accommodate residents with disabilities.
- Estimates from the 2022 Point-in-Time count suggest that 7 persons in Coalinga may have been experiencing homelessness, representing 3.7 percent of the total homeless population in Coalinga. This was a decrease of one individual 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 Marjaree 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.
- Of the 58,762 year-round and seasonal farmworkers in 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 14.5 percent of Coalinga's employed population worked in agriculture, higher than the countywide rate (8.8 percent), which has increased since 2010 by 2.3 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.

- Given the significant number of farmworkers in Coalinga, the housing needs for this group are significant. Therefore, to prioritize housing for farmworkers, the City has included **Program 7** 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 9** 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 2-45, Resources for Farmworkers.
- Extremely low-income residents (those earning 30 percent or less of median income) made up 13.3 percent of the total households in Coalinga, compared to 11.6 percent countywide. Of the total of 605 extremely low-income households, 16.5 percent were renter households and 83.5 percent were owner-occupied households. This indicates a greater need for rental housing to support extremely low-income households. Furthermore, 65.3 percent of all extremely low-income households are overpaying for housing, a higher rate than very low-income households (62.7 percent) and low-income households (48.7 percent). Overall, 25.8 percent of households in Coalinga are overpaying for housing. Given the significantly higher rates of overpayment among extremely low-, very low-, and low-income households, there is a great need for financial support and affordable units to meet the needs of this population.
 - While there are 605 extremely low-income households in the City, the total RHNA for extremely low-income units for this Housing Element was 78. Therefore, there will still be an unmet need for housing extremely low-income households even if the City meets its quantified objectives for this Housing Element cycle. Therefore, the City has included numerous programs to construct, rehabilitate, and conserve affordable housing for extremely low-, very low-, and low-income households. These programs overlap and therefore identify multiple strategies to achieve the RHNA, some of which are planned to continue beyond this Housing Element cycle.
 - In response to these needs, the City has included **Program 6** to incentivize and support construction of affordable units, **Program 17** to incentivize and support construction of 50 multifamily units, **Program 25** to increase the availability of information and access to Section 8 rental assistance and units, and **Program 9** to incentivize and encourage construction of units specifically targeting extremely low-income households.
 - Key resources such as Section 8 rental assistance, the Central California Food Bank, Emergency Shelter Grant Program, Rural Development Loans and Grants, and Rental Rehabilitation Program can assist extremely low-income households with providing essential social services, prevent homelessness, and connect individuals with affordable housing. 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.

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.

- The Coalinga Airport Land Use Plan is not considered a significant constraint to development in the city.
- Updates will need to be made to the City's Zoning Code to align the city's accessory dwelling unit (ADU) parking standards with state law as well as to amend permitted uses in several zones to include junior accessory dwelling units (JADUs) in accordance with state law.
- Other Zoning Code updates that will be required in order to bring the code in line with state law include changes to the zones that permit emergency shelter, farmworker or employee housing, residential care facilities, and low-barrier navigation centers.
- There are no growth management policies that would limit the City's abilities to meet its housing needs.
- The City's Affordable Housing Density Bonus will need to be updated to be consistent with state law.
- City building and permitting fees and regional exactions that offset impacts on existing infrastructure like parks and roadways but add to the cost of housing development are not considered a barrier to development.
- The City's project approval process timeline is not a constraint for processing multiple-dwelling unit projects and housing affordable to low-income residents.
- The Planned Development District review process allows for flexible development standards and combinations of uses on large projects. Though the project development standards and approval processing occur on a case-by-case basis, these are not considered a constraint to development.
- The City's Design Review and approval process is relatively rapid, and processing timelines are not considered a constraint to development.

Nongovernmental constraints include 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. A number of the goals and policies in the Housing Element are aimed at eliminating or lessening constraints to the development of housing.

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 Coalinga 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.

- Coalinga has sufficient housing sites to meet its lower-, moderate- and above-moderate housing allocation.
- The City coordinates with the County to provide several programs designed to help residents find affordable housing. These programs include the Fresno County Rental Rehabilitation Program (RRP), a Homebuyer Assistance Program in partnership with Self-Help Enterprises, and a City program to meet with farmworker housing developers and advocates biannually to discuss their needs and offer assistance.

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SECTION 1B-1: ACTION PLAN

Regional Collaboration

Program 1: Regional Collaboration on Housing Opportunities

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 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:	Continue to meet with the Housing Element Technical Committee twice per year; meet with HCD annually. Develop a directory of services and resources by December 2025, update annually as needed.

Implementation Responsibility:	Planning and Development Services Department (Planning Division) and Housing Program Manager
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 the City/County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available to preserve agricultural land. The MOU standards for annexation require that a minimum of 25 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 city limits 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 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 and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4

Program 3: Homeless/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, as well as a coordinated plan to conduct outreach and connect homeless community members with these programs and existing resources and 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 make, 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:	Coordinate annually. Work with partner organizations to ensure outreach is conducted annually and as new programs become available, with additional targeting in areas where homeless community members tend to congregate, including near the creek beds in the southeast side of the city.
Implementation Responsibility:	Planning and Development Services Department (Planning Division)

Quantified Objective:	Assist with program development, outreach, and funding identification that will assist at least five persons experiencing homelessness.
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 4.6

Adequate Sites

Program 4: Provision of Adequate Sites

The City of Coalinga will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 566 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 annually 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:	Annually monitor as projects are processed.
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
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: 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 California Government Code Section 65589.7.

Financing:	General Fund, CDBG
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Time Frame:	Adopt a policy by July 2025
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.7

Affordable Housing Development and Preservation

Program 6: Affordable Housing Incentives

The City continues to need 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, and persons experiencing homelessness. 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.
- Identify candidate sites for affordable housing projects on an annual basis and proactively conduct outreach to local developers regarding these sites.
- 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.
- Coordinate with neighboring jurisdictions to promote the State density bonus in the city and regionally 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, coordinating outreach to developers with neighboring jurisdictions 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. Conduct additional developer coordination and/or funding applications, as applicable, when sites adjacent to current homeless encampments develop.
- 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. Annually apply for funding and engage with Central Valley Regional Center at least every two years. Conduct annual outreach to developers on candidate sites for affordable housing.
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Quantified Objective:	Expand the City’s affordable housing inventory by 253 units over the next eight years: 78 extremely low-income, 79 very low-income, and 96 low-income units, at least 30 of which include accessibility modifications to facilitate housing mobility for lower-income households and special-needs groups. Prioritize opportunities in higher-opportunity and higher-income areas to encourage housing mobility for lower-income households, including the city’s southwest side and in northern areas of the State Route 33 corridor.
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 7: 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 coordinate with other jurisdictions and regional agencies to 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 also identify potential funding opportunities to provide housing vouchers or other forms of rental assistance with an emphasis on addressing housing needs during the off-season for seasonal workers.

The City will also provide information on its website related to the Low-Income Weatherization Program (LIWP) of the California Department of Community Services and Development, and specifically its Farmworker Housing Energy Efficiency & Solar PV program. This program provides eligible low-income farmworker households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents.

The City will annually monitor the status of farmworker housing as part of its annual report to HCD on Housing Element progress and evaluate if City incentives are effective in facilitating the provision of farmworker housing. The City will make necessary changes to enhance opportunities and incentives for farmworker housing development as needed.

Through proactive code enforcement the City will connect property owners of farmworker housing with rehabilitation resources (see **Program 23**) such as the Fresno County Rental Rehabilitation Program (see **Program 22**).

Financing:	General Fund, SJCOG, Joe Serna Farmworker Grant Program
Time Frame:	Meet with farmworker housing developers and advocates on a biannual basis 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. Annually review the availability of funding opportunities to provide housing vouchers or other forms of rental assistance and apply as opportunities arise. Put LIWP information on the City website by June 2024. At least twice during the planning period, identify opportunities for farmworker housing development and conduct outreach to developers about these opportunities.
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Quantified Objective:	20 lower-income units set aside for farmworkers and their families to reduce displacement risk for this population. Connect at least two farmworker property owners to rehabilitation resources.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.4, Policy 2.5, Policy 4.2, Policy 4.3

Program 8: 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 give 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, the units will be made available to other qualified households. The City will coordinate with neighboring jurisdictions and community organizations to annually reach out to affordable housing developers to gather interest and input on how to best implement this program across the region 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 Division and Community Development Department; annually reach out to developers and determine next steps within six months.
Implementation Responsibility:	Community Development Department
Quantified Objective:	80 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 9: Extremely Low-Income Households

Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The City permits single-room occupancy (SRO) units in the RHD and CG zones with a conditional use permit; SROs are often more affordable to those with extremely low incomes. 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:

- Coordinate with other jurisdictions throughout the region to 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.
- Coordinate with local organizations and other jurisdictions throughout the region to 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 Division. By December 2024, conduct outreach to organizations that support extremely low-income residents to understand funding needs, and review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Quantified Objective:	150 lower-income units, including 70 units for extremely low-income households to prevent displacement and provide housing mobility opportunities. Prioritize opportunities in higher-opportunity and higher-income areas to encourage housing mobility for lower-income households, including the city's southwest side and in northern areas of the State Route 33 corridor.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 4.2, Policy 4.6

Program 10: Preservation of At-Risk Housing Units

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Coalinga. The City must guard against the loss of housing units available to lower-income households. As of September 2022, there are 65 affordable units at West Hills and 88 units at Westwood I that are considered at risk of conversion to market rate in the next 10 years. For complexes at risk of converting to market rate, the City shall:

- 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.
- Create a plan of action when high risk projects are identified to increase the likelihood of preservation.
- 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.
- Review available funding opportunities on an annual basis and apply as opportunities become available to ensure continued affordability of at-risk units. Proactively contact property owners of units at risk of converting when application opportunities are available.

Financing:	General Fund, LIHTC, Multifamily Housing Revenue Bond, and other funding sources as available.
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Time Frame:	Annually monitor units at risk of converting; coordinate noticing as required per California law. Create a plan of action within 4 months of high-risk projects being identified. Review funding opportunities annually and apply as opportunities become available.
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Quantified Objective:	Preserve at least 153 lower-income units as funding expires to reduce displacement risk.
Relevant Policies:	Policy 3.6

Program 11: Promote and Facilitate Accessory Units

An accessory dwelling unit (ADU), sometimes called a “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. ADUs can be an important source of affordable housing given that they typically are smaller and have no associated land costs. The City will promote the construction of ADUs through the following actions, which are aimed at providing an increased supply of affordable units throughout the city, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households:

- Amend the Municipal Code 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.
- Amend parking requirements to ensure compliance with Government Code Section 5852.150.
- Coordinate with other jurisdictions throughout the region to implement a 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.
- At least annually, publish informational materials pertaining to ADUs through a combination of media, including the City’s social media accounts, Coalinga News Flash posts on the City’s website, and direct mailing.
- By December 2024, identify 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:	Amend the Municipal Code for compliance with State law within six months of Housing Element adoption. Update ADU materials annually, or as needed to reflect future changes in State law, and identify incentives for construction by December 2024.

Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Quantified Objective:	10 ADUs for moderate-income households and 10 for above moderate-income households over the housing element planning period to improve housing mobility opportunities and reduce displacement risk. Prioritize outreach to higher-opportunity and higher-income areas to encourage housing mobility for lower-income households, including northern areas of the State Route 33 corridor.
Relevant Policies:	Policy 1.3, Policy 2.1, Policy 2.6

Program 12: 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 and Development Services Department (Planning Division)
Relevant Policies:	Policy 3.3, Policy 3.6

Program 13: 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 and Development Services Department (Planning Division)
Quantified Objective:	30 lower-income units, 30 moderate-income units, and 10 above moderate-income units to reduce displacement risk for all residents and facilities in income-integrated neighborhoods. Opportunities for lower-income unit development will be prioritized in areas of moderate and high income opportunity, including the north and southwest sides of the city, to promote housing mobility for lower-income households.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 4.4

Program 14: Environmental Hazard Mitigation

The City will investigate the availability of additional funds and programs to mitigate risks related to flooding, such as funds to elevate houses above 100-year flood level, particularly for low-income households. The City will apply for funds as funding opportunities become available. As funds become available, the City will develop a program to utilize funds for this purpose and will prioritize program outreach to areas on the city's east and north sides, where flood risk is greatest. Additionally, the City will partner with the Valley Air District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched. Though the City will conduct outreach citywide, additional outreach will be conducted in the central and southwest sides of the city where CalEnviroScreen scores are highest.

Financing:	Community Development Block Grants, CDBG Program, Technical Assistance Grants, OES Flood Mitigation Funds.
Time Frame:	Ongoing. Apply for funding as funding is available, partner with the Valley Air District at least twice during the planning period.
Implementation Responsibility:	City of Coalinga
Quantified Objective:	Provide at least 10 lower-income households and 5 moderate-income households with grants to implement environmental hazard mitigation repairs or upgrades.

Program 15: 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.

Financing:	General Fund
Time Frame:	Establish a list by June 2024, biannually update the list or upon requests from the local unions.
Implementation Responsibility:	City of Coalinga

Quantified Objective:	Encourage and provide the opportunity for at least three residential projects to hire local union workers.
Relevant Policy:	Policy 1.10

Removal of Governmental Constraints

Program 16: Zoning Code Amendments

The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities:

- **Definition of Family:** Adopt a broadened definition of “family” that provides zoning code occupancy standards specific to unrelated adults and complies with fair housing law.
- **Emergency Shelters:** Amend the Zoning Code to permit emergency shelters by right in the RHD zone. Amend parking to ensure that the standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii) (AB 139), and that the standards do not require more parking for emergency shelters than what is sufficient to accommodate staff working in the shelter. Additionally, allow emergency shelters without a conditional use permit or other discretionary permit in at least one zone that allows residential uses by right pursuant to Government Code Section 65583(a)(4). Amend definition of emergency shelters in compliance with AB 2339 to include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low-barrier, temporary, service-enriched shelters to help homeless individuals and families 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:** Allow residential care facilities for six or fewer persons in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, for seven or more persons only subject to those restrictions that apply to residential uses in the same zone, in accordance with the City’s definition of family. Additionally, the City will remove the screening requirement from this use type.
- **Employee and Farmworker 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 in 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).

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 and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 2.7, Policy 5.2

Program 17: Reasonable Accommodations and Universal Design

The City will allow for reasonable accommodation requests 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 (Sections 4450 to 4460 of the California Government Code 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. Prioritize opportunities in higher-opportunity and higher-income areas, including the northern areas of the State Route 33 corridor and the city's southwest side. As these housing types become available, conduct targeted outreach in north, central, and southwest areas of the city where concentrations of residents with disabilities are highest to prevent displacement of this population.
- 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 capital improvement plan and the allocation of funding for capital 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:	Allow reasonable accommodations as requested. 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 five 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 18: 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 in cooperation with other jurisdictions in the region 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 multifamily developers by December 2024 and revise fees, if necessary, by December 2025. Review fees annually.
Implementation Responsibility:	Planning Department
Quantified Objective:	Facilitate construction of 50 multifamily units during the planning period, targeting missing-middle development in higher-resource areas and encouraging at least 10 of the units to be affordable to lower-income households. Prioritize opportunities in higher-opportunity and higher-income areas, including the northern areas of the State Route 33 corridor and the city's southwest side.
Relevant Policies:	Policy 1.2, Policy 1.4

Program 19: Preliminary Applications (SB 330) and Streamlined Approval (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 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 10 very low-income units and 10 low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas. Prioritize opportunities in higher-opportunity and higher-income areas, including the northern areas of the State Route 33 corridor and the city's southwest side.
Relevant Policies:	Policy 1.4, Policy 2.3, Policy 2.4

Program 20: 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 and Development Services Department (Planning Division)
Quantified Objective:	20 units over the planning period; of these, 10 units in higher-opportunity areas to promote access to resources and mobility for target households. Prioritize opportunities in higher-opportunity and higher-income areas, including the northern areas of the State Route 33 corridor and the city's southwest side.
Relevant Policies:	Policy 1.8, Policy 2.7

Program 21: Land Use Controls

To ensure the City offers a variety of lot sizes and allowable densities the City will ~~explore and~~ amend zoning to allow smaller lot sizes (e.g., four to eight thousand square feet) in zones that allow single family units, including the AG, RR, RE, RSF, RT, RMD, and RHD zones.

Financing:	General Fund
Time Frame:	Amend the zoning code by June 2025.
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Quantified Objective:	Facilitate the development of 116 units of moderate-income housing in zones that allow single-family units, at least 30 percent of which will be in the city's high resource areas (i.e. the north side and areas to the west of Keck Park).

Housing Quality

Program 22: 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 Coalinga 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. 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. This includes the southern portion of the Van Ness/Elm neighborhood and the northern portion of the Olson Park neighborhood. Additional targeting to owners of housing that serves farmworkers to improve housing conditions for this segment of the community.

Financing:	HOME funds
Time Frame:	Update materials every other year, or as new information is provided by the County, and send out targeted promotions annually.
Implementation Responsibility:	Fresno County Public Works and Planning Department, Community Development Division, and City of Coalinga
Quantified Objective:	Connect at least 30 property owners with rehabilitation resources during the planning period. Facilitate rehabilitation of five rental units, three of these in areas of concentrated poverty or concentration of renters, such as in central Coalinga, and an additional three properties that serve farmworkers to facilitate place-based revitalization.
Relevant Policies:	Policy 3.2, Policy 4.1

Program 23: Code Enforcement

The City Manager's office will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. The Code Enforcement Division 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. Additionally, the City will conduct proactive code enforcement in housing that serves farmworkers in order to ensure rehabilitation resources are reaching these communities, and to gather more information about housing rehabilitation needs in this part of the community.

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 and through targeted outreach sent in property tax bills in areas with higher rates of poverty, such as the central and southwestern areas of the city; conduct code enforcement as complaints are received.
Implementation Responsibility:	City Manager's office and Code Enforcement Division
Quantified Objective:	Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of 10 units and 3 units that serve farmworkers 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.

Relevant Policies:	Policy 3.1, Policy 3.3
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Housing Assistance

Program 24: Homebuyer Assistance Program

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

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. Continue to pursue CDBG, HOME, and other funding opportunities annually, or as needed, to maintain the first time homebuyer assistance program, and continue to work with Self Help Enterprises to provide counseling and workshops to prospective and active program. On an annual basis, the City will conduct targeted program outreach to areas with high renter overpayment, including the Keck Park neighborhood.

Financing:	General Fund, HOME funds
Time Frame:	Annually review funding sources and pursue funding when available. Promote homebuyer resources online on an annual basis.
Implementation Responsibility:	Self Help Enterprises, Community Development Department, Fresno County Public Works and Planning Department
Quantified Objective:	Continue to apply for CDBG and HOME funds and work with Self-Help Enterprises to maintain the downpayment assistance program and provide assistance to about six lower-income households per year. To promote housing mobility and prioritize outreach in areas with high concentrations of renters and renter overpayment, including the central areas of the city and the Keck Park neighborhood,
Relevant Policies:	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

Program 25: Fresno County First-Time Homebuyer Assistance Program

Coalinga residents have access to a number of County homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), 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 3 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. On an annual basis, the City will conduct targeted program outreach to areas with high renter overpayment, including central areas of the city and the Keck Park neighborhood.

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 send out targeted promotion at least every other year.
Implementation Responsibility:	County Public Works and Planning Department,
Quantified Objective:	Connect 20 prospective homebuyers with the County program to facilitate housing mobility opportunities in the city. To promote housing mobility and prioritize outreach in areas with high concentrations of renters and renter overpayment, including the central areas of the city and the Keck Park neighborhood,
Relevant Policies:	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

Program 26: 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 Coalinga residents by December 2024.
- 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:	Community Development Department
Quantified Objective:	Assist five low-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs. Target areas with higher rates of poverty and higher rates of renter households, such as the central and southwestern areas of the city
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 27: 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 Housing Authority administers the HCV program in Fresno County. The City will:

- Provide a link to the Fresno Housing Authority’s HCV program webpage on the City’s website by February 2024.
- Coordinate with other jurisdictions in the region to meet with the Fresno 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 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 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 Housing Authority by June 2024 and develop informational materials by June 2025. Target outreach to property owners and landlords at least annually with the goal of encouraging at least ten new landlords to accept HCVs during the planning period, with 10 percent of the vouchers provided in the northern neighborhoods. Outreach efforts will be focused in higher-opportunity and higher-income areas, such as the northern State Route 33 corridor and the southwest side of the city.
Implementation Responsibility:	Fresno Housing Authority

Quantified Objective:	100 lower-income units in high-opportunity areas to promote access to resources and mobility for target households.
Relevant Policies:	Policy 2.2

Program 28: Housing Discrimination Monitoring and Referral

The Fresno 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 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 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 Valley (FHC-CC), California Rural Legal Aid (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 FC-CC to discuss fair housing issues and opportunities for education. Assist the 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 biannual trainings for landlords and property owners.
Implementation Responsibility:	Community Development Division, Fresno Housing Authority
Quantified Objective:	Reduce displacement risk for 20 individuals or families resulting from language barriers and 10 from discrimination by landlords or property owners.
Relevant Policies:	Policy 5.1

Program 29: 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 FCTA 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, with the goal of providing at least 100 residents with information about available transit resources.
- Prioritize projects that facilitate place-based revitalization through the City’s Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas. On an annual basis, pursue funding for projects from the Capital Improvement Plan located in low-resource areas, including, but not limited to:
 - Traffic Calming and Safety Project
 - Forest Ave/1st Street/Elm Ave Project
 - Frame Park Improvements
- At least every other year, review and apply for available funding opportunities to improve active transportation, transit, safe routes to school, parks and other infrastructure and community revitalization strategies. Implement projects as funds are received.

The City will target at least 3-4 improvements in the planning period.

- Review funding opportunities from the San Joaquin Valley Air Pollution Control District (Valley Air District) on an annual basis.
 - As funding is available, pursue funding from the Valley Air District to fund projects such as:
 - Bike paths near schools, including schools near the center of the city, the library, and shopping areas.
 - Plug-in electric vehicle chargers on in City-owned land.
 - Conduct outreach to owners of multi-family housing buildings at least twice during the planning period to support interested owners with funding applications for EV charging grants from the Valley Air District. Conduct one additional round of outreach during the planning period for multi-family buildings in low-resource areas, including the central areas of the city.
- Review funding opportunities on an annual basis. As funding opportunities become available, pursue partnerships with community organizations, regional programs, or local businesses such as Green Raiteros or Mid Valley Disposal to support funding applications for investment in green vehicles and infrastructure, prioritizing opportunities that would serve special needs groups and residents of low-resource areas, such

as the central area of the city. Provide technical assistance and/or letter or support for at least one funding application during the planning period.

- Recruit at least two community members from low-resource areas and from farmworker communities to serve on local decision-making bodies such as boards, committees, or task forces as opportunities become available to promote place-based revitalization.
- By December 2024, post information about flood-related resources on the City’s website and provide public notices in utility bills or other direct methods to neighborhoods at risk of flooding with the goal of connecting at least 100 households with flood risk mitigation resources.
- Ensure program availability and funding announcements are made available in Spanish and translation is available at public meetings on an ongoing basis.
- 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. Complete this evaluation by December 2026. Include at least one project to reduce exposure to pollutants for new lower-income housing on the City’s Capital Improvement Plan within the planning period.
- Meet with school district representatives and representatives from other cities served by the district by June 2025 to analyze whether housing security poses a barrier to student achievement. If housing conditions are determined to impact student success, work with the school district and partner jurisdictions in the district to disseminate information on rehabilitation programs available to residents in the district enrollment area. As affordable projects are completed, require developers to coordinate with the school district to conduct marketing to district households (*not including projects that are exclusive to senior residents*) with the goal of connecting at least 25 district households with affordable housing opportunity. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the City will work with the district and partner jurisdictions to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers.

Financing:	General Fund
Time Frame:	Refer to each bulleted action for specific time frames.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Improve access to resources and reduce displacement risk resulting from a variety of factors for at least 30 residents.
Relevant Policies:	Policy 3.1, Policy 3.5, Policy 5.1, Policy 5.2

Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period based on optimal implementation of each program. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in **Table 1B-1, Quantified Objectives Summary**.

Table 1B-1: Quantified Objective Summary

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	78	79	96	89	224
New Construction					
Program 6 – Affordable Housing Incentives	78	79	96		
Program 7 – Support Funding for Farmworker Housing		10	10		
Program 8 – Farmworker Preference in New Affordable Housing	20	40	20		
Program 9 – Extremely Low-Income Households	70	40	40		
Program 10 – Preservation of At-Risk Housing Units	28	29	96		
Program 11 – Promote and Facilitate Accessory Units				10	10
Program 13 – Housing for a Variety of Needs	10	10	10	30	10
Program 17 – Monitoring of Planning and Development Fees		20	20	30	10
Program 18 – SB 330 and SB 35		10		10	
Program 19 – Objective Design Standards			10	10	
Program 21 – Land Use Controls				116	
Rehabilitation					
Program 14 - Environmental Hazard Mitigation			10	5	
Program 20 – Fresno County RRP			10		
Program 21 – Code Enforcement			10		
Conservation					
Program 3 – Homeless/Unhoused Needs	5				
Program 16 – Reasonable Accommodations and Universal Design			5		
Program 22 – Homebuyer Assistance Program			6		
Program 23 – Fresno County FTHB			20		
Program 24 – Energy Conservation		5			
Program 25 – Housing Choice Vouchers	30	30	40		
Program 26 – Housing Discrimination Monitoring and Referral		10	10		
Program 27 – Improve Access to Resources	10	10	10		

Source: City of Coalinga, April 2023.

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

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SECTION 1B-2: SITES INVENTORY

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is the State of California–required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into the following three steps.

1. **Regional Determination:** The California Department of Housing and Community Development (HCD) provides each region with a Regional Determination of housing need, which includes a total number of units split into four income categories. The City of Coalinga is in the region covered by the Fresno Council of Governments (FCOG). HCD allocated FCOG a Regional Determination of 58,298 units for the 6th cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the FCOG region must collectively plan to accommodate.
2. **RHNA Methodology:** Councils of Governments (COG), including FCOG, are responsible for developing an RHNA methodology for allocating the Regional Determination to each city and county. This methodology must further State objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.
3. **Housing Element Updates:** Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction’s housing element for compliance with State law.

The City of Coalinga’s share of the regional housing need was determined using a methodology prepared by FCOG as part of the Regional Housing Needs Plan, adopted in October 2022. In accordance with FCOG’s Regional Housing Needs Plan, the City must plan to accommodate a total of 566 housing units between July 30, 2023, and December 31, 2031. **Table 1B-2, Regional Housing Needs Allocation, 2023-2031**, shows the City’s RHNA by income category. Of the 566 total units, the City must plan to accommodate 157 units for very low-income households, 96 units for low-income households, 89 units for moderate-income households, and 224 units for above moderate-income households.

Table 1B-2: Regional Housing Needs Allocation, 2023-2031

Income Category	Allocation	Percentage
Very Low*	157	28%
Low	96	17%
Moderate	89	15%
Above Moderate	224	40%
Total	566	100%

Source: FCOG, 2022.

**It is assumed that 50 percent of the very low-income units are allocated to address extremely low-income need.*

Availability of Land

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element “...identify adequate sites ... to facilitate and encourage the development of a variety of housing types for all income levels...” (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the City’s capacity to potentially meet its RHNA, an adequate-sites inventory was conducted. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site identified in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element that requires rezoning within three years of the beginning of the planning period that will allow residential use by right for housing developments with at least 20 percent units affordable to lower-income households. There are three vacant parcels in the inventory that were identified in two previous cycles. All of these (Sites 1, 2, and 5) were used to meet the above moderate-income RHNA in the 6th cycle.

Zoning to Meet the RHNA

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period.

The following assumptions were used to determine the income categories according to the allowed densities for each site:

- **Lower-Income Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned Residential High Density (RHD), which allows up to 25 units per acre. Four larger parcels zoned RHD were jointly inventoried as moderate-income and lower-income sites under the assumption that a large project may develop with housing at several income levels.
- **Moderate-Income Sites.** Sites that are zoned Residential Medium Density (RMD) allow for up to 15 dwelling units per net acre. These areas were inventoried as feasible for moderate-income residential development. Typical dwelling units include small- and medium-sized apartments and other attached units. Four larger parcels zoned RHD were jointly inventoried as moderate-income and lower-income sites under the assumption that a large project may develop with housing at several income levels.
- **Above Moderate-Income Sites.** Sites with zoning that allows only single-family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for Residential Estate (RE) and Residential Single Family (RSF).

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 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 planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 80 percent adjustment. To further determine an appropriate realistic capacity assumption, the City 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 to determine approximate density and unit capacity so as to not over-project unit potential.

Two recent lower-income multifamily projects in the city developed at 65 and 60 percent of the maximum allowable density in the zone, respectively. One recent moderate-income project in the community of Firebaugh developed at slightly above the maximum capacity permitted by the city's general plan and zoning density, and one affordable project in the city of Avenal developed just below the zoning maximum. This indicates that recent projects on the west side of Fresno County and nearby communities in Kings County have recently developed near the local maximum permitted density. A recent higher-density project in Huron developed at only 50 percent of the maximum capacity, and a lower-density project in Huron developed at 43 percent of the maximum. However, Coalinga's recent examples have tended to develop at higher realistic capacities than those in Huron. Recent projects in Kerman have similar densities to those in Coalinga. Combined, the nine projects have an average build-out of 70 percent of the maximum density.

After considering the 80 percent adjustment factor, average 70 percent buildout of all project examples shown in **Table 1B-3, Realistic Capacity Project Examples**, the City decided to assume an 65 percent capacity on all sites in **Table 1B-4, Vacant and Underutilized Sites**.

Table 1B-3: Realistic Capacity Project Examples

Project Name	Affordability	Acres	Project Status	General Plan / Zoning	Total Project Units*	Max. Allowable Units	Realistic Capacity
City of Coalinga							
Warthan Place	Low/Very Low	5	Approved - 2020	RHD	81	125	65%
Pacific & Elm Multifamily Project	Low/Very Low	5	Approved - 2020	RHD	76	125	60%
City of Huron							
Valley Village Family Apartments	Lower	4.95	Construction Expected to Finish November 2023	RHD/R-3	72	144	50%
Pyke (formerly Mi Casa)	Market Rate	10.13	See paragraph above Table 1F-3	Low-Density Residential/R-1	43	101	43%
City of Firebaugh							
2020 S. Landucci	Moderate-Income	0.56	Constructed – 2019	Residential Medium/R-2	8	7	114%
City of Kerman							
Gateway Villas	Lower	4.43	Completed - 2016	HDR/R-3	61	106	69%
Hacienda Heights	Lower	5.37	Completed - 2010	HDR/SD-R-2.5	69	107	64%
City of Avenal (Kings County)							
Arroyo del Camino II (801 S Corcoran)	Lower	2.7	Constructed. Building Permits Issued 2018.	RHD/R-3	36	38	95%
Average							70%

Source: Cities of Coalinga, Huron, Firebaugh, Kerman, and Avenal 2023. *Projects do not include density bonus units.

Land Inventory

The City prepared an inventory of vacant and underutilized sites available to accommodate the City's RHNA. **Table 1B-4, Vacant and Underutilized Sites**, provides the characteristics of each site, including zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities. **Figure 1B-1, Coalinga Sites Inventory**, maps the location of each site in the city. Sites that have been included in two previous Housing Element inventories are noted with an asterisk.

Vacant Sites

Based on permitted densities and the assumptions described, the vacant sites identified in **Table 1B-4, Vacant and Underutilized Sites**, can accommodate an estimated 738 units, including 408 lower-income units, 116 moderate-income units, and 214 above moderate-income units. Many of the above moderate-income sites are in an area with several large parcels and one area that has already been divided into parcels for single-family homes, which would allow for expedient development.

All of these sites are outside of a California Department of Wildlife flood zone, though several are within Federal Emergency Management Agency (FEMA) 100-year flood zones (Zone AO). None of the sites within a 100-year flood zone are inventoried in the lower-income category. For construction in areas of special flood hazard, the City requires that structures be sufficient anchoring to prevent flotation and has a small number of additional development standards such as requiring adequate drainage paths around structures. In the FEMA-designated AO flood zone these development standards also require elevation above the highest adjacent grade to a height equal to or exceeding the depth number specified in feet on the FIRM, or elevated at least two feet above the highest adjacent grade if no depth number is specified.

These development standards are not considered a constraint to development, and through **Program 14**, the City will identify funding sources to assist homeowners in mitigating the effects of future flooding. No other environmental constraints were identified.

One prospective senior housing development is currently under discussion for a tentative 72 units, 144 percent of the maximum number of units permitted by the zoning. This would be on the property on the corner of Walnut and Elm across from West Hills College, on what is listed as Site 3 in the inventory. This project is expected to be very competitive in the HOME arena.

Underutilized Land

Table 1B-4, Vacant and Underutilized Sites, also identifies an underutilized parcel as part of Site 4, which provides capacity for an additional 10 units of housing for above moderate-income households. This is the only nonvacant parcel within the sites inventory. This parcel is adjacent to another vacant parcel that is included in the inventory as part of the same site number. There is one house on the southwest side of the lot and a disused frame of a former building on the north side of the lot. The disused frame of a former building is in a dilapidated state and likely could not be reused for any purpose and would require tear-down. The small ranch house on the south side of the parcel is an older building but appears to be in a state of good repair. The area of the lot where the house is sited measures approximately 100 feet by 140 feet, or 0.3 acres. While this area may or may not redevelop, depending on owner interest, the majority of the site would not need to be cleared in order to redevelop. If the owner expresses an interest in redeveloping the site while maintaining the existing house structure, the City will work with the owner to split the lot. If this occurs, 90 percent of the lot would be left available for development. On the lot to the west of the parcel are two apartment complexes, indicating a market for a variety of housing types in this area. While the City has included this parcel to provide for additional buffer towards the RHNA, this site capacity is not needed to meet the RHNA.

Table 1B-4: Vacant and Underutilized Sites

Site	Assessor's Parcel Number	Acres	General Plan Designation	Zoning	Max. Density	Max Capacity	Realistic Capacity (65%)	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Environmental Constraints
1	07009108S*	3.05	RSF	RSF	5	15	10			10	None
2	07116405S*	0.54	RSF	RSF	5	3	2			2	None
3	07116202ST	1.99	RHD	RHD	25	50	32	32			None
4	07116215S	0.21	RSF	RSF	5	1	1			1	None
4	07116216ST (Underutilized Site)	3	RSF	RSF	5	15	10			10	None
5	07006057S*	15.17	RE	RE	2	30	20			20	None
6	08309039S	1.13	RSF	RMD	15	17	11		11		FEMA 100-Year Flood Zone
7	08303063	5.81	RHD	RHD	25	145	94	71	23		None
8	08328032S	7.98	RHD	RHD	25	200	130	98	32		None
9	08341028S	0.19	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
9	08341032S	0.19	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
9	08341036S	0.20	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
9	08341034S	0.20	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
9	08341029S	0.20	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
9	08341033S	0.20	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
9	08341030S	0.20	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
9	08341035S	0.22	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
9	08341031S	0.22	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
9	08341041S	8.25	RSF	RSF	5	41	27			27	FEMA 100-Year Flood Zone
9	08341042S	0.82	RSF	RSF	5	4	3			3	None
10	08341011S	0.21	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
10	08341010S	0.22	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
10	08341012S	0.25	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
10	08341026S	0.26	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
10	08341027S	0.27	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
10	08341024S	0.27	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
10	08341025S	0.27	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone
10	08341013S	0.28	RSF	RSF	5	1	1			1	FEMA 100-Year Flood Zone

SECTION 1B-2: SITES INVENTORY

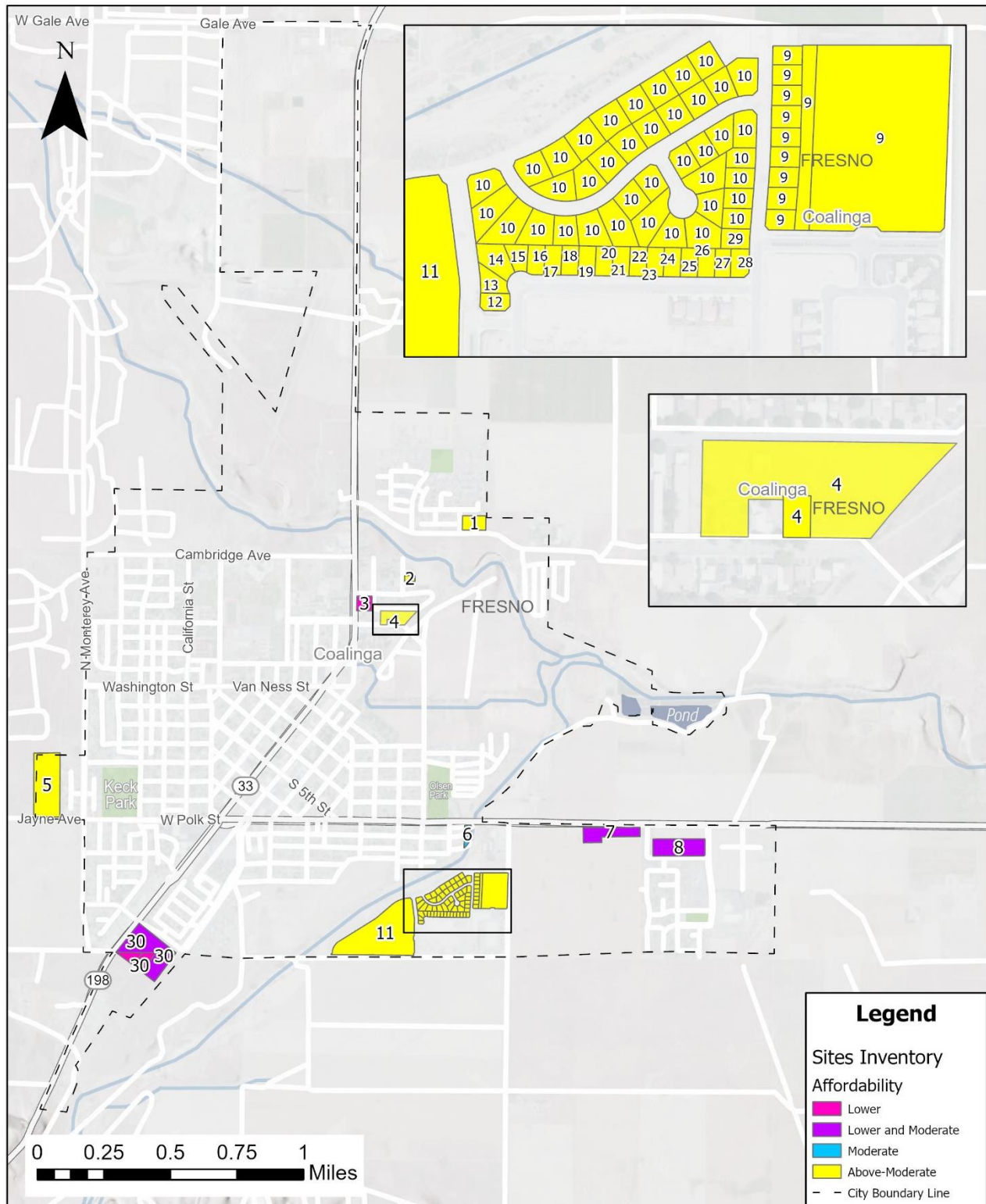
Site	Assessor's Parcel Number	Acres	General Plan Designation	Zoning	Max. Density	Max Capacity	Realistic Capacity (65%)	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Environmental Constraints
10	08340008S	0.31	RSF	RSF	5	2	1			1	FEMA 100-Year Flood Zone
10	08341023S	0.32	RSF	RSF	5	2	1			1	FEMA 100-Year Flood Zone
10	08341022S	0.33	RSF	RSF	5	2	1			1	FEMA 100-Year Flood Zone
10	08341040S	0.19	RSF	RSF	5	1	1			1	None
10	08341037S	0.19	RSF	RSF	5	1	1			1	None
10	08341038S	0.20	RSF	RSF	5	1	1			1	None
10	08341039S	0.20	RSF	RSF	5	1	1			1	None
10	08340005S	0.24	RSF	RSF	5	1	1			1	None
10	08341004S	0.24	RSF	RSF	5	1	1			1	None
10	08341015S	0.25	RSF	RSF	5	1	1			1	None
10	08341008S	0.25	RSF	RSF	5	1	1			1	None
10	08341018S	0.27	RSF	RSF	5	1	1			1	None
10	08341003S	0.27	RSF	RSF	5	1	1			1	None
10	08341017S	0.27	RSF	RSF	5	1	1			1	None
10	08341016S	0.27	RSF	RSF	5	1	1			1	None
10	08341019S	0.27	RSF	RSF	5	1	1			1	None
10	08341021S	0.28	RSF	RSF	5	1	1			1	None
10	08340007S	0.29	RSF	RSF	5	1	1			1	None
10	08341006S	0.29	RSF	RSF	5	1	1			1	None
10	08341020S	0.29	RSF	RSF	5	1	1			1	None
10	08340006S	0.30	RSF	RSF	5	2	1			1	None
10	08340001S	0.30	RSF	RSF	5	2	1			1	None
10	08341014S	0.32	RSF	RSF	5	2	1			1	None
10	08341001S	0.32	RSF	RSF	5	2	1			1	None
10	08340004S	0.34	RSF	RSF	5	2	1			1	None
10	08341007S	0.35	RSF	RSF	5	2	1			1	None
10	08341009S	0.36	RSF	RSF	5	2	1			1	None
10	08341002S	0.38	RSF	RSF	5	2	1			1	None
10	08341005S	0.39	RSF	RSF	5	2	1			1	None
10	08340002S	0.40	RSF	RSF	5	2	1			1	None

APPENDIX 1B: CITY OF COALINGA

Site	Assessor's Parcel Number	Acres	General Plan Designation	Zoning	Max. Density	Max Capacity	Realistic Capacity (65%)	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Environmental Constraints
10	08340003S	0.43	RSF	RSF	5	2	1			1	None
11	08309045S	26.20	RSF	RSF	5	131	85			85	FEMA 100-Year Flood Zone
12	08338107S	0.17	RSF	RSF	5	1	1			1	None
13	08338106S	0.19	RSF	RSF	5	1	1			1	None
14	08338105S	0.30	RSF	RSF	5	2	1			1	None
15	08338104S	0.16	RSF	RSF	5	1	1			1	None
16	08338103S	0.17	RSF	RSF	5	1	1			1	None
17	08338102S	0.17	RSF	RSF	5	1	1			1	None
18	08338101S	0.17	RSF	RSF	5	1	1			1	None
19	08339101S	0.17	RSF	RSF	5	1	1			1	None
20	08339102S	0.17	RSF	RSF	5	1	1			1	None
21	08339103S	0.17	RSF	RSF	5	1	1			1	None
22	08339104S	0.17	RSF	RSF	5	1	1			1	None
23	08339105S	0.17	RSF	RSF	5	1	1			1	None
24	08339106S	0.16	RSF	RSF	5	1	1			1	None
25	08339107S	0.16	RSF	RSF	5	1	1			1	None
26	08339108S	0.16	RSF	RSF	5	1	1			1	None
27	08339109S	0.15	RSF	RSF	5	1	1			1	None
28	08339110S	0.17	RSF	RSF	5	1	1			1	None
29	08339111S	0.19	RSF	RSF	5	1	1			1	None
30	08308063ST	8.01	RHD	RHD	25	200	130	98	32		None
30	08302060ST	1.23	RHD	RHD	25	31	20	20			None
30	08302056ST (portion)	4.34	RHD	RHD	25	109	71	53	18		None
30	08302058ST (portion)	1.55	RHD	RHD	25	39	25	25			None
30	08302059ST (portion)	0.7	RHD	RHD	25	18	11	11			None
Total Lower								408			
Total Moderate									116		
Total Above Moderate										224	

Source: City of Coalinga, 2023

Figure 1B-1: Coalinga Sites Inventory



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 (ADU) 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 cycle Housing Element planning period.

The City entitled 27 ADUs during the previous planning period, all in 2021. All were developed as part of a joint effort and were developed at market rate. Though this was a large spike in the number of ADUs in the City, the City intends to promote further ADU development and anticipates that 8 ADUs will be built by December 2031. To promote ADUs, the City has included **Program 11** to comply with State law and make construction of ADUs feasible for more property owners.

ADUs are seen as an appropriate housing type for a primary residence for low-income households. Because 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 five-year estimates, the median gross rent for one-bedroom units in Coalinga is \$692 per month, and for two-bedroom units is \$896 per month. As shown in **Table 2-24, Fresno County Ability to Pay (2022), in Chapter 2, 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. Comparing rental rates with the affordability of low-income households demonstrates that ADUs are appropriate to credit toward the City's lower-income RHNA, based on the median price of one- and two-bedroom units in Coalinga. However, the City has decided to take a conservative approach and assume that 50 percent of ADUs will be affordable to moderate-income households, and 50 percent will be affordable to above moderate-income households.

Summary of Capacity to Accommodate the RHNA

Table 1B-5, Summary of Residential Capacity Compared to the 6th Cycle RHNA, compares the City's RHNA to its site inventory capacity. Accounting for vacant site capacity and projected ADUs, the City has a surplus of 190 units. Breaking this down by income category, the City has a surplus of 155 units in the lower-income (including extremely low, very low-, and low-income) category, a 31-unit surplus in the moderate-income category, and a 4-unit surplus in the above moderate-income category.

Table 1B-5: Summary of Residential Capacity Compared to the 6th Cycle RHNA

Income Category	RHNA	Vacant Sites (Table 1B-3)	Underutilized Sites (Table 1B-3)	Projected ADUs	Total Capacity	Unit Surplus ¹
Very Low	157	408	0	0	408	155
Low	96					
Moderate	89	116	0	4	120	31
Above Moderate	224	214	10	4	228	4
Total	566	738	10	8	756	190

Source: City of Coalinga, 2023.

¹ Unit Surplus is calculated by projected ADUs and capacity on vacant and underutilized sites from the total RHNA.

Adequacy of Public Facilities

The City provides water service for residents. Due to poor groundwater quality, potable water used by the City consists of imported water from the Central Valley Project (CVP), managed by the U.S. Department of the Interior, Bureau of Reclamation (USBR). The City has a contract with the CVP for up to 10,000 acre-feet (AF) of water per year from the California Aqueduct. Overall water consumption has averaged 5,000 acre-feet per year (AFY). The City's water system consists of a surface water treatment plant, filtered pump station, five storage reservoirs, and two booster pumping stations. At this level of water access, City has remaining capacity in its water system to serve approximately 4,500 additional housing units, which is well in excess of the RHNA of 566 units. However, ongoing water availability is based on the resources in CVP's reservoirs.

During 2022, the City received national press coverage for its challenges accessing sufficient water to serve the city's population. Rather than its typical 10,000 acre-feet per year allocation, the City was only allocated less than 3,000 acre-feet. In November 2022 the City received an emergency grant from the California Department of Water Resources' Urban Community Drought Relief Program to purchase an additional 600 acre-feet of water on the open market at a significantly higher cost per acre-foot. However, in April 2023 the Central Valley Project was able to increase water supply allocations to 100 percent of the contract due in part to increased snowpack. While the City's current contract with USBR is sufficient to cover the RHNA, the City is also working with the Department of Water Resources (DWR) to identify a sustainable long-term water supply in significant drought years.

The City also controls and administers the sewer system in the city. Maintenance of the City sewer system is financed by sewer charges, and extension of sewer mains to new development is paid for by the developer. The City's wastewater treatment plant (WWTP) has a capacity of 1.34 million gallons per day (MGD), and current demand of 0.93 MGD. The remaining 0.41 MGD provides capacity for an estimated 1,518 additional housing units, which is more than enough to accommodate the City's RHNA of 566 units.

During the 5th cycle housing element, the Public Works Department continued to review development applications for capacity while also monitoring water/wastewater availability. Through **Program 5** of the Housing Element, the City will formalize a policy to prioritize water and wastewater hookups for proposed developments that include housing units affordable to lower-income households consistent with the provisions of California Government Code Section 65589.7.

SECTION 1B-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 (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 Coalinga, 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 Multi-Jurisdictional Housing Element was completed for the cities of Firebaugh, Fowler, Fresno, Huron, Kerman, Coalinga, Mendota, Orange Cove, Parlier, Coalinga, 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 Coalinga identified factors that contribute to fair housing issues. These contributing factors are included in **Table 1B-13, 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 1B-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

On October 5, 2022, the City of Coalinga 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 lists of regional stakeholders and community based organizations (CBOs), contacted the Fresno County Authority and Westside Family Preservation to post and distribute flyers, and posted to Facebook event page with a link to English and Spanish versions of the Eventbrite registration page, which advertised that the meeting would provide Spanish language interpretation, refreshments, and activities for children.

However, despite these extensive outreach efforts to inform community members of the event, there were only five participants. Discussion focused on the demand for housing and challenges in adding new housing resources, aging housing stock and infrastructure, lack of private investment, and concerns about investors flipping units, thereby reducing the supply of naturally affordable housing in the city. Additionally, participants expressed concern about the lack of natural potable water resources and the current drought conditions as a health problem and as constraints to new residential development.

Following the workshop, the City posted English and Spanish copies of the workshop presentation on the Fresno County Multi-Jurisdictional 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 **Table 1B-13, Contributing Factors to Fair Housing Issues**.

Study Session

A study session was held with the City Council on September 15, 2022, to discuss the Housing Element Update and process. The study session was open to the public and held in person. During the discussion period, councilmembers expressed concern over limitations of the potable water supply impacting the ability to adequately serve future residential development, as well as concerns about the lack of private investment in the city. The availability of water was considered when selecting sites to meet the RHNA and affirmatively further fair housing, and the City has identified **Program 5** to adopt a written policy to prioritize projects that include affordable units.

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 Coalinga and received responses from two. Representatives from the following stakeholders were interviewed:

- Building Industry Association (BIA) of Fresno/Madera Counties, November 22, 2022
- Coalinga/Huron School District, October 27, 2022

Stakeholders identified the following as the primary barriers to housing choice and availability in the city:

- Rising housing costs.
- Shortage of affordable housing available, particularly multifamily housing.
- Preference for single-family unit types.
- Economic disadvantages to market-rate developers to build affordable housing.

They also noted a need for accessible rental units for seniors and persons with disabilities and expressed concern about housing conditions in the city, particularly mobile homes, identifying a need for additional financial assistance for rehabilitation. Further, stakeholders emphasized that Coalinga’s distance from urban centers, including the services and employment opportunities in those areas, results in longer commute distances and a shortage of accessible personal and medical service providers, particularly for seniors and persons with disabilities. Stakeholders identified a need for expanded services to these populations in the city and enhanced transit connectivity to easily access resources elsewhere in the county. As was iterated in the community workshop and study session, stakeholders identified the water supply to this area as a constraint to new residential development.

Fair housing representation, lack of financial literacy, language barriers, rental property application requirements, lack of affordable housing resources for lower-income households, and a large population of seasonal farmworkers associated with the agricultural economic base were also identified as fair housing concerns for Coalinga residents. Stakeholders identified a need for more education about fair housing laws for both tenants and housing providers. Lack of awareness about fair housing laws results in increased discrimination cases and confusion about resources that are available to tenants. 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.

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 Area 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 Area 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. Designations in the City of Coalinga range from low to high resource, described in more detail in this assessment.

Patterns of Integration and Segregation

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 and, subsequently, the 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 Coalinga 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 the 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. However, where HCD has determined significant changes in resource area designation between the 2021 TCAC/HCD Opportunity Map and 2022 COG Geography TCAC/HCD Opportunity Map (i.e., high resource to low resource, or vice versa), the analysis notes the differences, potential causes, and strategies to address local discrepancies in access to opportunities.

The 2021 TCAC/HCD Opportunity Map designates the city as High Resource in the Keck Park and Van Ness/Elm neighborhoods (which include West Hills College and unincorporated area). The Wine Country and Pacific/Elm neighborhoods south of Polk Street and east of SR 33 were designated as Moderate-Resource, as were the Monterey-Sunset and Posa Chanet neighborhoods north of Van Ness Street, as well as the portion of the Olsen Park neighborhood east of North Carfield/School Road and west of Warthan Creek, inclusive of the Fairview Mobile Home Park. The remainder of the city is designated Low Resource opportunity. In comparison, the 2022 COG Geography TCAC/HCD Opportunity Map designates the entire city as Low Resource. However, as is discussed in this analysis, some neighborhoods in Coalinga reflect positive economic, environmental, and educational characteristics that are more consistent with a Moderate or High Resource designation when compared to other jurisdictions in the region even though the narrower COG level 2022 opportunity designation may not be reflective of these conditions in the greater regional context.

For example, in the Keck Park and Van Ness/Elm neighborhoods, positive indicators of quality of life include a high median income, moderately high ownership rates, low homeowner overpayment rates, relatively low poverty rates, high anticipated economic outcome scores, and more. Based on these characteristics, these neighborhoods likely reflect moderate to high access to resources for residents in the regional context. However, at the COG level of analysis, in comparison with the higher positive quality of life indicators from Clovis and Fresno, economic domain and educational attainment scores are lower, as well as other indicators that are more positive in the larger regional context, yielding a 2022 Low Resource designation. Similarly, the census tract east of SR 33 includes Olsen Park, East Valley Street and Pacific/Elm neighborhoods. These areas have lower median incomes, higher rates of poverty, higher renter rates, and very low anticipated economic outcome and educational attainment scores, which dilute the more

positive quality of life indicators in the moderate opportunity neighborhoods. This likely resulted in the 2022 TCAC/HCD Opportunity designation of Low Resource in the context of the COG.

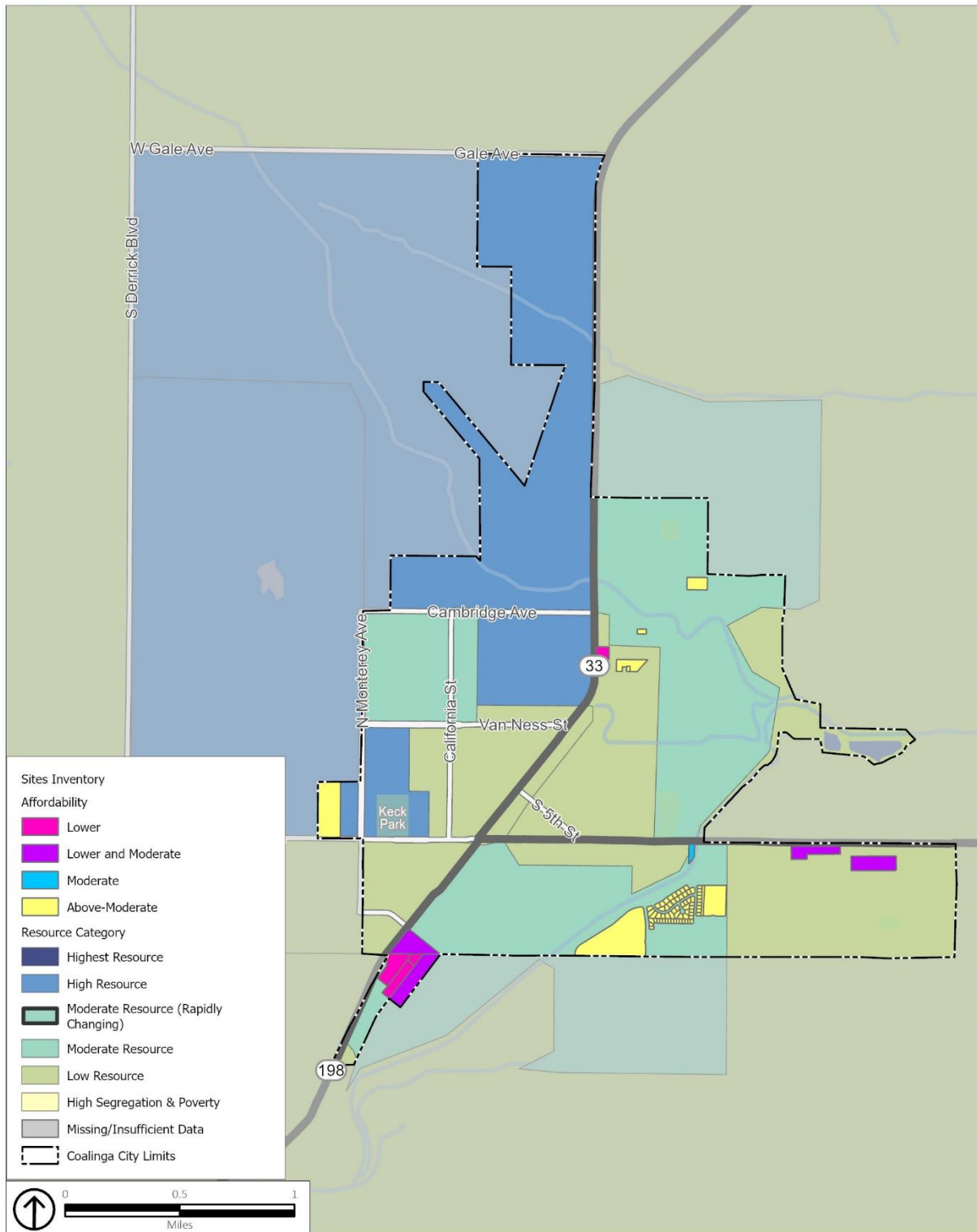
However, it is worth noting that the use of the TCAC/HCD Opportunity Maps are just one basis of the Assessment of Fair Housing, and a more detailed analysis of specific conditions within the jurisdiction provides a more comprehensive understanding of current patterns. The Opportunity Maps, and the full Assessment, inform programs to improve access to resources throughout the city.

Income Distribution

Locally, the TCAC/HCD Opportunity Area Maps designate the centrally located census tracts in the City of Coalinga as Low Resource; Moderate Resource tracts are found in the southern, western, and northeastern areas of the city, with one high-resource designated area in the northwest corner containing West Hills Coalinga College and a second area along the west side, containing Keck Park, which also includes land outside of the city boundaries (**Figure 1B-2, Local TCAC/HCD Opportunity Areas**). The 2020 citywide median household income is \$62,420, which is below the 2020 statewide median of \$78,672 and above the Fresno County median of \$57,109. The census tracts in Coalinga for which household income falls below the statewide median which are designated Moderate Resource are found in the Monterey-Sunset neighborhood in the northwest corner of the city (\$65,156), Posa Chanet neighborhood along the eastern edge of the city including the portion of the Olsen Park neighborhood east of North Carfield/School Road (\$76,738), and Wine Country and the eastern portion of Pacific/Elm neighborhoods (\$68,194). The Olsen Park neighborhood, inclusive of the downtown east of (\$46,071), Pacific/Elm neighborhood (\$64,651) west of State Route 33/198 (SR 33), the downtown neighborhood (\$58,214) west of SR 33, and South of Polk Street area (\$66,151) east of South Merced Avenue, where industrial, commercial, and other nonresidential uses are also found (**Figure 1B-3, Local Median Income**) correspond to census tracts designated as Low Resource on TCAC/HCD Opportunity Area Maps. These neighborhoods feature small, deep-lot residential units with some multifamily properties and affordable housing complexes. The City's lowest-income tract, also designated Low Resource, is found in the neighborhood south of East Polk Street/South 5th Street and north of East Pleasant Street, encompassing the East Valley Street neighborhood, with a median household income of \$30,025.

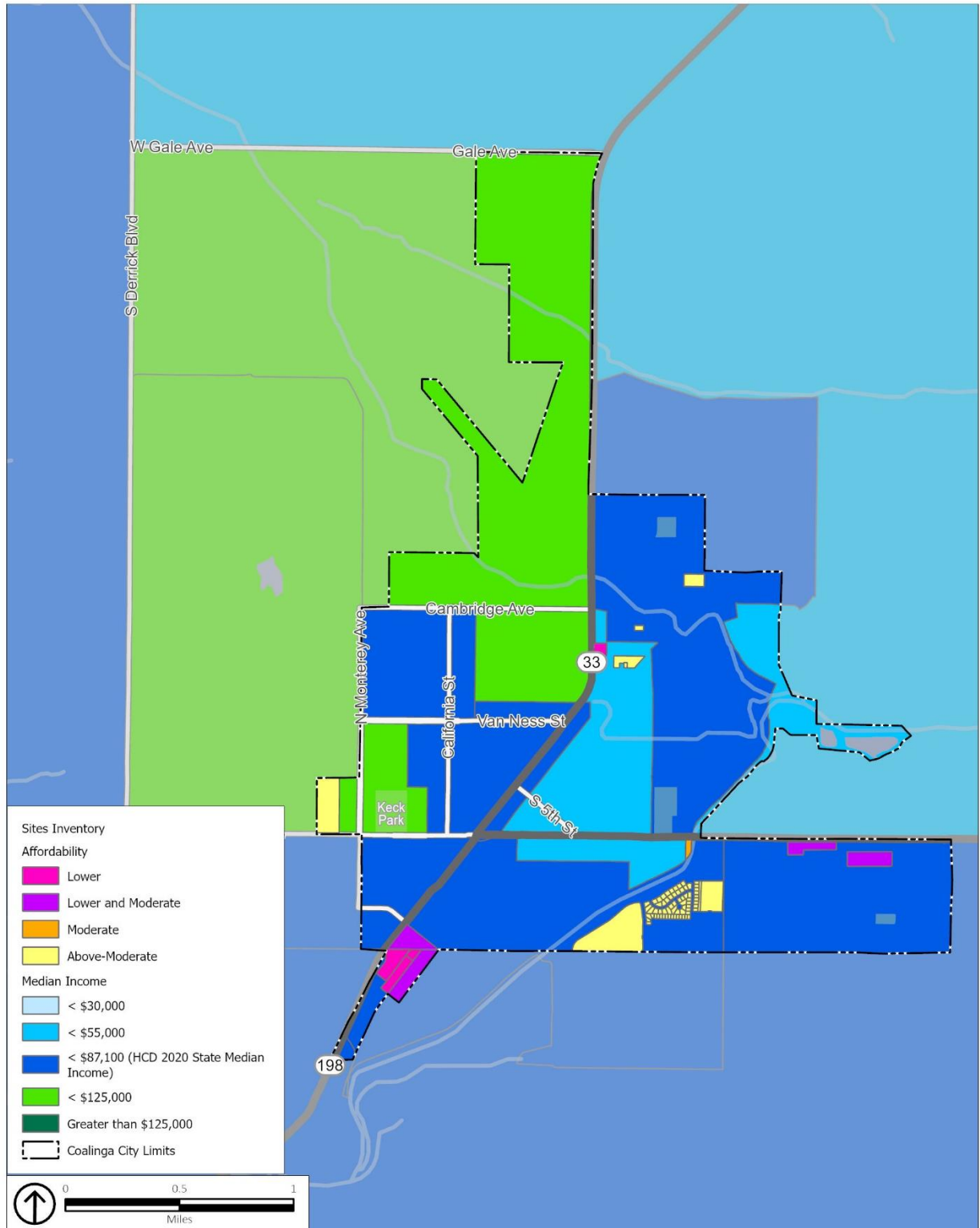
High-income tracts generally correspond to TCAC/HCD High-Resource designations and are found in the Keck Park neighborhood on the western edge of the city, which contains Keck Park and the Keck Park Community Center; and the West Hills College-Coalinga neighborhood north of Van Ness Street and south of Cambridge Avenue between SR 33 and Sunset Avenue. These two neighborhoods are further from commercial uses, and have median incomes ranging from \$93,594 to \$103,182. This indicates that income distribution in Coalinga generally corresponds with TCAC and HCD's resource area designations, reflecting higher access to opportunities for higher-income households.

Figure 1B-2: Local TCAC/HCD Opportunity Areas



Source: California Tax Credit Allocation Committee, 2021; City of Coalinga, 2023; Placeworks, 2023

Figure 1B-3: Local Median Income



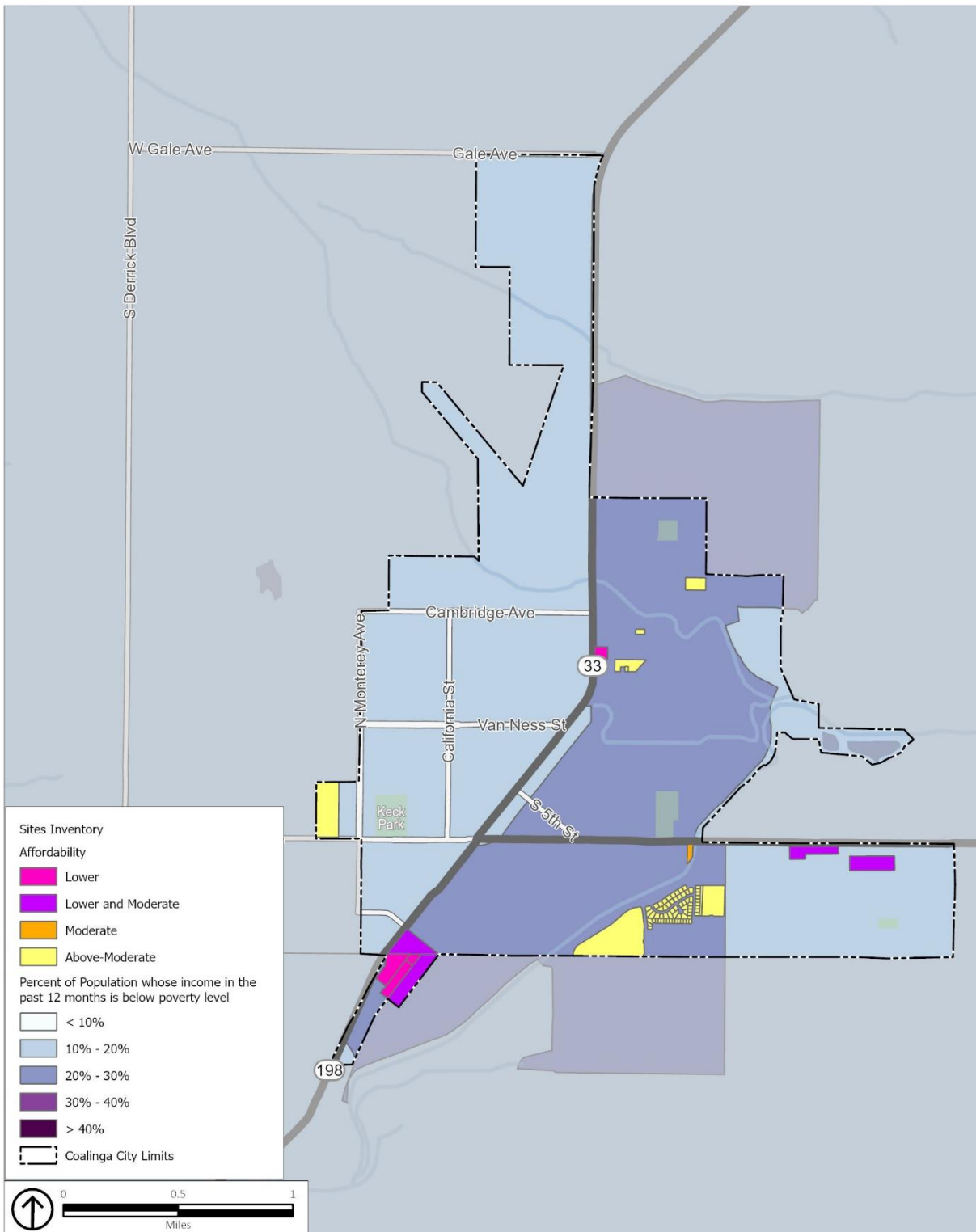
Source: US Census (American Communities Survey 2015-2019); City of Coalinga, 2023; Placemarks, 2023

In the City of Coalinga, 16.0 percent of households make less than 30 percent of the area median income (AMI), which is considered extremely low income. Higher rates of poverty are found near industrial areas in Coalinga, with 25.1 percent of the population east of SR 33/198 and 18.8 percent to the west earning incomes below the poverty line (**Figure 1B-4, Local Poverty Rates**). However, seven of the eight affordable housing complexes and three mobile home parks are east of SR 33/198, suggesting that housing in this area is more affordable to lower-income households.

The spatial distribution of household income in the City of Coalinga has changed significantly between 2014 and 2020. The entire city was fairly homogeneous, with median incomes between \$40,000 and \$60,000 in 2014. Incomes on the west side of SR 33/198 were \$46,745, with a poverty rate of 23.1 percent, and incomes on the east side of SR 33/198 were slightly higher at \$48,3014, with a poverty rate of 24.3 percent. This indicates that the City of Coalinga has had a shift in income distribution over the past decade, resulting in distinct higher- and lower-income areas. Whereas the west side had slightly lower median incomes in 2014, in 2020, this side now has overall higher incomes in the city, ranging from \$58,214 to \$103,182, and a lower poverty rate of 18.8 percent. In comparison, the east side currently has a range of median incomes between \$30,625 to \$76,738 and a poverty rate of 25.1 percent. Recent development has been concentrated east of SR 33, so this difference in incomes could potentially be attributed to the development of more units of lower-income housing in this area.

Several Housing Element programs will attempt to address disparities by improving access to higher-opportunity areas for lower-income households. Through **Program 6**, the City will establish partnerships and offer incentive programs, such as fee reductions to promote the development of housing affordable to lower-income households. As part of **Program 9**, the City will also provide incentives for the development of housing for extremely low-income households and will encourage the development of single-room occupancy (SRO) facilities. The City will promote accessory dwelling units (ADUs) through **Program 11**. ADUs have the potential to be new affordable units dispersed within higher-opportunity areas of single-family housing. The City will also develop a preliminary application form and streamline affordable housing development as part of **Program 19**. In partnership with Self-Help Enterprises and Fresno County, the City will continue to provide first-time homebuyer assistance programs (**Program 24** and **Program 25**), which can improve mobility for lower-income households looking to purchase a home. Additionally, through **Program 27**, the City will continue to partner with the Fresno Housing Authority to provide information about the Housing Choice Voucher program (also called Section 8), which can increase mobility for lower-income households.

Figure 1B-4: Local Poverty Rates



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

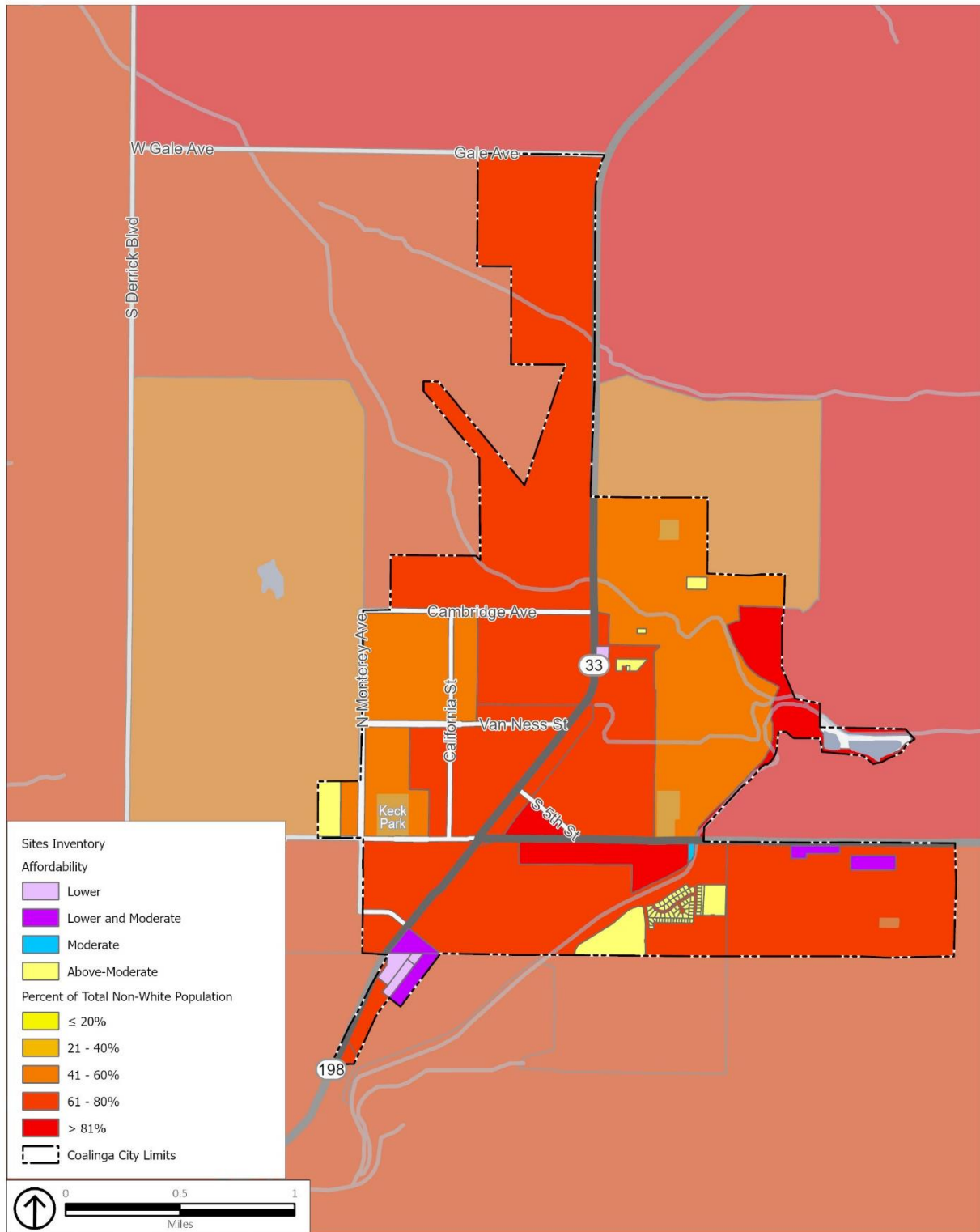
Racial and Ethnic Characteristics

Coalinga's largest demographic group is Hispanic, comprising 63.9 percent of the city's population, placing Coalinga among Fresno County jurisdictions with a lower proportion of Hispanic residents. Overall, non-White only residents, including Hispanic residents, comprise 71.8 percent of the city's population. White non-Hispanic residents comprise 28.2 percent, followed by residents who selected the Census category "Other" at 4.0 percent, Black and African American at 2.9 percent, Asian/Hawaiian and Pacific Islander at 2.4 percent, and American Indian at 2.0 percent. All other racial and ethnic groups were represented by smaller populations, each comprising less than 1.0 percent of the city's population.

There appears to be a pattern indicating a slightly uneven spatial distribution of demographic groups within Coalinga (**Figure 1B-5, Local Racial Demographics**), with the populations of color predominantly living in the central, far eastern, and southern portions of the city, as well as in the northwestern corner. Higher concentrations of populations of color, primarily residents that identify as Hispanic or Latinx, are found in the portion of the block group containing the Amandako Mobile Home Park at the eastern boundary of the city, at 93.0 percent of the population in this area, although the remainder of this block group consists primarily of agricultural lands in the unincorporated county. Higher concentrations of non-White populations are also found in the East Valley neighborhood at 82.5 percent, within the Olsen Park neighborhoods north and northeast of SR 33 at 77.8 percent, and in proximity to West Hills College – Coalinga at 75.8 percent. The southern Pacific/Elm neighborhood and downtown/Van Ness/Sunset neighborhoods are 73.2 percent and 70.3 percent non-White respectively, becoming progressively less diverse along the western and eastern portions of the city. The rate of White non-Hispanic populations make up an average of 43.8 percent in the northeastern Posa Chanet neighborhood, and 50.3 percent and 52.9 percent in the Keck Park neighborhoods along the western edge of the city. The Asian population is also more highly represented in the Posa Chanet neighborhood in the vicinity of the Coalinga Regional Medical Center, at 3.4 percent of the residents.

The three block groups with the highest representation of non-White populations generally correlate to the block groups with median household incomes between \$30,000 and \$55,000. Additionally, the downtown/Van Ness/Sunset neighborhoods and Pacific Elm neighborhoods (in which four affordable housing complexes and two mobile home parks are located) with non-White populations representing 70.0 to 73.0 percent of the residents correlate with incomes between \$55,000 and \$87,100. However, the correlation between diversity and income found in these areas is not found consistently throughout the city. The block groups encompassing the upper Monterey/Sunset and Posa Chanet neighborhoods with less diverse neighborhoods, as discussed previously, also correlate with median incomes between \$55,000 and \$87,100. The West Hills College-Coalinga neighborhood, with the highest incomes in the city, has one of the highest non-White population rates, although the presence of the college may contribute to the rate of diversity. The Keck Park neighborhood has the least-diverse population and a median income above the HCD 2020 state median.

Figure 1B-5: Local Racial Demographics



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

The proportion of the non-White demographic group in Coalinga has increased significantly between 2010 and 2020, with the largest increase within the Hispanic population, followed by persons identifying with multiple races, and American Indian and Alaska Native. The proportion of White non-Hispanic residents dropped from 37.7 to 28.2 percent and both the Black or African American and Asian populations decreased over the same period. Coalinga's housing stock has a higher proportion of mobile homes than the County average, which can be naturally occurring affordable housing options. The City also has eight affordable housing complexes. The city also has a higher proportion of triplex/fourplex units than Fresno County in general, which may contribute to the increased diversity due to affordability and rental opportunities.

There are no areas identified as a R/ECAP, as defined by the U.S. Department of Housing and Urban Development (HUD) in the city, and no TCAC/HCD designations of an Area of High Segregation and Poverty. Additionally, Coalinga does not contain any 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. Data indicates that although the White-identifying proportion of the population has decreased, and household income has also risen (see Section 2: Housing Needs Assessment, "Income Distribution" section), the incidence of poverty and increasing predominance of communities of color suggests that housing opportunities within the city offer some housing opportunities to this segment of the Fresno County population, or may not present as much of a barrier to accessing housing as in other jurisdictions within the region. However, the higher diversity rates in some of the neighborhoods with incomes above the state median also suggest that there is income integration within the communities of color and that there are opportunities for housing mobility.

The Housing Element includes several programs with the intent to promote mixed-income neighborhoods and housing mobility by providing a variety of housing choices and monitoring fair housing issues. Through Program 26, the City will monitor housing discrimination claims and will provide fair housing referrals to those experiencing housing discrimination. Through Program 13, the City will encourage the development of a variety of housing types to promote a greater diversity of incomes within each neighborhood. ADUs have the potential to be new affordable units dispersed within higher-opportunity areas of single-family housing, so as part of **Program 11**, the City will encourage the development of this housing type. In partnership with Self-Help Enterprises and Fresno County, the City will continue to provide first-time homebuyer assistance programs (**Program 24** and **Program 25** of the Housing Element), which can improve mobility for households looking to purchase a home. Through **Program 27**, the City will continue to encourage housing mobility for lower-income households by providing HCVs in partnership with the Fresno Housing Authority.

Familial Status

Like several other jurisdictions in Fresno County, a majority of households in Coalinga are considered family households (77.5 percent). Family households are defined by California law as a household of two or more persons, regardless of relationship status. Approximately 45.1 percent of households are married-couple households, and an additional 6.8 percent of households are unmarried couples. In the area on the eastern border of the city encompassing the Amandako Mobile Home Park, approximately 51.6 percent of households are married-couple households, compared to 38.8 percent of households on the eastern side of SR 33/198 (excluding the Amandako Mobile Home Park neighborhood), and 10.7 percent live as unmarried couples. West of SR 33/198, 42.6 percent of the population are married couples with an additional 8.6 percent of the population living in unmarried couple households. Approximately 25.6 percent of Coalinga households are family households headed by single adults, higher than the Fresno County rate of 22.2 percent and 21.0 percent in California. There does not appear to be a distinct correlation between TCAC/HCD designations and household family composition.

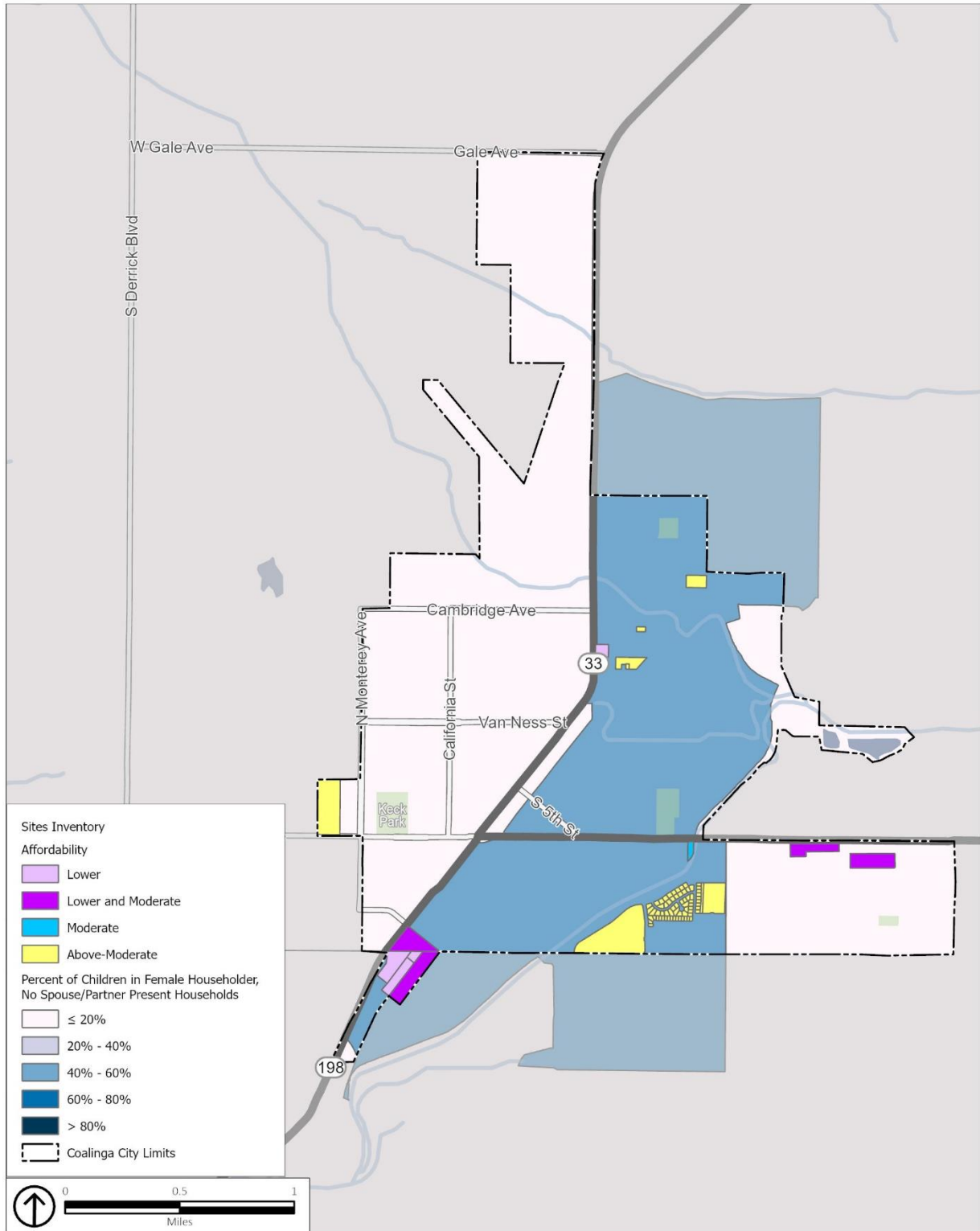
Coalinga's proportion of single-parent, female-headed households is 31.2 percent of all households. Of these households, 39.7 percent live alone, 27.0 percent have children, and 33.3 percent live with relatives or roommates. Single-parent, male-headed householders comprise 16.8 percent of all households. Of these, 54.9 percent live alone, and only 15.9 percent have children. Relative to the lower representation of married and unmarried couple households in the central portion of the city, as shown in **Figure 1B-6, Local Female-Headed Households with Children**, between 40.0 and 60.0 percent of female-headed households with children reside in the tract east of SR 33/198, which includes the East Valley, Olsen Park, Pacific/Elm, and Van Ness/Elm neighborhoods. Seven of the eight affordable rental complexes are located within these neighborhoods. Less than 20.0 percent of the female-headed households with children live on the west side of SR 33/198 or within the Amandako Mobile Home Park portion of the city.

The rate of female-headed households with household incomes below the poverty line, at 34.3 percent, is comparable to the Fresno County rate, yet above the statewide rate of 21.5 percent. The 2016-2020 American Community Survey (ACS) indicates that between 40.0 and 60.0 percent of children residing in the eastern side of the city, which has a poverty rate of 25.1 percent, live in a single, female-headed household. When considering the lower incomes in the East Valley and Olsen Park neighborhoods and the presence of the majority of affordable housing complexes in this area of the city, it may be that a concentration of single-parent households in poverty reside in these neighborhoods. These neighborhoods are also in proximity to industrial and other nonresidential uses. The slightly higher presence of single-parent, female-headed households with children in Coalinga, at 8.4 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 greater access to affordable housing in Coalinga than elsewhere in the county. In addition, although these lower-income neighborhoods have TCAC/HCD low-resource designations, the surrounding neighborhoods have moderate- and high-resource designations, and proximity to these opportunities may offer benefits to single female householders with children.

Single-person households constitute 22.4 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 in the county and statewide, constitute 6.3 percent of Coalinga's households. Of the seniors living alone, 75.1 percent are homeowners and the remaining 24.9 percent are renters. This lower representation of seniors living alone in Coalinga reflects the lower composition of seniors in the city, representing 9.6 percent of the population, one of the lowest proportions in the county. These findings suggest that although Coalinga may be an attractive place for senior couples to retire, or that senior couples have aged in place and remain in their homes to access services and amenities in the city catering to senior needs, there may not be an adequate stock of rental units accessible to seniors living alone, or that seniors who rent must compete for the rental properties in the city, as Valle del Sol and West Hills Apartments are the only senior-restricted apartment complexes with deed-restricted units in the city.

Several Housing Element programs will address disparities by promoting construction of a variety of housing types and sizes for a range of family types. The City will promote the development of ADUs through **Program 11** and the development of SRO facilities, housing for young adults such as young mothers, and other special housing arrangements through **Program 9**. As part of **Program 13**, the City will encourage the development of a variety of housing types, including duplexes, townhomes, apartment buildings, and condominiums in neighborhoods and new subdivisions.

Figure 1B-6: Local Female-Headed Households with Children



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

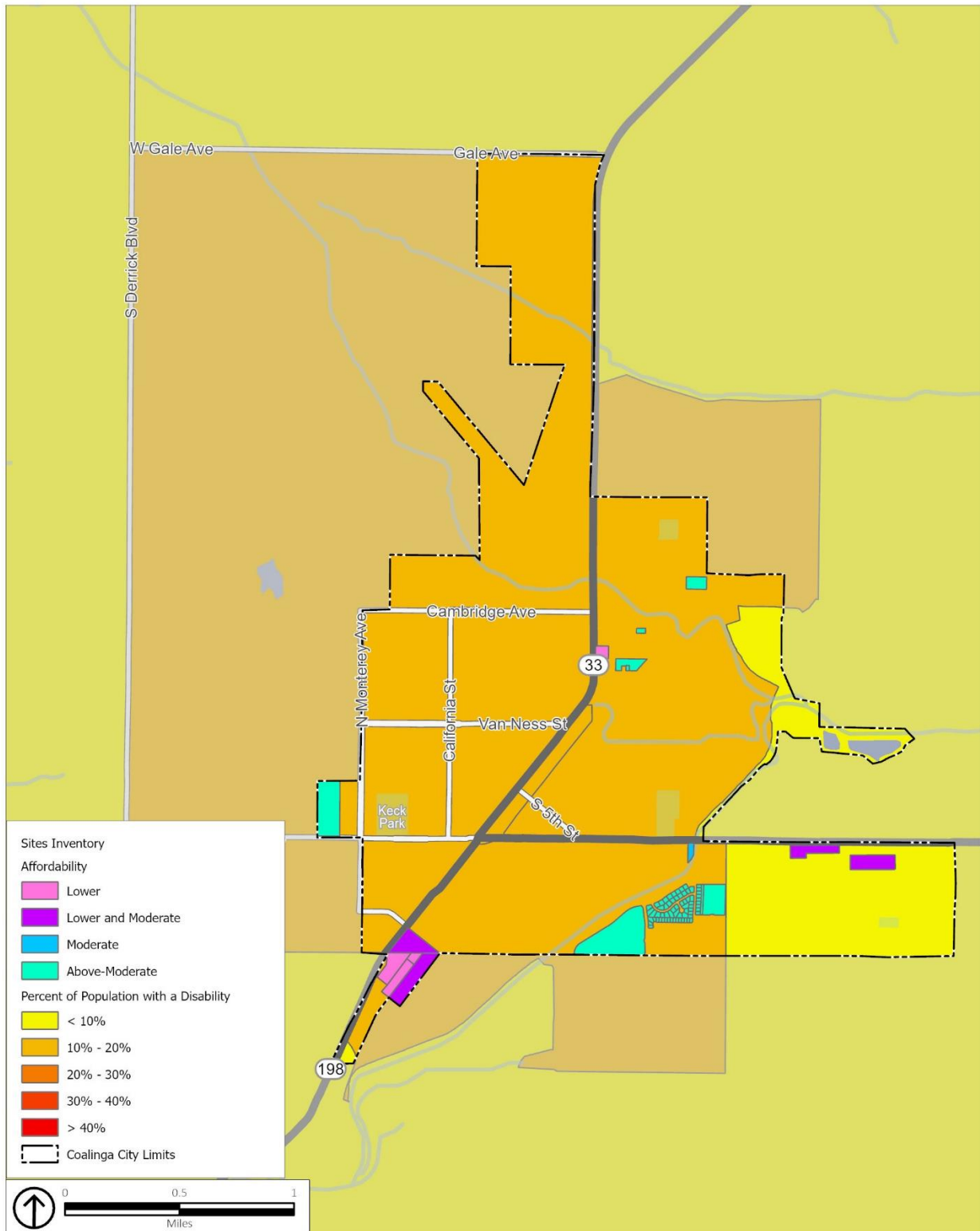
Disability Rates and Services

Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs associated with disabilities. Seniors typically experience disabilities at higher rates. Approximately 11.8 percent of Coalinga's population lives with one or more types of disabilities, greater than both the Fresno County average of 12.9 percent and state average of 10.7 percent. Although there is a fairly low population of older residents (9.8 percent) in the city, 51.0 percent of the senior population in Coalinga experiences one or more disabilities, the second-highest rate in the county after Fowler (51.3 percent).

Residents living with disabilities in the western side of the city comprise 15.7 percent of the population, of which 35.3 percent are seniors. Although seniors comprise 12.5 percent of the western portion of the city, 44.6 percent of all residents in this area report a disability (**Figure 1B-7, Percentage of the Population with a Disability in Coalinga**). In the eastern side of the city, the overall rate of disability is 12.4 percent. While seniors comprise only 7.2 percent of the population in this tract, 57.8 percent of this age cohort experiences one or more disabilities, representing 33.5 percent of total persons with disabilities in this tract. Within the most eastern tract in the city, the overall rate of disability is 7.1 percent. While seniors comprise 10.7 percent of the population in this area, 25.1 percent of this age cohort experiences one or more disabilities, representing 37.7 percent of total persons with disabilities in this tract. The spatial distribution of Coalinga residents living with disabilities has shifted between 2014 and 2020, increasing throughout much the city with the exception of the far eastern tract. This area of the city experienced a decrease in residents living with disabilities. In 2014, the eastern side of the city had a disability rate of 8.5 percent compared to 12.4 percent in 2020, with seniors comprising 38.5 percent of total disabilities in this tract; the western side had a rate of 13.9 percent compared to 15.7 percent in 2020, with seniors comprising 28.8 percent of total persons with disabilities in this tract.

As shown on Table 2-33, Disability by Type (2020), in Section 2: Regional Housing Needs Assessment, ambulatory disabilities were the most prevalent disability, as 47.0 percent of Coalinga residents with a disability identify as having this disability. The next most-prevalent disability among Coalinga residents is cognitive difficulties, at 34.3 percent of the population with disabilities; hearing difficulties at 28.9 percent; and independent-living problems at 25.9 percent. Vision difficulties and self-care problems were represented at 14.6 percent and 11.8 percent, respectively, despite vision challenges typically increasing as residents age. The City of Coalinga has a small population of residents with developmental disabilities (less than 1.0 percent of the total population), of which approximately 55.1 percent are under 18 years of age and live at home with parents or a caregiver.

Figure 1B-7: Percentage of the Population with a Disability in Coalinga



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

Residents with disabilities in the City of Coalinga are served by the Fresno County Senior Resource Center, which operates an Adult Protective Services program, assisting both disabled adults and seniors with all requests for assistance. The Fresno County Human Services System Department of Adult Services also provides housing and basic needs assistance to elderly persons. Paratransit is provided by Fresno County Rural Transit Agency to ensure that mobility opportunities are available to persons with disabilities. Coalinga 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+), 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 \$1.00 one-way or \$2.00 round trip. 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. There are licensed no residential care facilities or elderly assisted living facilities in Coalinga; however, which may present a barrier to residents in need of ongoing support and may increase displacement risk for this population.

Several Housing Element programs will attempt to address disparities by facilitating construction of supportive housing facilities and/or other services for persons with disabilities. Through **Program 17**, the City will provide reasonable accommodations in the development process to accommodate the needs of persons with disabilities. As part of **Program 6**, the City will provide incentives for the development of affordable housing, including housing for seniors and persons with disabilities. In **Program 9**, the City will continue to seek and pursue state and federal funds to offer a variety of incentives or concessions for the development of housing for extremely low-income households, including transitional and supportive housing and housing for persons with disabilities.

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.

Coalinga residents are primarily served by the FCRTA, providing fixed-route service between Coalinga and Fresno on the Coalinga Line, and between Huron and Coalinga on the Huron Line (see Figure 3-19, Fresno County Rural Transit Agency Intercounty Routes, in Section 3: Regional Assessment of Fair Housing). Huron Transit buses travel between Huron and Coalinga, making one round trip in the morning and two round trips in the afternoon. Service is provided by a 22-passenger, Americans with Disability Act (ADA) wheelchair-accessible bus. The Coalinga Line bus traveling between Coalinga and Fresno departs from Coalinga Courthouse at 8:00 a.m., with return service from Fresno to Coalinga arriving in Coalinga at 5:45 p.m. Service is provided on a 30-passenger, ADA wheelchair-accessible buses. Monthly passes for general service between Coalinga and all stops are priced at \$140.00, with discounted fares available for senior, youth, and disabled residents at \$100.00 monthly. FCRTA Coalinga Line service stops within Coalinga include Elm Avenue, Polk Avenue, Coalinga Plaza Social Services, West Hills College, and

Coalinga Hospital. With daily access to the City of Fresno, the FCRTA 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.

Since January 26, 1992, in compliance with requirements of the Americans with Disabilities Act (ADA), FCRTA's fixed-route service has been able to deviate from its specified route on a demand-responsive basis up to a three-quarter (3/4) mile in either direction (1-1/2 mile path) to pick-up or drop-off a disabled passenger.

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 a score of 10 indicating complete transit connectivity. **Figure 1B-8, Coalinga AllTransit Performance Score**, shows Coalinga's AllTransit Performance score, including metrics representing average household transit access. Coalinga's score is 1.1, demonstrating "very low" connectivity. **Table 1B-6, Fresno County Jurisdictions AllTransit Performance Scores**, shows transit accessibility in Coalinga relative to other Fresno County jurisdictions. Coalinga'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 through private service providers. Among Fresno County jurisdictions, the City of Fresno represents an outlier both in terms of population size, degree of urbanization, and transit accessibility.

As is shown in **Figure 1B-9, Transit Routes and Stops in Coalinga**, the transit that serves Coalinga is primarily an intercity travel option rather than a means of traveling within the city, though there are several stops on the Huron route that are within the city. Several fledgling regional rideshare systems are working to fill in gaps within this network, including the community-led Green Raiteros system, based in Huron, which also serves farmworker commutes. The FCRTA rideshare system is currently only serving the unincorporated community of Biola, but may expand to Coalinga in the future.

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.

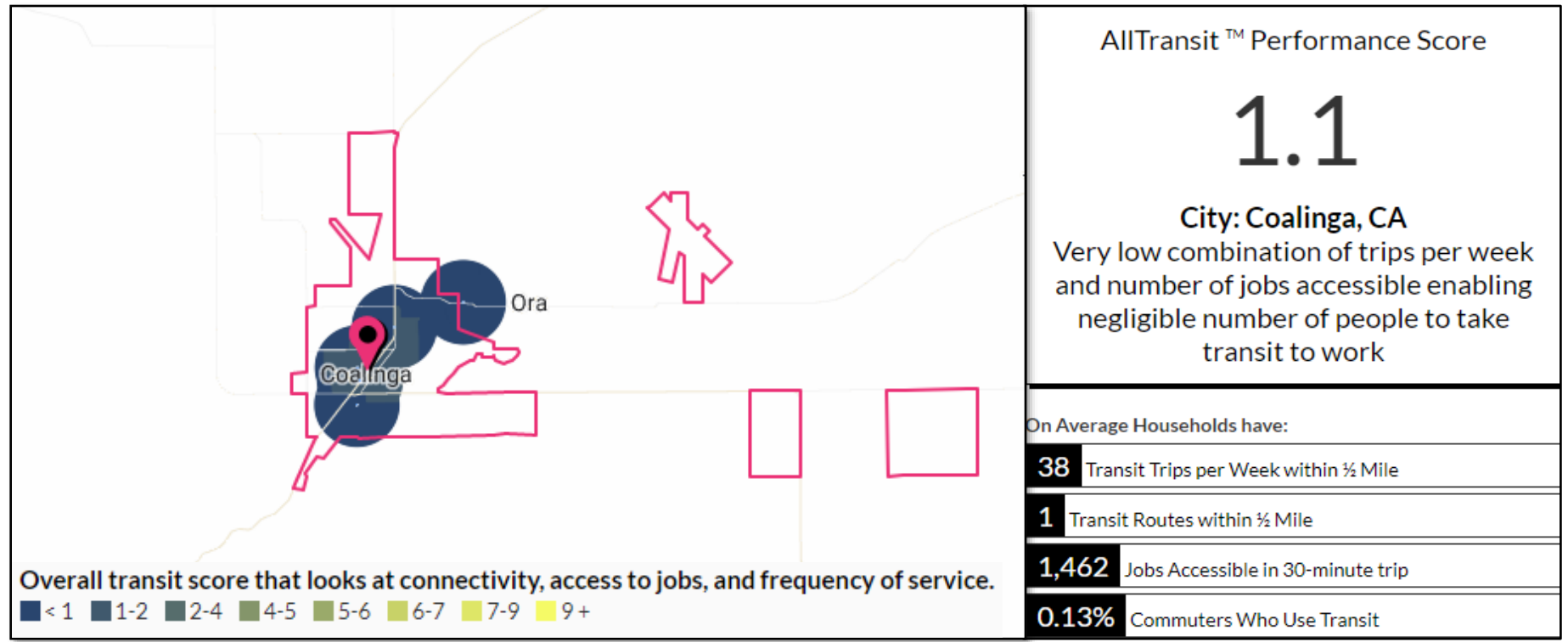
Green Raiteros is an indigenous, community-led rideshare service based in Huron that serves Fresno, Madera, Kings, and Kern Counties. The group is part of The Latino Equity Advocacy & Policy Institute (LEAP Institute), a 501(c)3 non-profit public benefit organization. The service is funded by both public 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.

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.

Figure 1B-8: Coalinga AllTransit Performance Score



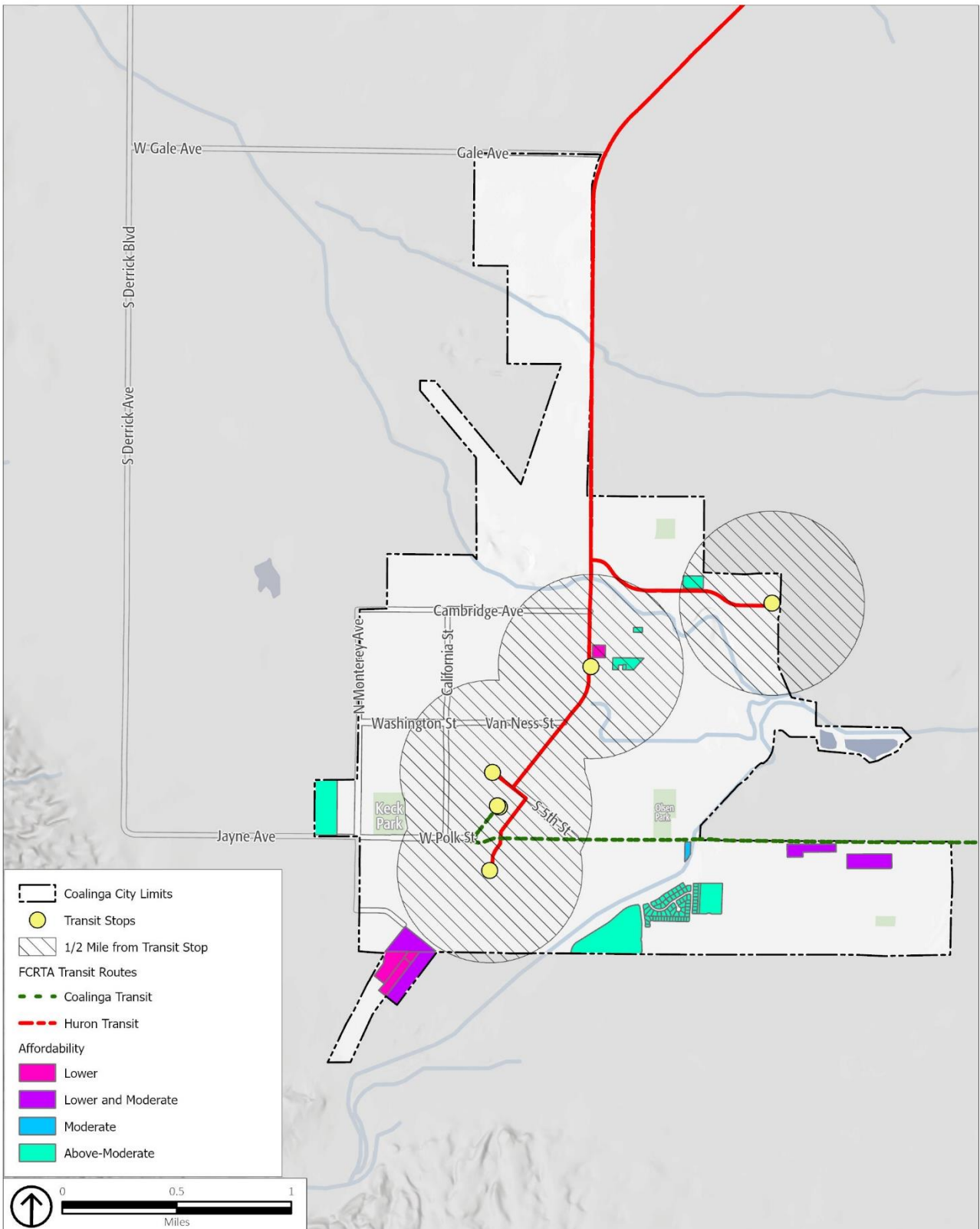
Source: AllTransit.cnt.org, 2022

Table 1B-6: Fresno County Jurisdictions AllTransit Performance Scores

Jurisdiction	Score
City of Fresno	5.0
Fresno County	3.2
Coalinga	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
Coalinga	0.7
Kerman	0.1
San Joaquin	0.0

Source: AllTransit.cnt.org, 2022

Figure 1B-9: Transit Routes and Stops in Coalinga



Source: U.S. Census; City of Coalinga, 2023; Placeworks, 2023, FCRTA 2019

Housing Mobility

As discussed in the Housing Tenure section of Section 2: Regional Housing Needs Assessment, approximately 42.0 percent of occupied households in Coalinga are renting, with rates of renter- and owner-occupancy evenly distributed across the city. A healthy housing market is generally considered to have a 5.0 percent vacancy rate. As shown in Section 2: Regional Housing Needs Assessment, Table 2-18, in 2022 the California Department of Finance (DOF) reported an overall vacancy rate of 4.2 percent in Coalinga. Vacancy data differentiated by tenure is not available through DOF; however, the 2020 ACS 5-year estimate indicates a rental vacancy rate of 5.7 percent and an ownership unit vacancy rate of 2.6 percent, with a similar overall vacancy rate of 8.8 percent. 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 Coalinga, a substantial proportion of vacant properties were categorized as being for seasonal use (either recreational or for seasonal laborers) or as “other vacant,” a category of properties that are vacant but not immediately 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 owner preference, 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.

Coalinga’s rental vacancy rate indicates a healthy rental market with housing mobility opportunities for current and prospective renters without an oversaturated rental market. However, the low ownership unit vacancy rate may indicate a shortage of available homes for sale in Coalinga for prospective homebuyers.

Median gross rent is \$851 in Coalinga, lower than the Fresno County average rent of \$1,029 (see Section 2: Housing Needs Assessment). Coalinga’s vacancy rates and median rent are consistent with other comparable Fresno County jurisdictions, placing Coalinga among Fresno County’s moderately affordable jurisdictions (see Section 2: Housing Needs Assessment). This suggests that residents living in Coalinga, or seeking to live in Coalinga, have similar mobility options overall compared to most of the region. There are no households using Housing Choice Vouchers (HCV) reported in Coalinga.

While median rent in Coalinga increased by 72.0 percent between 2000 and 2010, a substantially smaller increase of 5.7 percent is reported for the period between 2010 and 2020, indicating that renter costs have remained relatively stable in recent years. However, as found in Section 2: Housing Needs Assessment, Table 2-22, Home Sales Recorded in 2021-22, home prices in Coalinga have increased by 28.9 percent between 2021 and 2022, among the larger increases found in Fresno County jurisdictions. While rent is relatively low and rental units are available in Coalinga, rising home prices and limited stock of housing for sale may indicate limited mobility options for renters seeking homeownership opportunities.

Several Housing Element programs will attempt to address disparities by promoting housing mobility. Through **Programs 24 and 25**, the City will support first-time homebuyers by providing zero-interest downpayment loans along with County-based loans and tax credits. As part of **Program 27**, the City will partner with Fresno Housing Authority to educate landlords and property managers about incentives for participating in the HCVs program. Through **Program 6, Program 9, and Program 18**, the City will support housing mobility for lower-income families by encouraging the development of affordable housing throughout the city and streamlining the process of developing housing affordable to households in these income groups.

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 residential areas in Coalinga score “furthest proximity” (**Figure 1B-10, Jobs Proximity Index**). A small section of the city’s eastern side, as well as the airport and wastewater treatment plant, are found in block groups determined to have “closest proximity.” This may be due in part to several jobs-generating uses found east of Coalinga, as well as the east side’s marginally closer proximity to the interchange of Interstate (I-) 5 and SR-198. Although most of Coalinga’s residential areas see jobs proximity index scores that are among the lowest for Fresno County jurisdictions, the city’s boundary does intersect tracts of both “furthest” and “closest” proximity, an inconsistency potentially indicating that Coalinga’s actual access to employment may not be accurately reflected by the scoring index methodology.

Notable industries in Coalinga include agriculture and natural resource extraction, with business activities largely conducted outside of city limits. Approximately 76.8 percent of Coalinga residents commute outside of the city for work, with 23.2 percent of residents both living and working within city limits. This figure has remained consistent over time – in 2010, 74.7 percent of Coalinga residents commuted outside of the city for work.³ Coalinga residents primarily work in Health Care and Social Assistance (17.8 percent); Agriculture, Forestry, Fishing and Hunting (13.9 percent); Accommodation and Food Services (11.5 percent); and Educational Services (11.3 percent).⁴ In total, approximately 39.0 percent of Coalinga residents live within 10 miles of their place of employment. However, 42.3 percent live more than 50 miles from their jobs, with most of these residents commuting due east, likely to the City of Fresno. According to the ACS, the jobs-housing ratio in Coalinga is relatively balanced, at 1.01, and has improved since a ratio of 1.13 in 2010. Therefore, the high proportion of residents commuting long distances to jobs may indicate that the supply of jobs in Coalinga are not aligned with the interests, skills, or needs of residents. As seen

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.

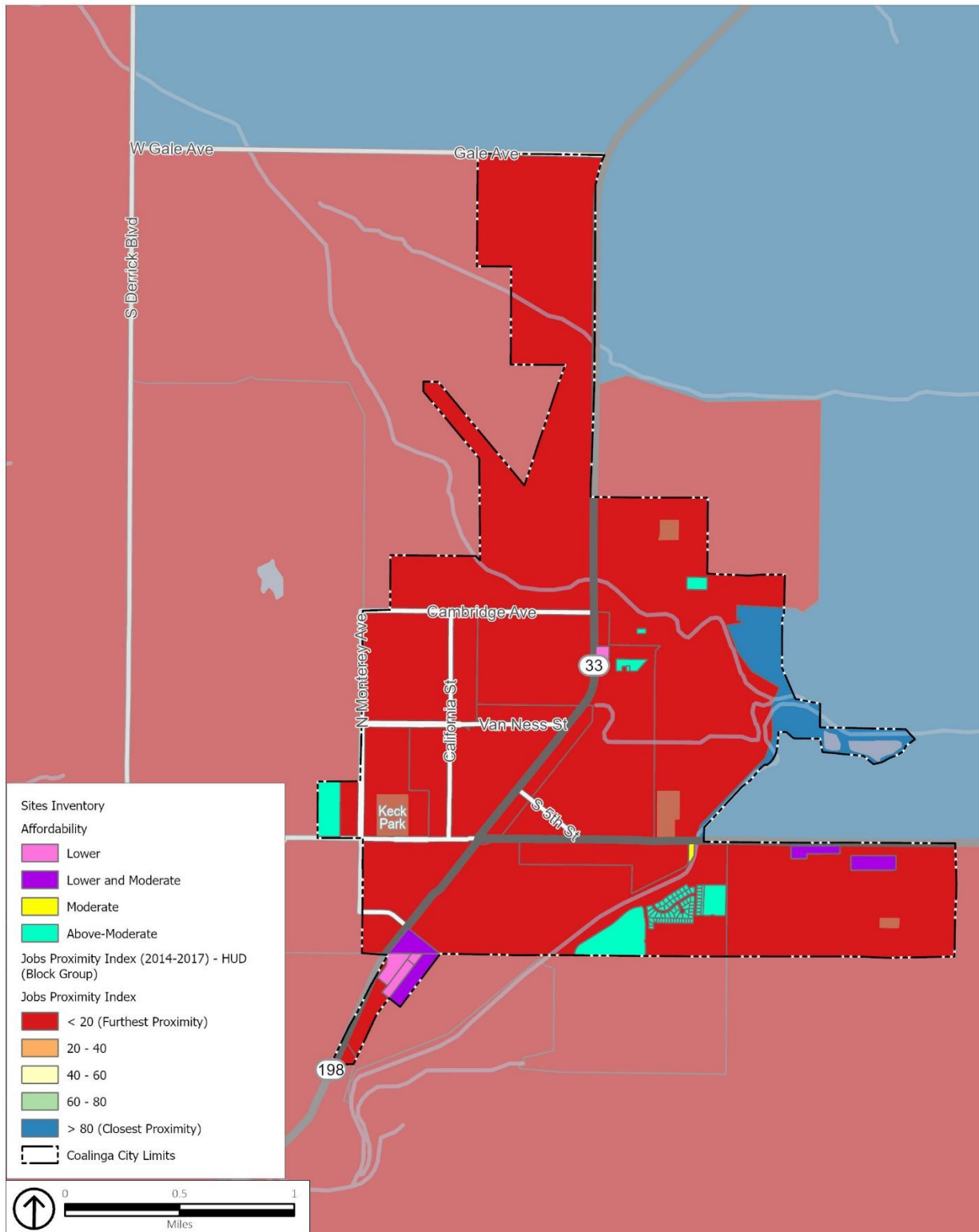
⁴ U.S. Census Bureau, 2022, Longitudinal Employer Household Dynamics (LEHD) Origin-Destination Statistics (2002-2019). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed September 2022.

in **Figure 1B-11, Zoning in Coalinga**, the majority of land in the city is designated for residential uses, which are concentrated near the intersection of SRs 198 and 33 and along Elm Avenue. Commercial uses are primarily service and retail industries and serve residents of Coalinga but given the nature of the city's main industries, many Coalinga residents will likely continue to work outside of the city.

The prevalence of residential uses in Coalinga reflects the city's relatively low scores for HUD's jobs proximity index.

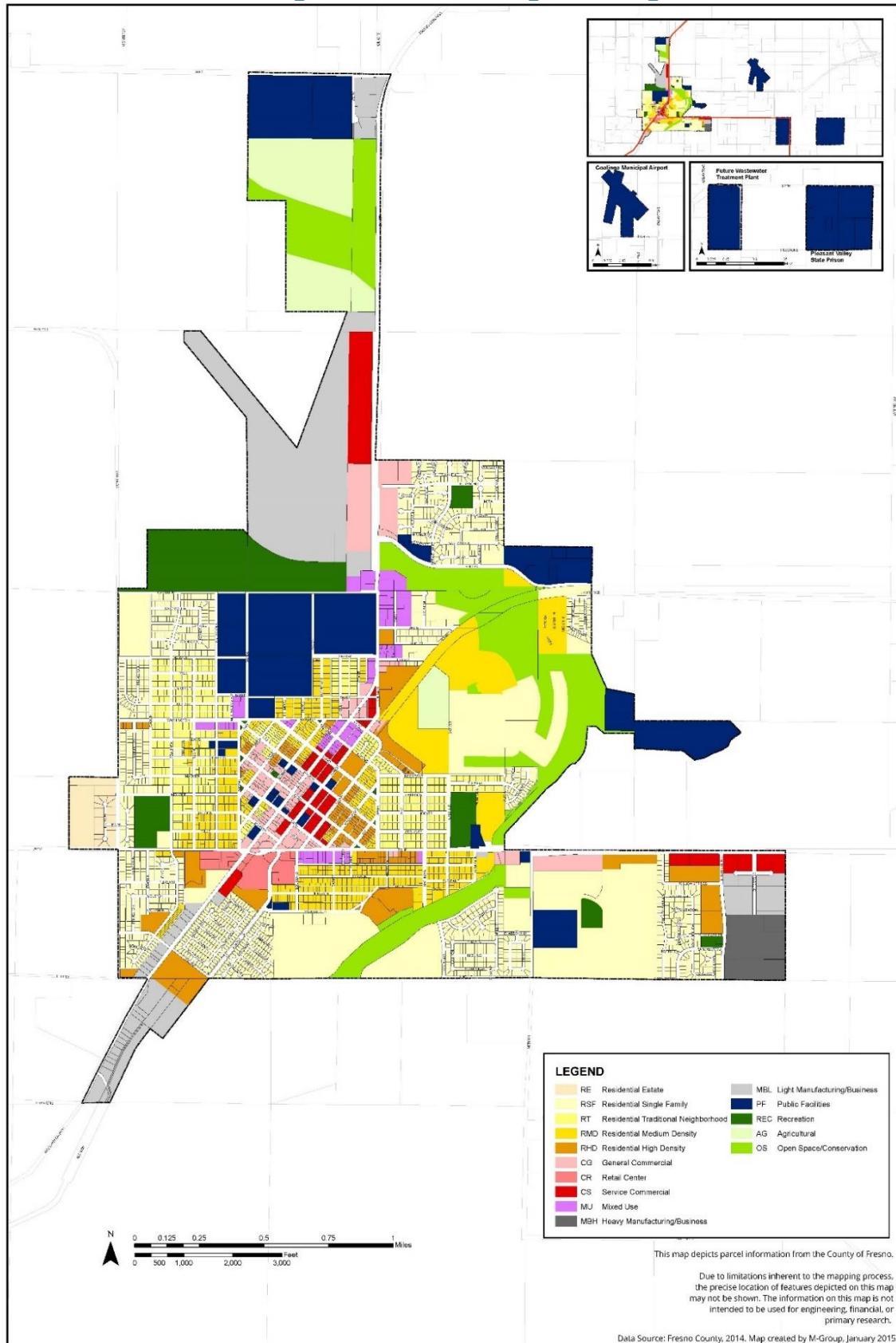
The City's 2025 General Plan includes policies and implementation measures to help support the development of economic and employment opportunities within the city. In **Implementation Measure LU1-5.9**, the City will pursue commercial development in conjunction with residential development to ensure a well-balanced jobs/housing ratio and thereby prevent residents from needing to commute long distances. As part of **Policy LU5-1**, the City will actively encourage the development of employment-generating uses in the downtown area to both create employment and support businesses that provide for the needs of residents.

Figure 1B-10: Jobs Proximity Index



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

Figure 1B-11: Zoning in Coalinga



Source: City of Coalinga, 2015; accessed October 2022

Educational Opportunities

Coalinga students are served by the Coalinga-Huron Joint Unified School District (CHUSD), which has 11 public schools reported on by the California Department of Education (CDE), including one kindergarten, one first grade program, one community day school, four elementary schools, two middle schools, two high schools, and a continuing education program. Of these, one kindergarten, one first grade program, two elementary schools, one middle school, and one high school are in Coalinga. Availability of performance scores for the community day school and continuing education program is limited. These schools include Chesnut High, Cambridge High, Miles W. Culwell Community Day, and 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 nine schools for which ELA and Mathematics performance scores were available in 2019, CDE reported that most schools in the CHUSD are below the state grade-level standards for both subject areas (see **Table 1B-7, School Performance Scores in Coalinga**). However, most schools also maintained or increased their scores from their prior status, indicating a trend of improvement over time.

The proportion of each school's population that was considered socioeconomically disadvantaged in 2019 was generally high, ranging from 81.5 percent at Annie E. Cheney Kindergarten to 87.7 percent at Henry Bishop Elementary. Annie E. Cheney Kindergarten is in an area with a median household income of \$46,765 and where the TCAC/HCD Educational Domain Score, or projected educational outcome, is in the 2nd percentile. Similarly, Henry Bishop Elementary is in the same census tract, with a median household income of \$46,765, and a similar TCAC/HCD Educational Domain Score in the 7th percentile. In Coalinga, the spatial distribution of schools in relation to household median income is consistent with school performance; however, the relatively low ELA and math scores among all schools citywide indicates that students generally have access to similarly performing schools regardless of where they live in the city.

Anticipated educational outcomes, according to TCAC and HCD, do not vary throughout the city, with the entirety of Coalinga having TCAC/HCD Educational Domain scores indicating “less positive education outcomes” (**Figure 1B-12, Local TCAC/HCD Educational Domain Score**). This expected educational outcome score, along with the relatively low ELA and math scores among all schools, indicates that students in different parts of Coalinga generally have access to similarly performing schools.

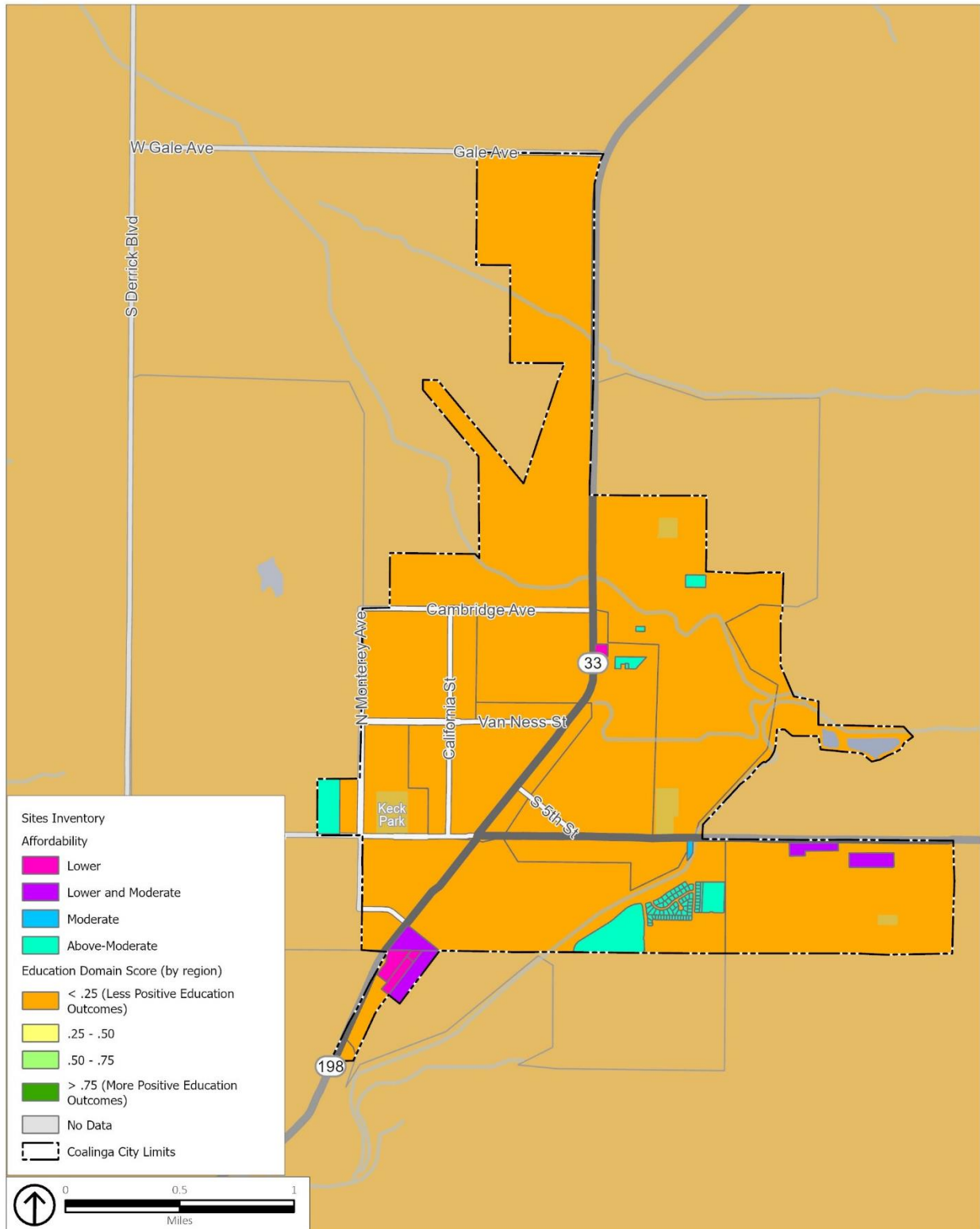
As part of Housing Element **Program 29**, the City will meet with school district representatives by June 2025 to analyze whether housing security poses a barrier. If it is found to be a barrier, the City will work with the school district to distribute information on available housing rehabilitation funding and programs to district households.

Table 1B-7: School Performance Scores in Coalinga-Huron USD

School Name	Jurisdiction	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
Annie E. Cheney Kindergarten	Coalinga	-57.2	-42.7	18.5%	0.0%	81.5%	0.0%	32.3%
Henry F. Bishop Elementary (1 st Grade Only)	Coalinga	-57.2	-42.7	13.2%	0.0%	87.7%	0.0%	33.8%
Nell Dawson Elementary	Coalinga	-53.6	-48.2	10.1%	0.8%	85.3%	0.4%	38.8%
Sunset Elementary	Coalinga	-49.2	-73.4	7.2%	2.9%	84.6%	0.5%	34.0%
Coalinga Middle	Coalinga	-46.3	-110.6	13.8%	14.3%	84.4%	0.5%	30.5%
Coalinga High	Coalinga	+11.4	-97.5	-	9.4%	87.5%	0.3%	20.3%
Cambridge High (Alternative)	Coalinga	-99.6	-172.5	-	8.1%	96.4%	0.0%	37.5%
Miles W. Culwell Community Day School (Alternative)	Coalinga	-	-	-	-	-	-	-
Huron Elementary	Huron	-76.4	-74.3	12.6%	4.2%	98.8%	0.7%	79.7%
Huron Middle	Huron	-86.9	-117.5	11.3%	6.8%	98.8%	0.0%	61.5%
Chesnut High (Continuation)	Huron	-	-	-	7.7%	100.0%	3.8%	57.7%

Source: California Department of Education, 2019

Figure 1B-12: Local TCAC/HCD Educational Domain Score



Source: California Tax Credit Allocation Committee, 2021; City of Coalinga, 2023; Placeworks, 2023

Environmental Health

The California Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for Coalinga demonstrating relatively adverse environmental conditions citywide, with census tracts in and around Coalinga scoring between 75.1 and 80.9th percentiles (**Figure 1B-13, CalEnviroScreen Scores**). Though these scores do not indicate highly positive outcomes relative to the statewide average, they do show that Coalinga is a jurisdiction with more positive environmental outcomes among jurisdictions in Fresno County.

In Coalinga, the primary indicators leading to high scores, as reported by OEHHA's CalEnviroScreen, are, in order of significance, chemical cleanup sites, pesticides, groundwater threats, hazardous waste, drinking water contaminants, ozone, and lead in housing. Coalinga is in a sparsely populated part of Fresno County, with few industrial uses and relatively low pollution from vehicular emissions. However, commercial agriculture and natural resource extraction occurring close to Coalinga may contribute to adverse environmental conditions. Some sections of Coalinga fall within the boundaries of areas considered to be SB 535-qualifying disadvantaged communities, representing the 25 percent of highest-scoring census tracts in CalEnviroScreen 4.0, census tracts previously identified in the top 25 percent in CalEnviroScreen 3.0, and census tracts with high amounts of pollution and low populations. SB 535 communities in Coalinga are found in the tract to the west of South Merced Avenue and east of SR 33, consistent with the spatial distribution pattern of other indicators of adverse fair housing conditions in the city, which contributes to the index score in addition to environmental pollutants and health hazards. This indicates that, as compared with statewide averages, Coalinga represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations.

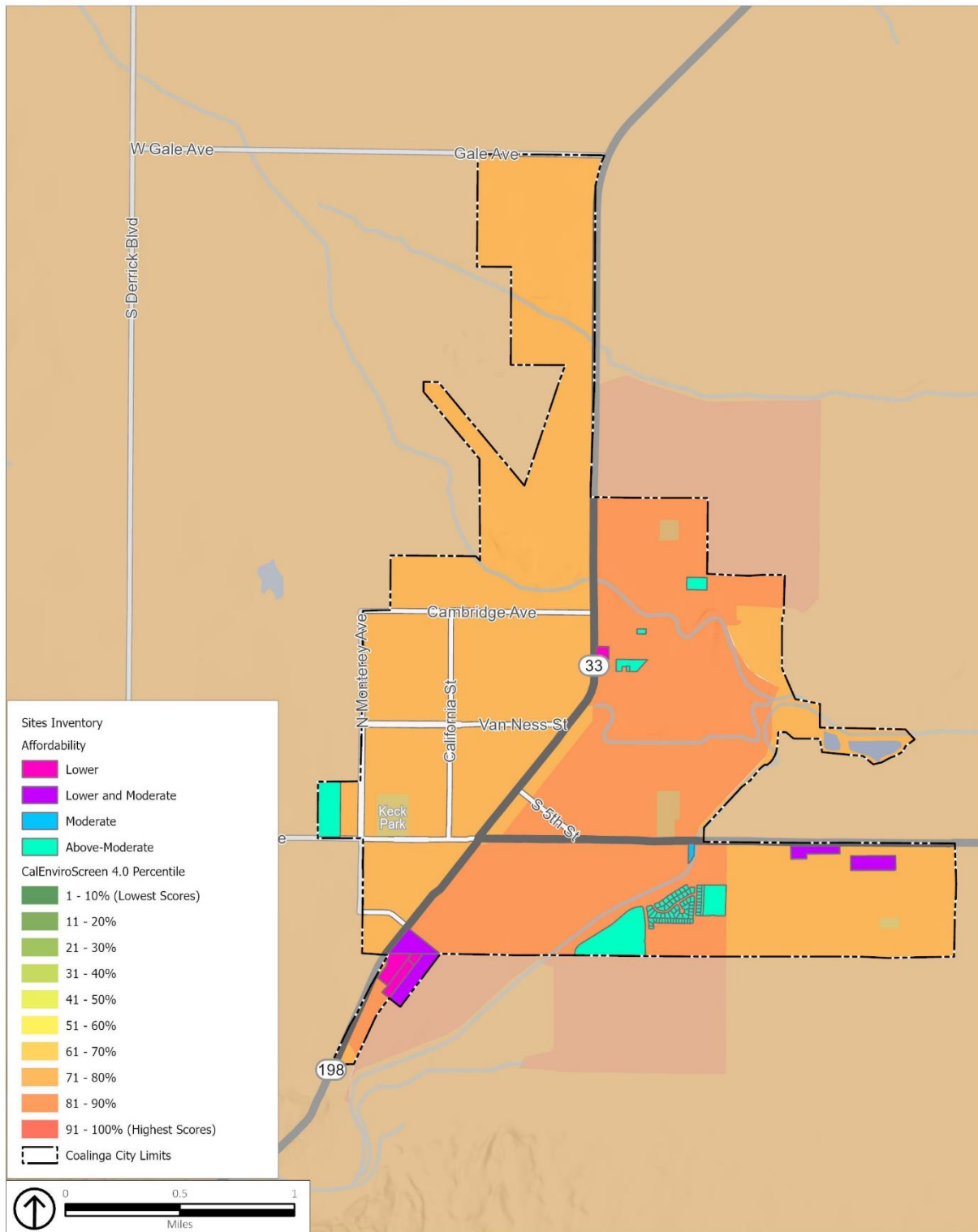
The City's 2025 General Plan includes a number of policies that will help to reduce residents' exposure to air pollutants when implemented. These include **Policy AQ2-1**, in which the City will encourage and support development of projects that propose alternatives to vehicle trips. The City will also mitigate impacts from toxic air pollutant emissions and noxious odors as part of **Policy AQ3-1**, and will implement measures that reduce particulate, fugitive dust, and other emissions as part of **Policy AQ1-4**. Additionally, as part of Housing Element **Program 29**, the City will evaluate transitional buffers between residential and agricultural uses and highways to mitigate impacts associated with emissions from agricultural operations and transportation. Additionally, as part of **Program 14**, the City will partner with the Valley Air District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched.

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. In Coalinga, the northern and eastern portions of the city have been identified as Zones AO or AE, or areas with a 1.0 or percent annual chance of flooding, likely due to the proximity of Los Gatos Creek in these areas (**Figure 1B-14, Flood Hazard Zones**). These areas tend to have comparatively lower median incomes and higher rates of poverty than the western and southern portions of the city, which may suggest a heightened risk of experiencing flooding for lower-income households in Coalinga. To reduced

displacement risk for residents in these areas, and improve home safety, the City has a Flood Preparedness website that provides flood-related resources, such as guides to prepare for before, during, and after floods, information on flood insurance, and an emergency plan. Additional development standards apply to construction in flood hazard zones, including, but not limited to, requirements to elevate buildings in the AO zone and grading requirements to encourage water to flow away from buildings. These requirements are not considered a constraint to development.

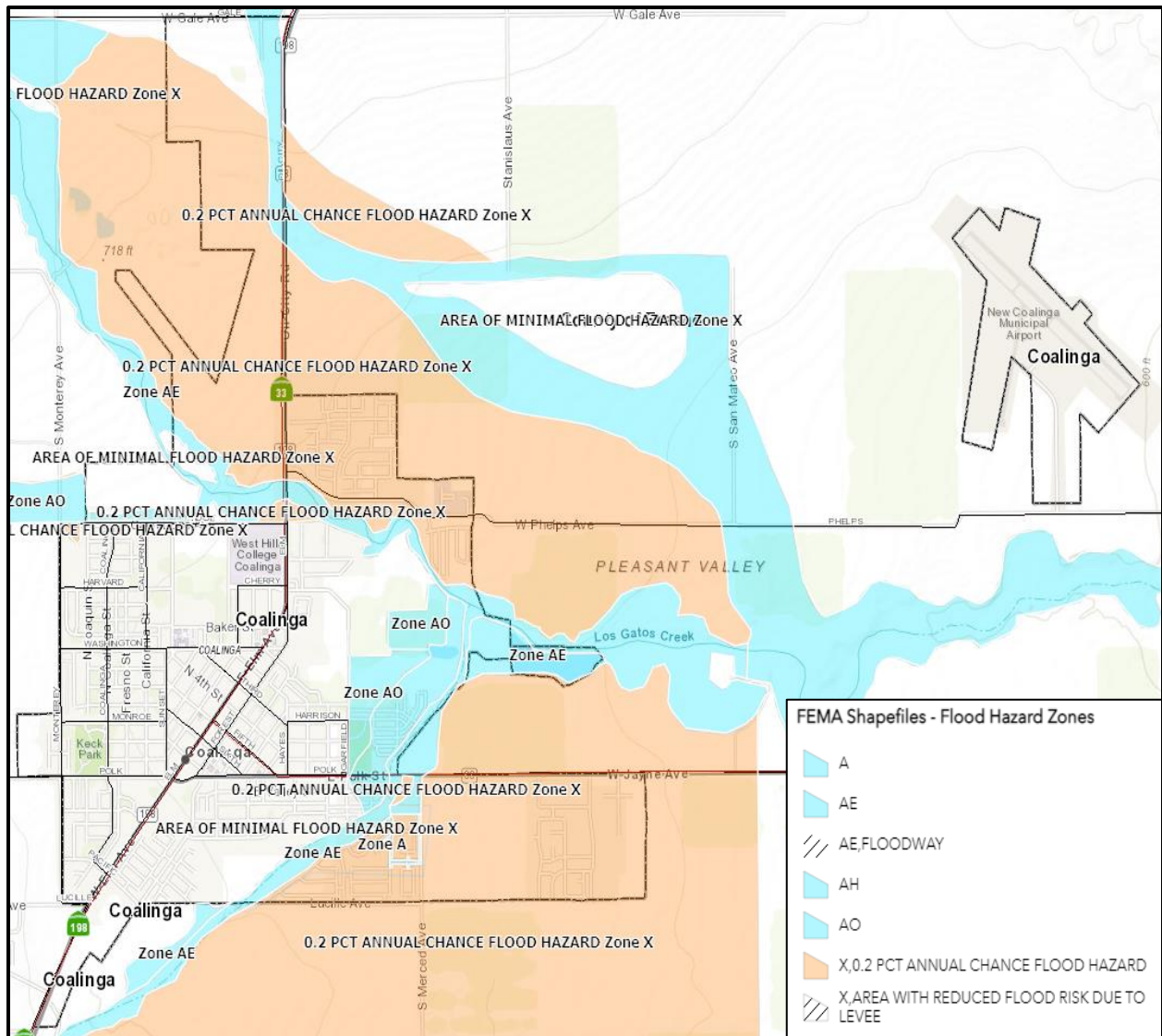
As part of Housing Element **Program 27**, the City will update its website listing of flood-related resources and provide notices in neighborhoods at risk of flooding through utility bills or other direct communication. Additionally, in **Program 14**, the City will investigate the availability of funding to mitigate risks related to flooding and will apply for funds as opportunities become available.

Figure 1B-13: CalEnviroScreen Scores



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

Figure 1B-14: Flood Hazard Zones



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

Disproportionate Housing Need and Displacement Risk

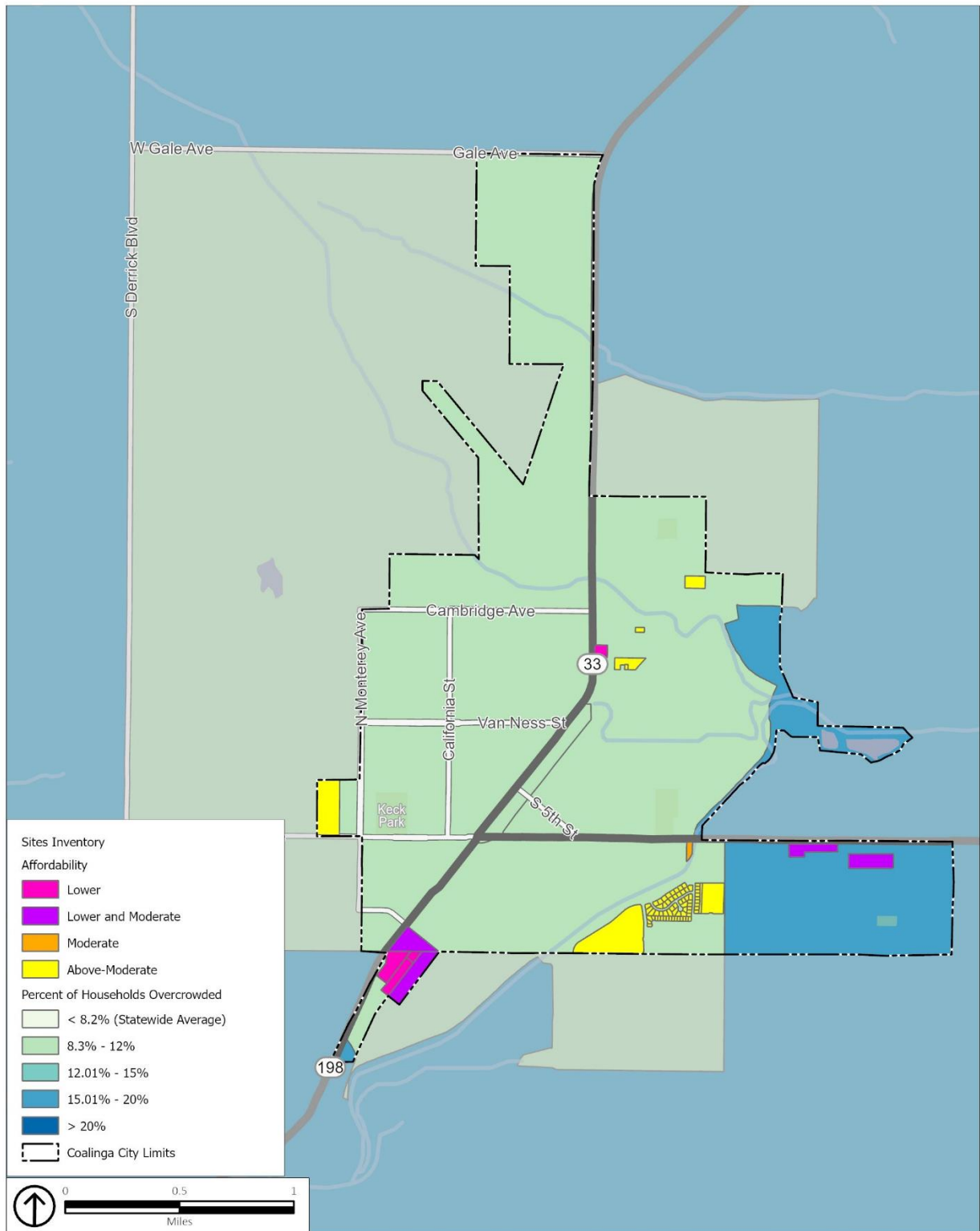
Overcrowding

Overall, approximately 6.1 percent of households in Coalinga are considered overcrowded, an identical proportion as the percentage of overcrowding in Fresno County as a whole. Similarly, 3.1 percent of Coalinga households are considered severely overcrowded, which is slightly lower than the 3.6 percent of households in Fresno County. However, unlike at the county level, overcrowding in Coalinga is more common among homeowners than renters. Approximately 7.4 percent of Coalinga homeowner households experience overcrowding, compared to 3.9 percent of Fresno County homeowner households, and 4.4 percent of Coalinga renter households are overcrowded, compared to 8.6 percent of Fresno County renter households.

As shown in **Figure 1B-15, Overcrowding in Coalinga**, the ACS estimates that there is a higher rate of overcrowding east of S. Merced Avenue; however, this census tract is made up almost entirely of unincorporated areas, with only a small geographic portion inside city limits, and therefore may not represent the rate of overcrowding experienced by Coalinga residents in this area. There are no areas of the city that have higher rates of overcrowding. However, overcrowding occurs at a significantly higher rate in the nearby City of Huron. In comparison to Coalinga, approximately 12.3 percent of households in Huron experience overcrowding. The cities of Coalinga, Fowler, and Fresno are the only incorporated Fresno County jurisdictions with lower rates of overcrowding than the City of Coalinga. According to the 2016-2020 ACS, approximately 56.5 percent of housing units in Coalinga have three or more bedrooms, which typically reduces the need for occupants to share rooms.

Despite the relatively low rates of overcrowding in Coalinga in 2020, they increased slightly since 2010. In 2010, 5.7 percent of all households in Coalinga were overcrowded; in contrast, 6.1 percent of households in 2020 were overcrowded. However, this increase appears to have only impacted homeowner households. In 2010, 1.6 percent of homeowner households and 9.1 percent of renter households were overcrowded, compared to 7.4 and 4.4 percent, respectively, in 2020. The concentration of overcrowding in ownership households, while low, may reflect high costs of ownership or occupants such as children or couples sharing rooms.

Figure 1B-15: Overcrowding in Coalinga



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

Overpayment

In Coalinga, as of 2018, 13.4 percent of households were cost burdened and 12.4 percent were severely cost-burdened, for a total of 25.8 percent of all households (**Table 1B-8, Cost Burden in Coalinga, 2010-2018**). Of these households, approximately 58.4 percent were renters and 41.6 percent were homeowners. In total, 13.3 percent of renters were cost-burdened and 19.3 percent were severely cost-burdened, compared to 13.5 percent and 6.5 percent of homeowners, respectively. While the rate of overpayment between renters and owners is relatively similar, **Figure 1B-16, Percentage of Renters Overpaying**, and **Figure 1B-17, Percentage of Homeowners Overpaying**, present the slight difference in geographic distribution of cost burden by tenure. According to the ACS, 14.7 percent of homeowners west of Highway 33 are overpaying for housing, compared to 31.3 percent to the east.

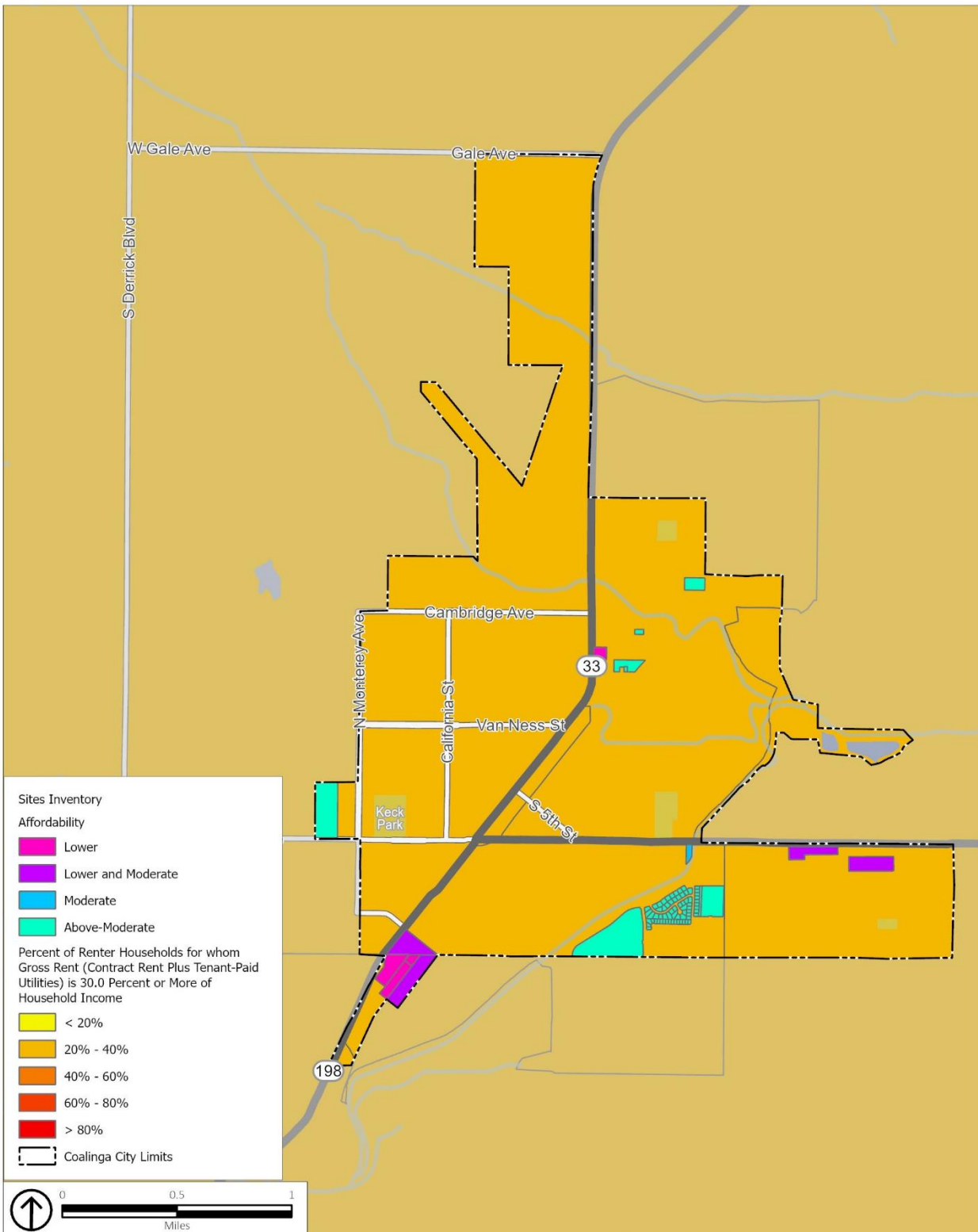
In contrast, 36.5 percent of renters to the west of Highway 33 and 27.7 percent of renters to the east are overpaying. Much, though not all, of Coalinga's multifamily housing is east of Highway 33, which may contribute to the lower rate of renter overpayment in this area as multifamily units are typically more affordable than single-family housing. The higher homeowner overpayment rates to the east may be a result of higher home costs.

Table 1B-8: Cost Burden in Coalinga, 2010-2018

Household Type	Cost Burdened			Severely Cost Burdened		
	2010	2018	Percentage Change	2010	2018	Percentage Change
All Households	20.8%	13.4%	-7.4%	16.3%	12.4%	-3.9%
Renters	21.8%	13.3%	-8.5%	18.9%	19.3%	0.4%
Homeowners	19.9%	13.5%	-6.4%	13.9%	6.5%	-7.4%
Lower-Income Households	27.3%	25.6%	-1.7%	33.2%	32.9%	-0.3%
Renters	62.3%	22.5%	-39.8%	30.8%	36.3%	5.5%
Homeowners	17.6%	31.2%	13.6%	37.8%	26.6%	-11.2%
Moderate-Income Households	28.2%	17.0%	-11.2%	2.1%	0.0%	-2.1%
Renters	16.7%	13.0%	-3.7%	0.0%	0.0%	0.0%
Homeowners	33.3%	20.0%	-13.3%	3.0%	0.0%	-3.0%
Above Moderate-Income Households	14.0%	4.8%	-9.2%	3.6%	0.0%	-3.6%
Renters	3.8%	1.3%	-2.5%	0.0%	0.0%	0.0%
Homeowners	18.8%	6.5%	-12.3%	5.3%	0.0%	-5.3%

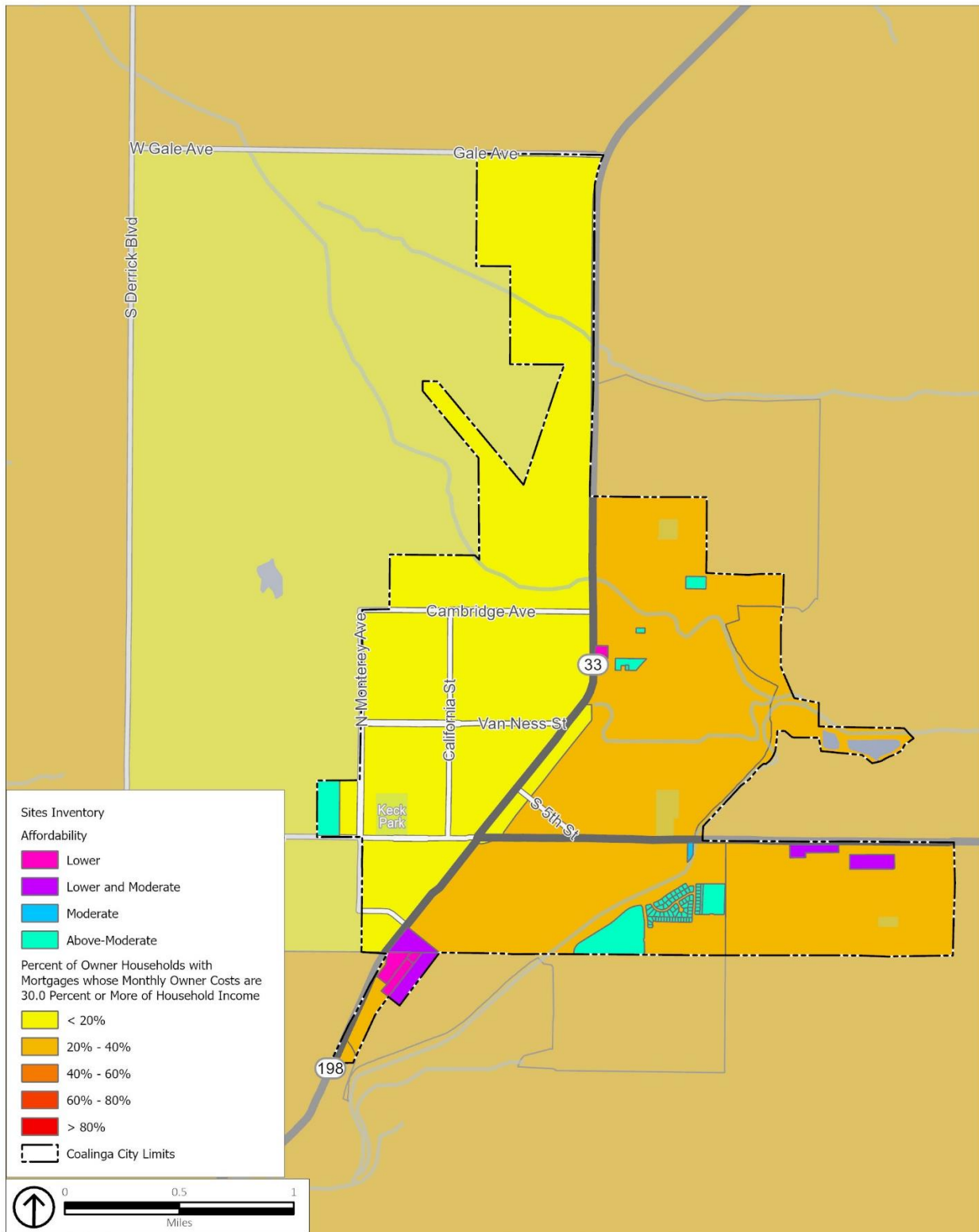
Sources: CHAS 2006-2010 and 2014-2018

Figure 1B-16: Percentage of Renters Overpaying



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

Figure 1B-17: Percentage of Homeowners Overpaying



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

As discussed in the Overpayment section of Section 2: 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 Coalinga, 25.6 percent of all lower-income households are cost burdened, and 32.9 percent are severely cost burdened, for a total of 58.5 percent of lower-income households experiencing some degree of cost burden (**Table 1B-8, Cost Burden in Coalinga, 2010-2018**). Further, both lower-income homeowners and renters are impacted by housing costs at similar rates, with 58.8 percent of lower-income renters and 57.8 percent of homeowners experiencing some degree of cost burden. In contrast, only 17.0 percent of moderate-income households and 4.8 percent of above moderate-income households experience cost burden, and none experience severe cost burden.

Since 2010, overpayment rates have decreased for moderate- and above moderate-income households, across tenures, as seen in **Table 1B-8**. However, lower-income renters have experienced a 5.5 percentage point increase in severe overpayment and lower-income homeowners have experienced a 13.6 percentage point increase in overpayment, thus influencing the percentage change for all households. While home value data from 2010 is not available, in December 2013, the median home value in Coalinga was \$123,000, which had increased by 48.8 percent to \$183,000 in 2018 for an average annual increase of 9.8 percent, according to Zillow. Housing prices continue to rise at an increasing rate, putting additional pressure on lower- and moderate-income households and increasing overpayment rates. While median gross rent data is not available from 2010, the ACS estimates that it increased from \$800 in 2015 to \$851 in 2020, for an annual average increase of 1.3 percent, in contrast to the decrease in ownership unit home values. All households impacted by overpayment are at risk of displacement as a result. Therefore, increasing rates among lower-income households, particularly homeowners, indicates a need for additional affordable opportunities to reduce housing market pressures and provide mobility opportunities for lower-income households that wish to stay in the community.

Several Housing Element programs will attempt to address cost burdens, particularly for low-income residents. As part of **Programs 24 and 25**, the City will support first-time homebuyers by providing zero-interest downpayment loans along with County-based loans and tax credits. The City will also continue existing partnerships and seek new partnerships with area jurisdictions and agencies, such as the Housing Authority as part of **Program 1**. Through **Program 27**, the City will partner with Fresno Housing Authority to provide Housing Choice Vouchers and will educate landlords and property managers about incentives for participating in this program. Through **Program 6, Program 9, and Program 18**, the City will encourage the development of affordable housing throughout the city and streamlining the process of developing housing affordable to households in these income groups.

Substandard Housing Conditions

Nearly two-thirds of Coalinga's housing units are over 30 years old, and approximately half of those are over 50 years old (see Table 2-19, Age of Housing Stock [2020], in Section 2, Regional Housing Needs Assessment). Older units are generally more frequently subject to maintenance issues than newer housing stock. Even units that do not urgently need repair may benefit from energy-efficiency improvements to

reduce energy usage and related climate impacts. In Coalinga, there are older homes scattered throughout much of the city east of Sunset Street, though the greatest concentration of older homes are in the southern portion of the Van Ness/Elm neighborhood and the northern portion of the Olson Park neighborhood, where many of the homes were built in the early- to mid-1900s. These neighborhoods are at the junction of SR 198 and 33 and the city's commercial primary district. These neighborhoods are considered low resource by TCAC/HCD and have median incomes below the state median, indicating that there may be limited capacity in household budgets for 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 no renter-occupied units in Coalinga that lack a complete kitchen or plumbing, but there are 15 owner-occupied units that meet these criteria, all of which are extremely low-income households. While 15 units only accounts for less than 1.0 percent of both the total housing stock and owner-occupied units in Coalinga, it still indicates that lower-income homeowners are disproportionately burdened by substandard housing conditions and risk displacement if conditions deteriorate beyond the lack of a kitchen or plumbing, particularly beyond what is considered habitable.

Several Housing Element programs will seek to address substandard housing conditions, promote energy efficiency, and provide related assistance for extremely low-income households. In **Program 22**, the City will continue to partner with Fresno County to provide its Rental Rehabilitation Program, which provides no-interest loans to qualifying property owners looking to make improvements to rental properties. As part of **Program 23**, the City will reduce displacement risk by providing informational materials about available assistance programs to owners in violation of City codes. In **Program 26**, the City will continue to promote existing energy-efficiency programs, such as the County's Housing Assistance Rehabilitation Program and expedite review and approval of alternative energy devices. The City will also pursue funds to assist in the development or rehabilitation of SROs or other units affordable to extremely low-income households (**Program 9**).

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, Regional 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 CoC 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 15 homeless persons in the City of Coalinga, approximately 7.7 percent of the homeless population in the “rural informal county,” which includes the cities of Coalinga, Firebaugh, Fowler, Huron, Kerman, Coalinga, Mendota, Orange Cove, Parlier, Coalinga, Sanger, and Selma, and the unincorporated communities of Raisin City and West Park.

Within the city, homeless persons have been known to congregate in creek beds in the southeast side of the city. These areas may be attractive camping locations due to their relative privacy and distance from the populated areas from the city, but this also puts these community members at a far distance from essential resources and public transit. Several areas of land adjacent to this creek bed are anticipated to develop during the planning period. To mitigate any displacement of these homeless persons caused by future development, the city will work with developers to provide more affordable housing opportunities that will help to address the housing needs of those experiencing homelessness (**Program 6**), amend its zoning code to permit emergency shelters in the RHD zone and to permit low-barrier navigation centers in the city (**Program 16**), and will work with neighboring cities and other agencies to develop assistance programs for homeless community members (**Program 3**).

Table 1B-9, 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 Coalinga, 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 1B-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%
Coalinga	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%
Coalinga	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 1B-9, 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 1B-10, Services to Address Homelessness**.

Table 1B-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 Coalinga
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

Service/Resource	Description	Operator	Location
Emergency Housing Voucher	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.

In cooperation with neighboring cities and other agencies, the City will assist in the development of programs aimed at providing assistance to homeless community members as part of Housing Element **Program 3**. As part of **Program 9**, the City will provide financial resources, 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

persons experiencing homelessness. The City will also work with developers to provide more affordable housing opportunities as part of **Program 6** that will help to address the housing needs of those currently experiencing homelessness and prevent future homelessness. In **Program 16**, the City will amend its zoning code to permit emergency shelters in the RHD zone and to permit low-barrier navigation centers in 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 Coalinga's economies as well as to local and national food supplies, and safe and affordable farmworker housing resources must be addressed.

The 2017 Census of Agriculture identifies 69 farm operations within the 93210 zip code, which includes Coalinga. However, this zip code includes a vast amount of acreage, the majority of which is in unincorporated county, bounded to the west by the Monterey County limit line; to the southeast by the Kings County limit line; to the east by S. El Dorado Avenue, Fresno Coalinga Road, and S. Colusa Road; and to the north by Mt. Whitney Avenue. It is likely that some portion of the farm operations in this zip code, particularly in the areas closest to Coalinga, employ farmworkers that reside or use resources in the city.

According to the 2016-2020 ACS, Coalinga ranks 8th out of 15 jurisdictions (including unincorporated county) for the proportion of its labor force employed in agriculture, forestry, fishing and hunting, and mining—at 14.5 percent of the city's employment base compared to a low of 1.3 percent in Clovis and highs of 59.3 and 53.6 percent in Mendota and Huron, respectively (see Table 2-39, Estimated Farmworkers 2020, in the HNA). While it is possible that not all these workers are engaged in farm labor, the data allows comparisons between jurisdictions and 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 H2-A 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, as undocumented residents do not often participate in traditional data collection.

The COVID Farmworker Survey, Phase 1 Report published by the California Institute for Rural Studies 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 the article “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. In total, the County surveyed 240 farmworkers and 170 farm employers. There were no respondents to the Fresno County Farmworkers Survey from Coalinga. According to the countywide survey effort, 37.0 percent of the respondents reported being citizens, 38.2 percent reported being permanent residents, 16.0 percent identified their status as undocumented workers, 6.3 percent did not respond, and 1.3 percent had H-2A visa status. Because none of the respondents lived in or near Coalinga, a definitive determination of the proportion of undocumented workers cannot be made; therefore, the representation of undocumented workers throughout Fresno County as reported by the farmworkers survey may be applicable to the farmworker population in Coalinga and surrounding communities.

According to the EDD, the most recent data from 2014 measured 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 to the 2019 poverty threshold of \$25,750. Seasonal workers who do not receive income all year could have lower incomes. The median income in Coalinga is \$62,420, and 16.0 percent of the population lives below the poverty threshold. While 63.9 percent of the households in the city are Hispanic, 76.5 percent of the total households in poverty in the city are Hispanic households. The findings from the Fresno County Farmworker Survey indicate that 99.6 percent of farmworkers surveyed countywide are Hispanic. When the ACS 2016-2020 data that 14.5 percent of the labor force in Coalinga is employed in agriculture are combined with the above demographic data, it corroborates the survey result that a portion of Coalinga’s labor force employed in agricultural industries is Hispanic (see Table 2-10, Employment by Industry). Based on previously stated EDD median wage data, it is likely that many of these workers have incomes below the poverty threshold.

The HCD Employee Housing Facilities Permit Services database reports 146 units of employer-provided farm housing facilities consisting of on-site structures and contracts with Motel 6 Coalinga (see **Table 1B-11, Farmworker Housing Facilities in Coalinga**). On-site housing facilities provide a total capacity for approximately 330 farmworkers in Coalinga, although not all facilities are currently occupied at maximum capacity. Motel 6 Coalinga is also used for H-2A Visa workers and has a total of 123 rooms, with 61 queen bed units accommodating a total of 122 persons, and 62 rooms with two beds each (four persons per room) accommodating a total of 248 persons, for a total capacity of 470 persons. Due to the mix of unit types, depending on availability, the “Maximum Occupancy” column for Motel 6 Coalinga in **Table 1B-10** is based on an average of three persons per room to adjust for different room configurations. Although the farmworker facilities will accommodate single individuals based on unit sizes and occupancy, these may not be appropriate for families. However, though all of these units are listed as being in Coalinga, they are

not all physically within the city limits, but in the 93210 zip code that includes Coalinga. Their distance from the city may limit access to resources, education and medical facilities, transportation links, and other services. Also, according to the TCAC/HCD mapping, these facilities are in areas designated “low resource.”

In addition, facilities identified for H-2A farm laborers offer a total capacity for 831 workers. The “# of Rooms/Beds” column reflects the number of rooms and associated unit capacity contracted by the farm operation, but not all contracts are in effect simultaneously, and therefore the columns cannot be cumulatively totaled. In the case of the Cambridge Inn Motor Lodge and Royal Lodge Hotel, several operators contract rooms during different times based on availability, and the number of beds contracted by each farm operation is cited in the table. However, there are only 52 total rooms, with a mix of one and two beds at the Cambridge Inn Motor Lodge, with capacity to sleep a maximum of 156 persons, assuming 3 persons per room to account for the unknown breakdown of room configurations. Rooms are also contracted at the 24-unit Royal Lodge Motel by two different farm operators for H-2A workers, with maximum capacity of 96. Unlike the on-site farm labor housing facilities, the majority of these units are scattered within the incorporated city boundaries in low to high resource designations with varied access to commercial uses and services.

Table 1B-11: Farmworker Housing Resources in Coalinga

Name of Facility	Location	# of Rooms	Maximum Occupancy
On-Site Farmworker Housing Facilities			
Harris Farms #601-624	23300 W. Cadillac – unincorporated county	22	22
Harris Farms Camp C	23938 Fresno Rd - unincorporated county	9	18
Harris Farms	22250 W. Cadillac - unincorporated county	10	10
Harris Farms South	30000 S. El Dorado - unincorporated county	6	6
Harris Feeding Company	29475 Fresno Road - unincorporated county	7	14
Pappas & Co Coalinga	25479 W. Dorris Avenue - unincorporated county	8	8
Motel 6 Coalinga	25008 W. Dorris Avenue - unincorporated county	84	252 ¹
H-2A Visa Farmworker Housing Facilities			
Rancho Nuevo			
Royal Lodge Motel	800 E. Elm Avenue - Coalinga	14 rooms	60
Motel 6 Coalinga	25008 W Dorris Ave – unincorporated county	56	168 ²
A. Oseguera			
Cambridge Inn Motor Lodge	100 Cambridge Ave. - Coalinga	23 beds	46 ³
Tanimura			
Cambridge Inn Motor Lodge	100 Cambridge Ave.- Coalinga	42 beds	156
Employer Not Identified			
Best Western Plus	1786 Jayne Avenue - Coalinga	30 rooms	120
California Harvesters			
Motel 6 Coalinga	25008 W Dorris Avenue – unincorporated county	35 rooms	105
Royal Lodge Motel	800 E. Elm Avenue - Coalinga	22 rooms	88 ³
Employer Not Identified			
Travel Inn	834 E. Elm Avenue - Coalinga	7 rooms	28
EE Hall			
Cambridge Inn Motor Lodge	100 Cambridge Ave. - Coalinga	38 rooms	152 ³

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

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

¹ Assumes 3 persons per room

² Assumes 2 persons per room

³ Assumes 4 persons per room

Given the shortage of farmworker housing units, many farmworkers are forced to pay market rate for housing or find other options, such as sleeping in vehicles or garages. In addition, the majority of farm labor housing is dormitory or hotel room style and generally not suitable for families. However, most of the motel accommodations include at least a refrigerator and microwave in each room, and a few facilities also offer outdoor barbeque areas and therefore might accommodate families.

Farmworkers that are citizens and permanent residents may have access to affordable housing opportunities in Coalinga, although they must compete with other lower-income households for the limited number of units. For undocumented workers and some permanent residents, options are more limited, and a large number of farmworkers may live in spaces not intended for human habitation, such as shacks, outbuildings, sheds, and converted garages. These workers may also live in severely overcrowded conditions.

Permanent resident farmworker households are included in ACS estimates and are therefore part of the CHAS housing needs estimates. Consequently, the housing needs of lower-income farmworker households are not differentiated from other lower income households experiencing overpayment, overcrowding, and substandard housing. With 14.5 percent of Coalinga's labor force reported to be employed in agricultural-related operations, farmworkers may comprise a large proportion of extremely low- and very low-income households experiencing one or more of these problems. Although there were no respondents to the Fresno County Farmworker Survey that reported living in Coalinga, 81.7 percent of respondents throughout Fresno County reported an income below \$2,500 per month, which corresponds to an extremely low-income household of four. It is likely that farmworkers earn similar wages countywide and those local to Coalinga would have similar challenges securing affordable housing.

Based on socioeconomic and demographic characteristics of the farmworker population in Fresno County, it is likely that many farmworkers in Coalinga reside in the Polk Street neighborhood with a median income of \$30,625, and approximately 37.0 percent with incomes below the poverty line. In addition, this block group has the highest proportion of Hispanic residents, at 80.3 percent of the population, which is substantiated by the Fresno County Farmworker Survey, and is designated by TCAC/HCD as low resource, potentially limiting farmworkers' access to education and medical facilities, public transportation, amenities, and services, and furthers the concentration of lower-income households and populations of color.

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 specified 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 any of the USDA assisted affordable multifamily housing complexes (Tara Glenn Apartments), yet

a family with an eligible householder that includes undocumented household members (such as a U.S. citizen householder married to an undocumented worker) would qualify to reside in these properties and receive full HCV assistance benefits. This population of assistance-ineligible householders 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 Coalinga are single-family units, which comprise 68.5 percent of the housing stock. Coalinga also has a high proportion of mobile homes (7.8 percent of the housing stock), which are naturally more affordable than single-family residential units and may serve as a valuable housing resource for workers unable to qualify for market rate or affordable rental housing, or other accommodations. However, 23.7 percent of the housing stock consists of multifamily units, of which 32.7 percent are deed restricted or subsidized as affordable units. The previous housing conditions analysis indicated that the homes in the lowest income neighborhood are smaller, older units, many of which appear to require maintenance or rehabilitation.

The high renter rate in predominantly single-family neighborhoods may support findings of the Farmworker Survey, where respondents countywide indicated that their preference for dwelling unit type is a single-family unit regardless of owner or renter status. According to the Fresno County Farmworkers Survey, 95.6 percent of the renters responded that they 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 units further substantiates the need for housing to accommodate families. The lower proportion of owner-occupied housing units suggests that the cost of homeownership, with a median priced home at \$290,000, (see Table 2-22, Home Sales Recorded in 2021-22, in the HNA) is more than lower-income households can pay, including farmworkers. This is based on the 2016-2020 ACS employment by industry count, and representational incomes reported in the Fresno County Farmworker Survey and EDD reporting.

The Farmworker Survey found that the average household size among farmworkers was 3.9 persons, higher than the average household size in Coalinga (3.0 persons). The average household size in the low resource areas of the city range between 3.3 persons on the east side to 2.8 persons on the west side. More older, affordable single-family units and with the majority of affordable multifamily complexes are on the east side. However, citywide homeowner households have a larger household size (3.3 persons per household) than renters (2.6 persons per household). In Coalinga, 25.0 percent of rental units have three or more bedrooms, but 83.7 percent of single-family homes have three or more bedrooms, which can better accommodate large households without overcrowding and support the larger household size among homeowners.

The rate of overcrowding citywide is 9.3 percent, just over the statewide average, suggesting that farmworker households and other large households may face challenges finding adequately sized units, resulting in households sharing a dwelling or multiple family members sharing rooms. Survey results indicated that 58.4 percent of the farmworkers on a countywide basis were living in overcrowded conditions, with renter households finding units large enough to accommodate household size more of a challenge. Based on this, it is likely that farmworker renter households would have difficulty finding appropriately sized affordable housing in Coalinga.

In response to the observed need for continued support and housing resources for local farmworkers, the City has included **Program 7** to offer technical support in applications for funding construction of farmworker housing and **Program 8** to establish a preference for farmworkers in new affordable housing.

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 has not identified any areas of elevated risk in Coalinga, though the entire city has been identified as a “vulnerable community” (**Figure 1B-18, Vulnerable Communities**). Vulnerability is defined as areas in which the share of very low-income residents is above 20 percent, and the tract meets at least two of the following criteria:

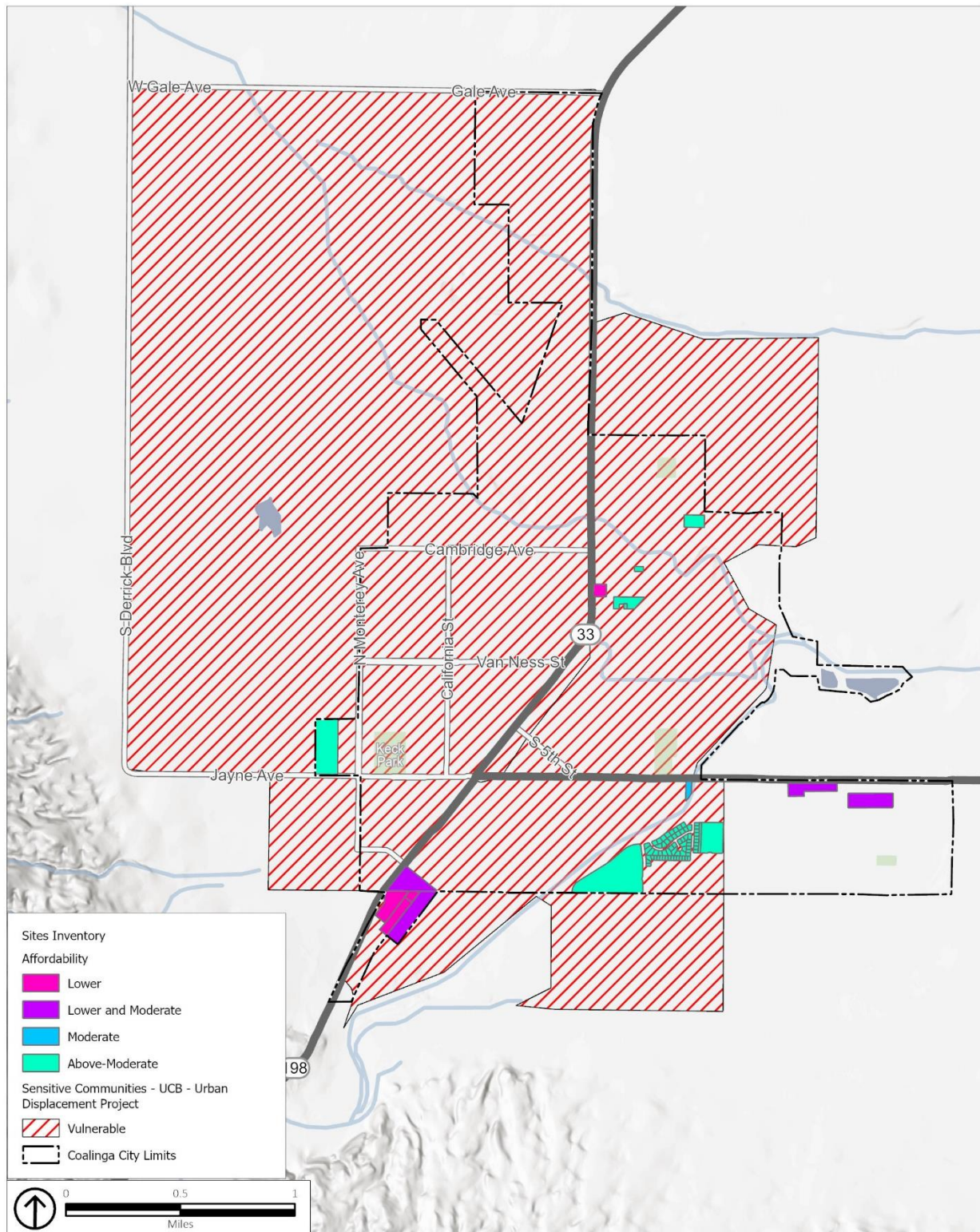
- Share of renters is above 40.0 percent,
- Share of people of color is above 50.0 percent,
- Share of very low-income households that are severely rent-burdened households is above the county median, or
- They or areas in close proximity have been experiencing displacement pressures.

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 Coalinga, it can be assumed that residents of Coalinga experience heightened displacement risk compared to residents elsewhere in the county due to a combination of lower incomes and high housing prices. However, in its 2022 analysis of estimated displacement risk, Urban Displacement Project evaluated the entire Coalinga community as being a “lower displacement risk” area. This designation was also assigned in specific analyses of displacement risk for extremely low and very low-income populations (incomes between 0 and 50 percent of AMI) and low income populations (incomes between 50 and 80 percent of AMI). This means that for both of these income categories, the increase in the number of lower income households has been greater than the loss of number of lower income households. This suggests that while lower-income residents may be struggling to afford housing and individual households may have been displaced, this issue has not yet caused large-scale, systemic displacement of lower-income households.

As found in the analysis of overpayment, for-sale home costs have increased by an average of 9.8 percent annually since 2014, and rental costs have increased by an average of 1.3 percent annually since 2015. The ACS estimates that, since 2014, the median income in Coalinga increased by an average of 4.0 percent annually, which is also reflected by a decrease in poverty from 19.7 percent of the population to 16.0 percent since 2015. When comparing change in median income to change in home prices, it appears that wage increases have exceeded increases in rental costs but have not kept pace with increases in home values, suggesting a higher displacement risk for current and prospective homeowners. This aligns with the increase in lower-income homeowner overpayment presented in the overpayment analysis. 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. Overall, the value of ownership units in Coalinga has increased at a faster rate than in the region, while rents have increased more slowly.

Several programs in the Housing Element will attempt to address the affordability of homeownership along with encouraging housing mobility more generally. In **Program 24**, the City will provide deferred, zero-interest second mortgages to help first-time homebuyers keep mortgage payments affordable. The City will also partner with Fresno County to provide several additional loan and tax credit programs as part of **Program 25**. The City will provide incentives to support the development of affordable units more generally as part of **Program 6**, and through **Program 9** will support the development of housing types that are affordable to extremely low-income households. In partnership with the Fresno Housing Authority, the Housing Authority will provide HCVs and the City will provide program information to property owners and voucher applicants to support housing mobility for lower-income households (**Program 27**).

Figure 1B-18: Vulnerable Communities



Source: UC Berkeley Urban Displacement Project; City of Coalinga, 2023; Placeworks, 2023

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, 68.5 percent of the City of Coalinga's housing stock was single-family units, inclusive of single-family attached units, indicating a slightly smaller proportion of single-family units relative to other Fresno County jurisdictions. Duplex, triplex, and fourplex unit types make up approximately 11.1 percent of Coalinga's housing units. Conversely, only 12.5 percent of the housing stock consists of multifamily units in structures of five or more units. Mobile homes comprise 7.3 percent of the housing stock, significantly higher than other Fresno County jurisdictions, with the majority of the units in the Amandako and Fairview Mobile Home Parks.

While in most communities single-family zoning can create desirable places to live, higher entry costs associated with this housing type can pose a barrier to access for lower- and moderate-income households, restricting access to economic, educational, and other opportunities that may be available in higher-resource communities. In the City of Coalinga, the majority of Single-Family Residential (RSF) zoning is found along the western edge, northern edge, and south of Polk Street in planned residential subdivisions. There are very limited exclusively single-family residential areas in the central downtown core, with the majority of residential in the core a mix of single-family detached units and small multifamily structures, zoned Residential Medium Density (RMD), Residential Traditional Neighborhood (RT), and pockets of Residential High Density (RHD). Currently, residential typologies in neighborhoods surrounding the core are a mix of older single-family units, small multifamily structures, and other configurations with accessory units and other detached structures on a lot, with corresponding zoning of RMD and RT. The southwestern corner of the city, along SRs 33 and /198, is built out with detached single-family units, a block of duplex units, and multifamily complexes, and is zoned a mix of RSF, RMD, and RHD. This area has been designated by TCAC and HCD as low resource, indicating potentially more limited access to educational or economic opportunities for residents, regardless of housing type. Market values of homes in Coalinga are lower than in several of the other jurisdictions in Fresno County, and historically have provided opportunities for home ownership for lower-income households. However, in the current market, the median single-family and condominium home price has risen to approximately \$290,000 (Table 2-22, Home Sales Recorded in 2021-22, in Section 2: Housing Needs Assessment). A market survey conducted in October 2022 on Zillow.com indicates that smaller, older homes in the vicinity of the central commercial area and southeastern corner of the city are priced in the \$199,900 to \$235,000 range. Based on data presented in Table 2-24, Fresno County Ability to Pay, 2022, in Section 2: Regional Housing Needs

Assessment, homes in these neighborhoods would likely be within most lower-income households' ability to pay. However, given that 13.3 percent of the households in Coalinga have incomes below 30.0 percent of the AMI (extremely low-income) and estimates that all extremely low-income households are overpaying for housing, even the stock of lower-cost, market-rate owner and rental units are above these households' ability to pay.

Affordable housing development 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 1B-11, Zoning in Coalinga**, there are two zones for multifamily housing. Residential Medium Density (RMD) accommodates a variety of housing types, such as small-lot single-family homes, detached zero lot line developments, duplexes, townhouses, and garden apartments, providing a transition from lower-density residential neighborhoods to higher-density multifamily development and commercial areas. Residential High Density (RHD) accommodates attached homes, duplexes, three- to fourplexes, apartment buildings, and condominiums.

The RHD zone in the City of Coalinga is scattered throughout the city rather than being concentrated in one single area. Although they are predominantly clustered along major thoroughfares within the city, the location of RHD parcels on the zoning map serves as a transition to lower-density residential zones, which suggests opportunities for income-integrated neighborhoods. North of Polk Street, high-density residential zones are in the vicinity of SR 33/198 within the downtown, and include Pleasant Valley Pines Apartments affordable multifamily complex, and north of the downtown on the east side of SR 33/198 adjacent to general commercial and mixed-use designations, including the Tara Glen affordable apartments. South of West Polk Street, where SR 33 and SR 198 split, parcels are zoned high-density south of the city center on both the east and west sides of SR 198 and include three affordable properties (Westwood 1 Apartments, West Hills, and units within the Ridgeview multifamily complex), Coalinga Crossing market-rate apartments, and a large vacant RHD site at the southwestern tip of the city adjacent to light industrial and business park uses. RHD parcels are also on the south side of East Polk Street (SR 33), including the affordable Coalinga Senior Apartments and Warthan Place Apartments, as well as several large undeveloped RHD parcels at the southeastern edge of the city adjacent to Willow Springs Avenue and Juniper Ridge Boulevard service commercial and business park uses.

Large parcels zoned RMD are in currently undeveloped areas in the northeast section of the city along the Los Gatos Creek adjacent to RHD parcels. The RMD zone also includes the existing Amandako and Fairview mobile home parks and applies the several neighborhoods south of East Polk Street (SR 33) adjacent to the downtown area that consist of small-lot, single-family and scattered small multifamily structures. These are between the large Residential Single-Family (RSF) parcels adjacent to the lower Los Gatos Creek and commercial uses along East Polk Street and within the older neighborhoods adjacent to and surrounding the downtown, serving as a transition between nonresidential uses and lower-density zoned neighborhoods. Higher-density residential uses are also permitted within the city's Mixed-Use zones, which are scattered throughout the city within commercial nodes along major roadways, within the upper edge of downtown, and adjacent to West Hills College Coalinga.

As seen **Figure 1B-2, Local TCAC/HCD Opportunity Areas**, this distribution is consistent with a countywide pattern finding multifamily housing primarily in low- and moderate-resource areas. RMD and RHD housing types, including much of the older residential neighborhoods surrounding the downtown, as well as the majority of affordable housing complexes and mobile home parks, are largely sited adjacent to major transportation routes and general commercial zones and in areas correlating with 2021 TCAC/HCD low-resource opportunity designations.

The Housing Element includes several programs that will attempt to expand access to affordable options in higher-opportunity areas. By providing information on the Fresno Housing Authority's HCV program to both renters and property owners, the City intends to create opportunities for 100 lower-income households to live within high-opportunity areas (**Program 27**). Through the creation of objective design standards in **Program 19**, the City intends to support the development of 20 units total, 10 units within high-opportunity areas. The City will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation through **Program 4**, including sites within higher-opportunity areas. Through **Program 4**, the City will also monitor the availability of sites appropriate for lower-income housing, ensuring that there is sufficient higher-density land available throughout the city to deconcentrate poverty.

Historical Development Patterns

The City of Coalinga grew from its roots as a coaling station for the Southern Pacific Railroad, with its name deriving from Coaling Station A. The original settlement provided a connection within the expanding routes in the railroad system when coal was discovered in the surrounding Coast Range Mountains between 1870 and 1880. The rail line was extended from the City of Huron to Coalinga in 1888. Although oil had been discovered in the region at the same time as the coal resources, there was not much demand for consumer oil until automobiles became the popular mode of transportation. With oil resources available to meet this increased demand, the city soon became a major supplier, establishing itself in the industry. The actual town site was charted in 1891 on 160 acres purchased by Southern Pacific Railroad. By the turn of the century, Coalinga had become one of the largest California oil shipping points in the state besides the oilfields of southern California. The city was incorporated in April 1906. Oil production continues to drive employment opportunities in the city, with Chevron as a major employer.

Agriculture also played an important role in the city's history, originally limited to saltwater-resistant crops due to the mineral-laden water, then to specialty crops after 1972. However, due to the salt and mineral content of local water resources, the city faced challenges in securing local sources for provision of potable water, and drinking water had to be imported from wells in Armona owned by Southern Pacific until 1960. The import of potable water resources supported development in the city, initiating a growth spurt with 10.2 percent of the housing stock constructed between 1960 and 1969. The permanent foundation for development was supported by a municipal water infrastructure system that was established from the San Luis Canal in 1972. Following this introduction of a stable water source, housing development flourished, and approximately 61.0 percent of Coalinga's current housing units were constructed between 1980 and 2010.

According to a 1921 oil field map published by the California State Mining Bureau, the early city charter area was laid out as a square, including land on both sides of the Southern Pacific Railroad (now named the San Joaquin Valley Railroad), which ran diagonally through the city. Elm Street paralleled the rail line on the west side, and Forest Avenue on the east side. The original city limits were Baker Street to the north, Haye's Street on the east, Polk Street on the south, and Fresno Street along the western boundary. Block configurations and street names have remained relatively unchanged. Elm Avenue, considered one of the main streets in the business district in the early years of the city, retains its role in the historical downtown corridor.

The original downtown on both sides of the rail line was laid out in a diagonal block pattern to align with the angle of the tracks, forming a triangle of which the longest side aligned with the railroad. The core base of the city east of the rail line originally included only a few blocks in each direction, and then subsequently expanded along the east and south sides by residential blocks as families acquired property or subdivided farmland holdings. The diagonal grid was mirrored on a larger scale up to five blocks deep on the west side of the tracks, essentially forming a square divided diagonally by the rail line. This differentiated the commercial portion of the city, contrasting with the remainder of the city, which would follow a traditional axis grid pattern.

By 1944, the city had grown eastward from the downtown core, adding the 12-block Olson Park neighborhood; to the south of East Polk Street within the East Valley Street mixed commercial and residential neighborhood; to the west of Fresno Street; and northwest of the northwestern corner of the downtown at the intersection of West Washington Street/Sunset Street. Growth continued during the next few decades along the western edge of the city northward to encompass the Monterey/Sunset and the Van Ness/Elm neighborhood above the northeast edge of downtown. In 1956, the 40-acre West Hills Community College Coalinga opened along SR 33/198 between West Cherry Lane and Cambridge Avenue, spurring new growth to the west of campus with the opening of Coalinga High School, Cambridge High School, Sunset Elementary School, and Neil Dawson Elementary School in 1980, and multifamily, commercial, and single-family tracts east of SR 33/198.

On May 2, 1983, a 6.7 magnitude earthquake shook Coalinga, nearly destroying more than 300 homes and apartment buildings, inflicting major damage to another 691 buildings, and minor damage to hundreds more. Damage was severe in downtown Coalinga, with the eight-block commercial district almost entirely destroyed. Since then, new construction and remodeling of existing and damaged structures have set the tone for the 'new' look of Coalinga. The damage and destruction of so much of the city core has made the remaining historical structures and spaces important as contributors to the city's image and roots. There is no one architectural style that reflects "Coalinga." In 1985, the City adopted the *Downtown Coalinga Development Guidelines*, which guided the post-earthquake rebuilding of the core of the city. These guidelines are especially evident in the placement of buildings at the front of parcels, with parking behind or on-street, the extensive use of overhangs, and establishment of streetside landscaping. These new guidelines intend to incorporate and build on these established standards.

Approximately 48.2 percent of the residential housing stock in the city was constructed between 1980 and 2000, partially in response to the loss of housing stock from the earthquake, accommodating growth in the northeast and southeast portions of the city. These newer areas correspond to single-family zoning designations and generally moderate TCAC/HCD resource designations, whereas the original commercial and residential areas have the lowest incomes, higher levels of poverty; in particular the East Valley/Pleasant Street area south of Polk Street where the highest rate of non-White households is found, and four of the City's eight affordable housing complexes are located.

The earthquake also became the catalyst that inspired revitalization of the city's economy, resulting in a new community hospital facility in 1988, an 800-acre annexation to include the Pleasant Valley State Prison and a new airport within city limits. The prison was completed in 1994, and the new airport in 1996. These projects account for the non-contiguous parcels to the east of the city. The Coalinga Regional Medical Health Center, on Phelps Drive at the northeast corner of the city, and the completion of the Coalinga State Hospital mental health facility in 2005 further expanded the economic base, increased demand for housing for the employees of these facilities, and a supporting 40-acre industrial park followed.

Public Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. Historically, investment in the City of Coalinga has been prioritized based on need and available funding, which has prevented disinvestment in any particular area of the city. However, any infrastructure or facilities in need of improvement are identified for investment in the City's 5-year Capital Improvement Plan (CIP). The CIP is funded from a variety of sources that can each be used for specific purposes. These funds are allocated to improve roadways and other transportation infrastructure, water, sewer and gas infrastructure, complete downtown redevelopment projects, and other projects, including but not limited to:

- **Safe Routes to Schools Project.** To improve community safety and access to educational resources, the City will construct new bicycle lanes, improve pathways, and repair sidewalks in the identified vicinity of educational facilities.
- **Forest Street Reconstruction Project.** The City added new curbs, gutters, sidewalks, streetlights, and crosswalks, and completed improvements to the storm drain, sewer, and water lines. The aim of these efforts was to improve pedestrian safety and accessibility as well as promote connectivity of neighborhoods in the southern portion of the city to the downtown area including the reduction of flooding occurrences.
- **Alley Improvement Projects.** To support intensification of commercial and residential uses regulated by the Downtown Mixed-Use Overlay, promote place-based revitalization, and improve circulation in older residential neighborhoods south of Polk Street, the City will reconstruct drive approaches and complete improvements to storm drain and sewer, water, and gas lines. Improvement of the alleys will also serve as a catalyst to supporting the City's Cottage Home ADU program currently in development with LEAP funding.

- **Signalization of Cambridge and Elm, Striping, Curb and Gutter, and Lighting.** The City improved vehicular and pedestrian connectivity, and supported future development, through infrastructure and roadway improvements at the intersection of East Elm Avenue and Cambridge Avenue.
- **Phelps Avenue Reconstruction Project.** To improve residents' access to the Coalinga Regional Medical Center and maintain roadway conditions between the Amandako Mobile Home Park and amenities to the west, the City will reconstruct elements of Phelps Avenue, including curbs, gutters, sidewalks, streetlights, and landscaping, and will add a new multi-use trail segment.
- **Construction of Multi-Use Trail Segments.** The City is continuing its efforts to construct new multi-use trail segments on Monterey Avenue from Lucille to Cambridge Street and at the Coalinga-Huron Recreation and Parks District Sports Complex to improve access to recreational and parks facilities and connectivity throughout the city as components of the 8.8-mile master trail network.
- **Polk Street Improvements.** The City has completed the full reconstruction of Polk Street, including adding a new sidewalk, pedestrian crossing with rectangular rapid flashing beacons (RRFB), curbs, gutters, and lighting. The goal of this project is to improve vehicular and pedestrian access to commercial services and employment opportunities in commercial areas.
- **Sunset Avenue Reconstruction.** This project improved access between the downtown core and West Cambridge Avenue, with direct connectivity to West Hills College, Coalinga High School, and Nell Dawson Elementary School, the City installed new sidewalks, crosswalks, curbs and gutters, pavement, and new striping.
- **Water Infrastructure Improvements.** The City is undertaking several water infrastructure projects including the rehabilitation of its 7MG reservoir, and several projects at the water plant to ensure the City maintains its duty to provide safe and reliable drinking water.

Priority is based on projects that will result in the greatest community benefit, mitigate existing issues, and address public demand and need. The City is focused on creating more public facilities, public safety, and recreational amenities for residents of the city, along with expanding the capacity of the water, sewer, and roadway infrastructure network. The City is also preparing for expansion of the city's development within and at the perimeter of the city. There has not been any disproportionate investment, or conversely, disinvestment in any particular area of the city; however, the City's Annual Budget targets the central core of the city and surrounding older residential neighborhoods, with the exception of citywide roadway improvements and rehabilitation, expansion of trails system, and school sidewalk connectivity throughout the city.

Local Knowledge

The historical downtown is the symbolic and functional center of the City’s business, professional, governmental, and social activities. However, much of the downtown’s original and historical properties were destroyed in the 1983 earthquake, as discussed in the analysis of historical development patterns. Following the devastation of the earthquake, in response to new development opportunities, the City created Master Plan Growth Overlays for large-scale projects through a specific plan or the Planned Development Combining Designation zoning process. These include the Downtown Mixed-Use Overlay, which supports intensification of commercial and residential uses and particularly supports street-level commercial with residential above. This mix of uses aims to increase opportunities for income integration in an area with a predominance of lower-income households and populations of color by providing a variety of units at a range of affordability levels. Additionally, it provides the potential for re-use of underutilized properties, use of City-owned properties, and integration of affordable housing to provide housing mobility opportunities for existing residents of the central core. The Downtown Design Guidelines establish the requirements for mixed-use development in this area.

The City also requires a master plan for development for larger projects that integrate a mix of uses and require a higher level of design control. This includes the School Farm Master Plan area within the city limits, covering the area bound by East Cherry Street to the north, School Road to the east, and SR 33/198 to the west. This area was previously the site of an agricultural college, and has been zoned for high-density, medium-density and single-family residential, open space, and agriculture, promoting a mix of residential types and opportunities for income integration and housing mobility.

There are also two Master Plans included in the City’s Sphere of Influence. The Phelps Master Plan covers a large amount of acreage north and south of Phelps Avenue from the eastern city limits on the west, to Calaveras Avenue east of the airport, with the Sphere of Influence boundary as the northern boundary and Jayne Avenue (eastern extension of Polk Avenue) as the southern boundary. Preliminary land use designations include single-family residential; medium-density residential; business park adjacent to the west side of the airport; public facilities surrounding the airport; with a commercial node at the intersection of Phelps Avenue and San Mateo Avenue, including high- and medium-density residential adjacent to commercial service (potentially medical-related complex) uses to the east of the Coalinga Regional Medical Center. Future development of this expansive area will provide housing mobility opportunities for many income levels and potential for affordable housing developments, as well as proximity to potential business, airport, and commercial employment.

The Warthan Heights Master Plan area provides for single-family and medium-density residential expansion south of Lucille Drive outside the southern boundary of the city within the Sphere of Influence between Merced Avenue to the east and the Warthan Creek to the west. The 81-unit first phase of the multifamily Warthan Place Apartments project was completed in 2016.

The longer-term benefits of continued implementation of the Downtown Overlay and Design Guidelines, and subsequent improvements, including integration of affordable and market-rate housing into the fabric of the downtown, would contribute toward increasing access to resource opportunities on a citywide basis. Additionally, the city is poised to integrate higher-density residential product types in the vicinity of key commercial nodes into future development, thereby increasing transit and employment accessibility, access to services and commercial support, and promote income-integrated neighborhoods that will foster higher resource access.

Within the downtown area, following the 1983 earthquake, streets had been neglected for several years and maintenance had been non-existent. The Downtown Coalinga Plaza Reconstruction Street Project was adopted in concert with adoption of the Form-Based Code for the downtown to initiate revitalization of the cityscape and promote development of currently vacant lots and office/retail space in the downtown area. In contrast to traditional zoning, which focuses on permitted land uses and development standard regulations, the form-based code addresses the relationship between building façades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

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 Coalinga 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’s density bonus ordinance is in compliance with state law, and allows 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. **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 190, composed of 155 lower-income units, 31 moderate-income units, and 4 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 specific written findings are made. Further, the City currently allows emergency shelters by-right, without limitations, in the MBL, MBH, and CG zoning districts. The City has also included **Program 16** to amend the zoning code to permit emergency shelters by-right in the RHD zone or other zones that permit residential uses.
- **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 19**).

- **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 applications 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 19** 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 Fair Housing Council of Central California and California Rural Legal Assistance (CRLA) and has included **Program 28** to meet with local fair housing and legal aid organizations, and other interested cities in Fresno County, to develop materials or biannual training for landlords on fair housing rights and responsibilities with the intent of reducing, or eliminating, discrimination.
- **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 1B-11, Factors Contributing to Fair Housing Issues.**
- **Equal Access (Government Code Section 11135 et seq.).** The City offers translation services for all public meetings 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 28** 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 was one case filed by a resident of the City of Coalinga between January 13 and April 2021. However, the case was closed following a no-cause determination by HUD. Five inquiries were made: one regarding discrimination on the basis of disability, one on the basis of national origin, and three not stating a basis of potential discrimination. The three without bases were not pursued as there was no valid issue or basis, for the other two, each claimant decided not to pursue further action. While there were few formal cases in Coalinga, this does not necessarily mean that there is no discrimination. In some cases, residents may be hesitant to report discrimination, such as in the case of undocumented residents that fear retaliation, or those that may not be aware of fair housing legal assistance available to them.

Through **Program 28**, the City will coordinate with fair housing service providers to conduct trainings for tenants and landlords on fair housing laws and rights, will provide fair housing information on the City's website and in print in both English and Spanish, and will establish a procedure to refer residents with fair housing questions to the appropriate fair housing providers.

Sites Analysis

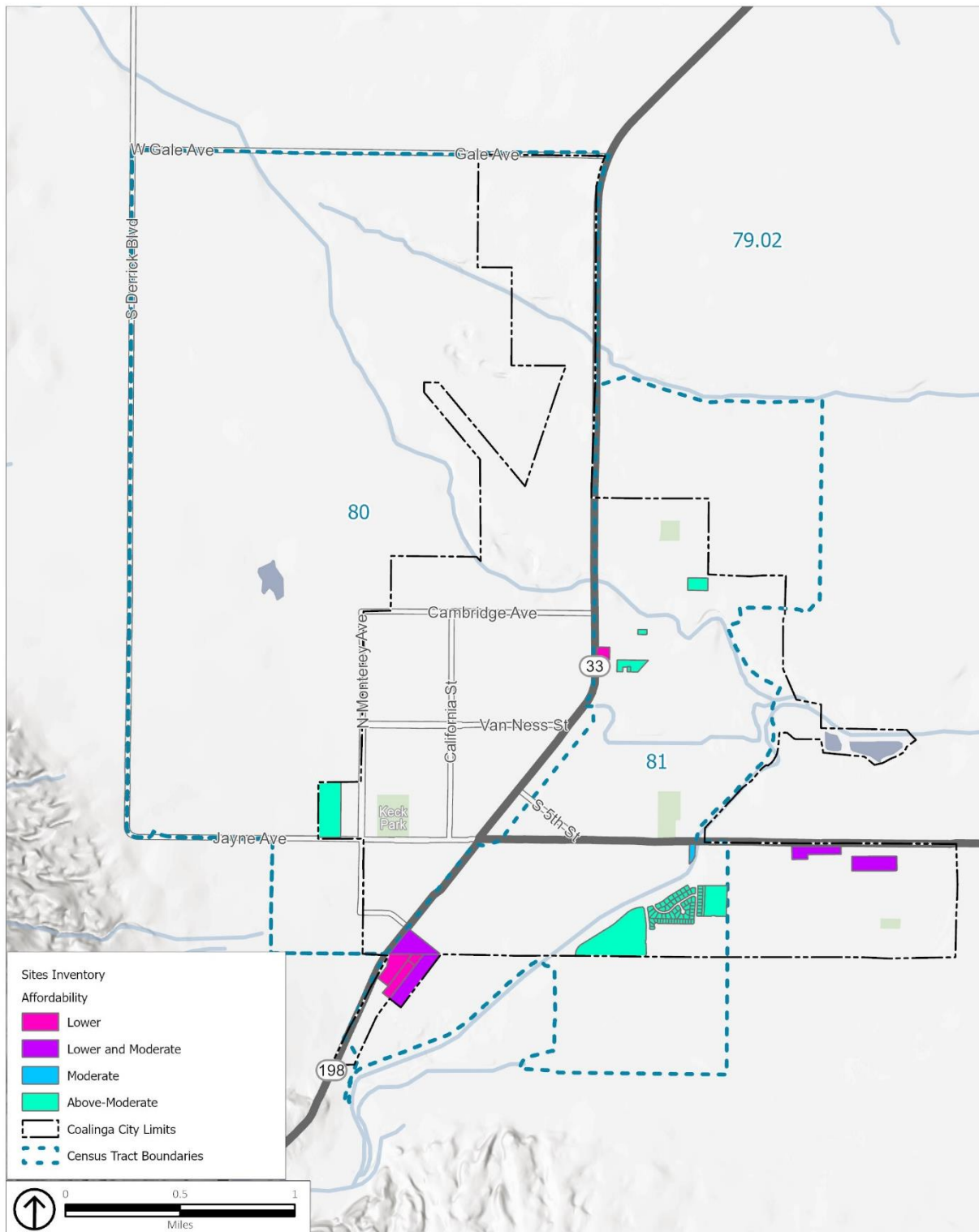
The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new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

Table 1B-12, RHNA Capacity by Census Tracts in Coalinga, presents the RHNA capacity by census tracts in the city, and the existing conditions of each tract as they relate to indicators of fair housing. **Figure 1B-19, Census Tracts in Coalinga**, shows the location of each census tract within the city. There are three census tracts in Coalinga that include sites, all of which include land within the city as well as land within adjacent unincorporated county, although tract 79.02 is predominantly unincorporated area. As shown, sites with units at varying income levels have been identified in census tract 81, only above moderate-income sites are identified in tract 80, and lower- and moderate-income sites in tract 79.02.

As identified in the analysis of *Patterns of Integration and Segregation*, there are no census tracts in Coalinga that meet the criteria of being considered a R/ECAP or RCAA. Tract 80 is designated High Resource in the Keck Park and Van Ness/Elm neighborhoods, Moderate in the Monterey/Sunset neighborhood, and Low Resource south of Polk Street. All of tract 79.02 is Low Resource.

Though many of the low-income RHNA units are concentrated on the southwest side of the city, many of these units are expected to develop in mixed-income projects with moderate units, as are two additional sites on the southeast side of the city. These two sections of the south side of the city are also among the areas of the city with the highest median incomes, which will help to avoid exacerbating any concentrations of lower-income households in the area. Additionally, the City has included a number of programs to address housing mobility to provide additional opportunities for lower-income households to move into higher-resource areas. As part of **Program 27**, the City will provide links to the Fresno Housing Authority's Housing Choice Voucher site, will work with the Housing Authority to disseminate information to landlords and property owners about incentives for participating in the program, and will refer interested households to the Housing Choice Voucher program. Through **Program 11** the City will promote and facilitate the development of ADUs, which can be a naturally-occurring form of more affordable housing integrated in higher-resource areas. The City will also encourage the development of a variety of housing types throughout the city to serve a variety of household sizes and income levels through **Program 13**. To increase opportunities for homeownership for lower-income households, the City will continue to provide homebuyer assistance programs as part of **Programs 24 and 25**.

FIGURE 1B-19: CENSUS TRACTS IN COALINGA



Source: U.S. Census; City of Coalinga, 2023; Placemarks, 2023

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Table 1B-12: RHNA Capacity by Census Tracts in Coalinga

Census Tract	Existing Households	RHNA Capacity			AFFH Indicators												
					Integration and Segregation						Access to Opportunity			Displacement Risk			
		Low	Mod.	Above Mod.	Median Income	Poverty Rate	Low- to Moderate-Income Population	Non-White Population (Percent)	Disability Rate	R/ECAP Status	Resource Designation	Jobs Proximity Index	CalEnviro Screen Percentile	Overcrowding Rate	Renter Overpayment Rate	Homeowner Overpayment Rate	% Renter Households
79.02	940	169	55	0	\$66,151	12.6%	51.4%	84.7%	7.1%	No	Low Resource	5	40.2	16.3%	36.5%	28.1%	49.2%
80	1,743	0	0	20	\$93,594	18.8%	42.9%	55.2%	15.7%	No	High, Moderate, and Low Resource	2	37.6	9.9%	36.5%	14.7%	48.1%
81	2,137	239	61	206	\$51,815	25.1%	56.7%	70.8%	12.4%	No	Low and Moderate Resource	1-3	44.0	9.9%	27.7%	31.3%	46.2%

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In tract 80, approximately 42.9 percent of the population are lower- and moderate-income households and the median income is \$72,719, the highest in the city. This tract has a predominantly White population (44.75 percent of the population). In this tract, overcrowding is at 9.9 percent of households and homeowner households are the predominant tenure type (51.9 percent), with moderate renter overpayment rates (36.5 percent) and low homeowner overpayment rates (14.7 percent). The tract also has the lowest CalEnviroScreen score (71st percentile), an 18.8 percent rate of poverty, and a disability rate of 15.7 percent. The rate of disability in this tract is higher than the rate in tract 79.02, yet lower than tract 81. The rate of poverty is likely partially reflective of the presence of North Hills Coalinga College within the tract. The higher average poverty rate (28.0 percent), higher renter rates, and higher proportions of non-White population in the block groups along SR 33 shows characteristics of vulnerability to displacement. The City has identified the lowest percentage of unit capacity (2.7 percent) in this tract, proposing the integration of 8.9 percent of above moderate-income unit capacity to facilitate housing mobility opportunities.

Tract 81, east of SR 33, has the highest percentage of total unit capacity (67.5 percent). The tract includes moderate resource designations in the Wine Country and Pacific/Elm neighborhoods south of Polk Street, the Posa Chanet neighborhoods in the northeastern corner, and the portion of the Olsen Park neighborhood east of North Carfield Street. The remainder of tract 81 is designated low opportunity. This includes parts of the Olsen Park and East Valley Street neighborhoods. In this tract, the City has identified capacity for 58.6 percent of lower-income unit capacity, 52.6 percent of moderate-income capacity, and 91.1 percent of above moderate-income capacity. This tract has an overall median income of \$51,815, a low- to moderate-income population rate of 56.7 percent, and a poverty rate of 25.1 percent. Although this tract has the lowest proportion of renter households (46.2 percent of total households), and the lowest rates of renter overpayment (27.7 percent), 31.3 percent of homeowners overpay for housing. This is the highest rate of homeowner overpayment in the city, suggesting a shortage of affordable housing stock for homeownership. Six of the eight deed-restricted housing complexes are included in this tract, which may contribute to the lower proportion of cost-burdened renters, as well as a lower median income. However, CalEnviroScreen scores this tract as a disadvantaged community, likely due to agricultural activities in the vicinity and to the close proximity to SR 33 and Los Gatos and Warthan Creeks.

Sites in tract 81 include multifamily and single-family residential development. The inclusion of lower-income unit capacity will foster improved housing mobility and rental opportunities in the northern and southern portions of the city (7.8 and 49.8 percent of lower-income unit capacity, respectively) where there is need for these housing types. Inclusion of lower-income unit capacity will also facilitate a mix of incomes in the eastern side of the Van Ness/Elm neighborhood. In this neighborhood, there is easy access to West Hills College and the Coalinga Regional Medical Center. Including lower-income unit capacity in this area will also de-concentrate patterns of higher rates of poverty in the downtown, lower Olsen Park and East Valley Street (south of Polk Street) neighborhoods, help reduce overpayment, and lower the potential for displacement. Additional housing stock also provides mobility options for existing and future lower-income households in moderate resource-designated areas. The lower-income unit potential in Site 30 at the southern entrance of the city is co-sited with 42.8 percent of the moderate-income unit capacity, facilitating income integration within the tract for lower-income households and providing mobility options for existing and future moderate-income households. An additional 9.6 percent of moderate-income unit capacity is

identified at the eastern edge of the Olsen Park neighborhood, fostering income integration in the area of the city with the lowest median income and highest proportion of non-White population. The majority of above moderate-income unit capacity (84.8 percent of total above moderate-income unit capacity) identified in tract 81 is in the Pacific/Elm neighborhood south of Polk Street near the southern boundary of the city. The inclusion of additional above moderate-income housing provides mobility options for existing and future higher-income households, while facilitating income-integrated neighborhoods in a moderate resource area. This will also create the potential to improve the resource designation, as well as the educational attainment and economic outcomes in the newly developing area between eastern Van Ness and Wine Country neighborhoods. The remainder of the above moderate-income unit capacity in this tract is identified in the Posa Chanet and east Van Ness neighborhoods, which will foster mixed-income neighborhoods and higher-income housing mobility opportunities.

Tract 79.02 identifies sites for 29.9 percent of the total unit capacity, including 41.4 percent of the lower-income unit capacity and 47.4 percent of moderate-income unit capacity, although there are no above moderate-income sites identified. However, this tract includes only a small neighborhood within the city at the southeastern edge, the remainder of the tract includes a very large expanse of unincorporated county area. In this portion of the city, the median income is \$66,151, with a low- to moderate-income rate in the 32nd percentile, and the rate of poverty is the lowest in the city, at 12.6 percent. Populations of color comprise 84.7 percent of the residents, the highest in the city, although with such a large amount of land in the tract, it is difficult to spatially define the distribution of populations of color. Approximately one-half of the households are renters (49.2 percent); the renter overpayment rate (36.5 percent) in the city suggests that rental rates are fairly affordable in this tract, and homeowner overpayment is also low (28.1 percent). The inclusion of a large proportion of moderate-income unit capacity fosters housing mobility opportunities for “missing middle income” households, which is co-sited with lower-income housing, facilitating an income-integrated neighborhood. The lower-income unit capacity, while providing mobility opportunities, also helps reduce higher concentration of poverty in other parts of the city. However, CalEnviroScreen scores this tract as a disadvantaged community, likely due to adjacency surrounding agricultural operations and the nearby Coalinga Airport.

The City has included **Programs 6 and 9** to support construction of higher-density housing in areas with better access to opportunities 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 1B-12** is based on the availability of sites and potential for development during the planning period.

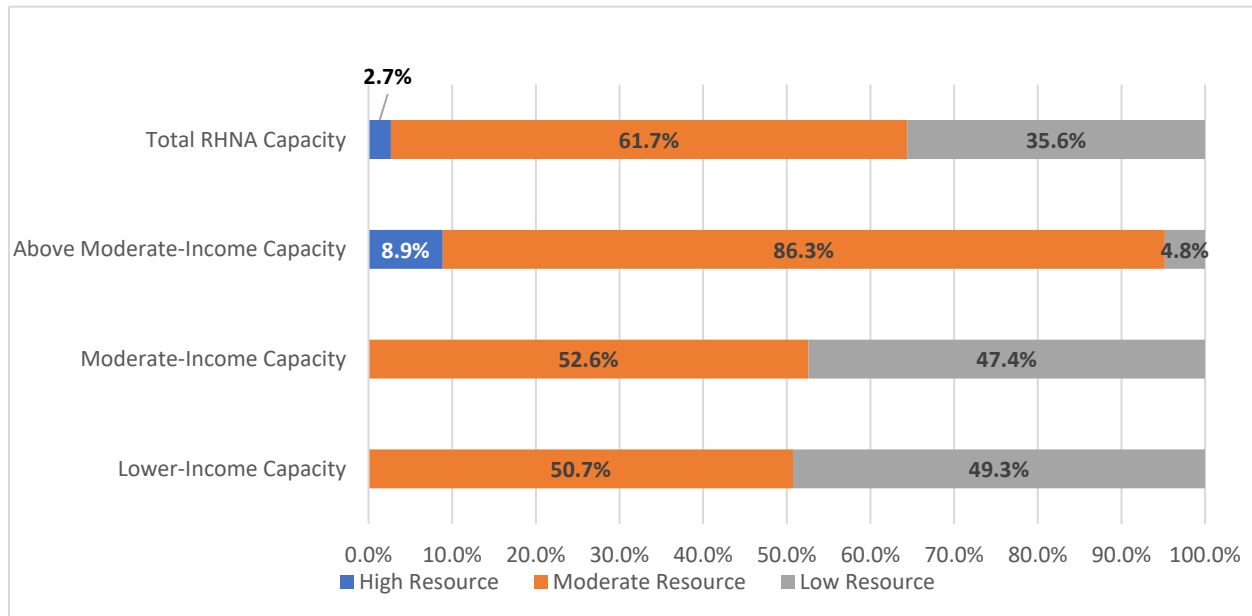
Figures 1B-20 through 1B-29 compare the distribution of projected units by income category of the following indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity areas, median income, predominant population, disability rates, educational score, environmental health, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and city acreage 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

Figure 1B-20, **Percentage of Unit Capacity by TCAC Resource Category**, presents the breakdown of unit capacity in Coalinga by resource opportunity designation compared to citywide patterns. The majority of the total unit capacity (61.7 percent) identified to meet the RHNA is in moderate-resource areas, and 35.6 percent in the low resource, while the remaining 2.7 percent is in the high-resource designation.

FIGURE 1B-20: PERCENTAGE OF UNIT CAPACITY BY TCAC RESOURCE CATEGORY



Source: TCAC, 2021 and City of Coalinga, 2023

Coalinga is designated by TCAC/HCD as having areas with a mix of resource levels. The central and furthest southeast and southwest portions of the city are designated low resource; the south/southeast, east and northwest areas are designated as moderate resource; and the west and central north areas are designated as high resource. It should be noted that the 2021 TCAC/HCD resource categories were developed based on comparison of indicators between jurisdictions within the San Joaquin Valley region, many of which are lower-income communities with higher rates of poverty. Therefore, while tracts may be determined as high resource, it should be considered in the context of comparison to opportunities and potential outcomes within other cities within the entire San Joaquin Valley region. Opportunity for all of the unit capacity has been identified on vacant parcels and one underutilized site, therefore not risking displacement of existing residents.

There is only one site west of SR 33 in a high-resource designation, including 8.9 percent of above moderate-income unit capacity in the Keck Park neighborhood. Lower-income unit capacity (50.7 percent of total lower-income unit capacity) is identified in Low Resource designations east of SR 33 in two locations: the area in the vicinity of West Hills College south of the mixed-use node at the intersection of Cambridge Avenue and SR 33 (17.4 percent of lower-income unit capacity) and the area in the southeastern corner of the city on Polk Avenue east of South Merced Avenue, adjacent to commercial uses, with 24.0 percent of the lower-income unit capacity. Construction of housing at these income levels in these areas would reduce the concentration of lower-income and segregated populations in the downtown area, thereby helping to reduce potential for displacement of cost-burdened and/or overcrowded households. It would also increase housing mobility opportunities for lower-income households. In addition, 47.7 percent of moderate-income unit capacity is co-sited with the lower-income unit capacity on sites 7 and 8 in the south of Polk neighborhood, fostering income integration and housing mobility opportunities for moderate-income households. This may potentially improve the economic outcome and anticipated educational outcome quality of life indicators.

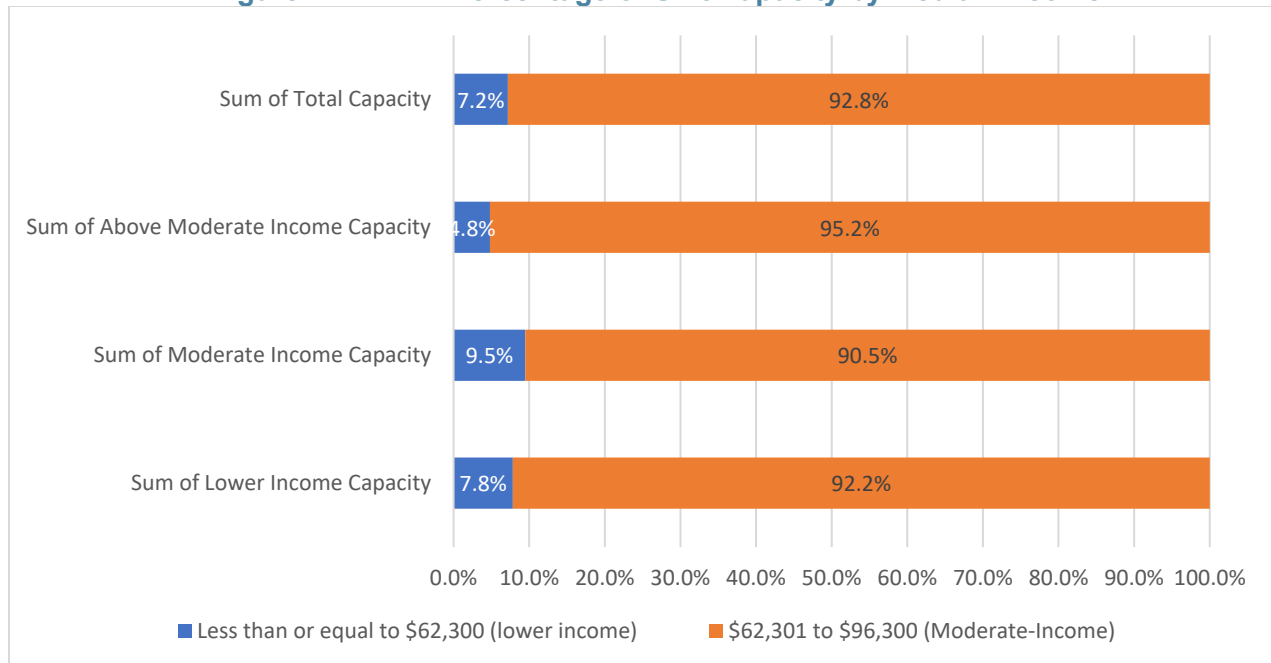
The remainder of unit potential (61.7 percent) is identified in Moderate Resource areas, including 50.7 percent of lower-income unit potential, 52.6 percent of moderate-income unit potential, and 86.3 percent of above moderate-income unit potential. Approximately 35.1 percent of total unit capacity is identified at the southern entry of the city in the Pacific/Elm neighborhood, including the co-siting of 50.7 percent of lower-income and 43.1 percent of moderate-income unit capacity. This can foster an income-integrated neighborhood and provide access to commercial areas, essential services, employment opportunities, and other amenities at the entrance to the city from SR 33. Also, the lower-income unit potential increases housing supply to meet demand and reduce displacement risk for lower-income households in the Olsen Park, East Valley Street, and south of Polk neighborhoods. Sites to accommodate above moderate-income units (37.7 percent of total city-wide unit capacity) were identified in the Wine Country neighborhood south of Polk Street near the southern boundary of the city. The inclusion of 86.3 percent of above moderate-income housing potential will facilitate income-integrated neighborhoods in a Moderate Resource area, with potential to improve the resource designation, including the educational attainment and economic outcome scores in this newly developing area.

Income

As previously discussed, Coalinga is a community with a range of household income levels, regardless of TCAC/HCD resource designations. The relatively lower-income neighborhoods in Olsen Park, East Valley Street, and south of Polk neighborhoods generally feature older, small-lot residential housing with some multifamily properties, including four of the seven affordable housing complexes, which suggests that lower-income households may locate in these areas to access these more affordable options.

As shown in **Figure 1B-21, Percentage of Unit Capacity by Median Income**, 7.2 percent of the total unit capacity (7.8 percent of lower-income capacity) has been identified on sites within the upper portion of the Olsen Park neighborhood just east of SR 33, which has a median income of \$46,071. The majority of unit capacity within Coalinga is identified on sites within moderate-income areas at the southwest entry to the city in the Pacific/Elm and Wine Country neighborhoods, and east of South Merced Avenue in the south of Polk neighborhood.

Figure 1B-21: Percentage of Unit Capacity by Median Income



Source: 2015-2019 ACS and City of Coalinga, 2023

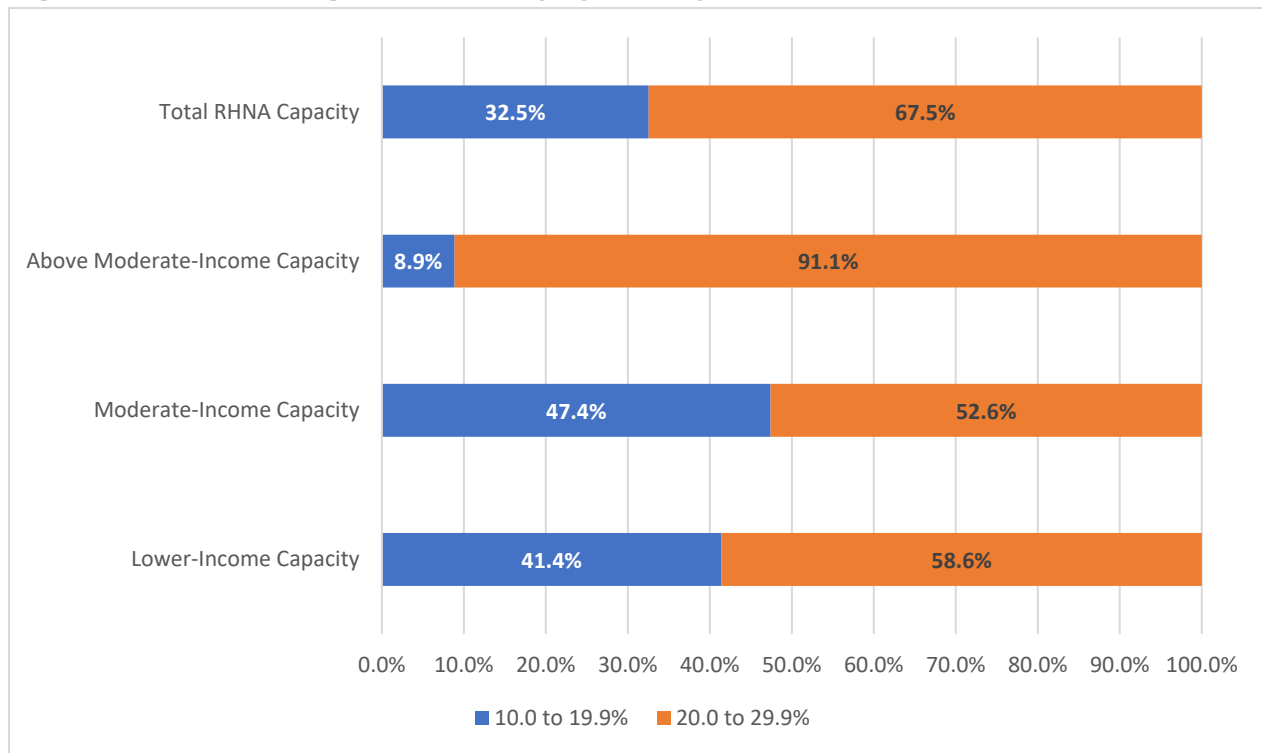
Capacity for 92.8 percent of lower-income units is identified in moderate-income areas, the majority of which are identified on sites east of South Merced Avenue and at the southern entrance to the city to encourage the development of housing mobility opportunities for lower-income households in mixed-income neighborhoods, which expands the more affordable housing stock resources and provides mobility opportunities, thereby preventing displacement, while facilitating de-concentration of lower-income households from the central portions of the city to higher-income portions of the city. Future construction potential of lower-income unit capacity in higher-income neighborhoods not only integrates income mix in higher-income neighborhoods and facilitates housing mobility for lower-income households with increased access to resources, but it also aims to reduce existing income patterns and pressure on housing shortages in areas of concentrated need.

The inclusion of 90.5 percent of the moderate-income unit potential in moderate-income neighborhoods will help to facilitate mixed-income neighborhoods and encourage income integration, as well as providing mobility opportunities for moderate-income households. An additional 9.5 percent of moderate-income unit capacity is identified on one site in the lower-income East Valley area south of Polk Avenue, which has the

potential to help raise the income where households in poverty or lower incomes are concentrated, and foster place-based revitalization.

All of the above moderate-income unit capacity, with the exception of a few units in the upper Olsen Park neighborhood, is identified in moderate-income neighborhoods. The majority of the above moderate-income unit capacity (80.9 percent) is in the Wine Country neighborhood, which has a median income of \$68,194, facilitating income integration and housing mobility opportunities in the southern portion of the city. Potential for 8.8 percent of the above moderate-income unit capacity is identified on site 5 in the Keck Park neighborhood, with the highest income in the city at \$93,594, for above moderate-income housing mobility opportunities within a high resource area. The remaining above moderate-income unit capacity is distributed on sites within the Olsen Park neighborhood in the vicinity of West Hills Community College, and the Coalinga Medical Center, fostering income integration in lower-resource areas.

As presented in **Figure 1B-22, Percentage Unit Capacity by Poverty Rate**, approximately 32.5 percent of unit capacity is identified where poverty rates are below 20.0 percent east of South Merced Avenue and in the Keck Park neighborhood, and 67.5 percent of the site capacity is identified in the central portion of the city east of SR 33 where poverty rates are 25.1 percent. Approximately 41.4 percent of lower-income unit capacity, co-sited with 47.4 percent of moderate-income unit capacity, is identified on sites in the south of Polk neighborhood east of South Merced Avenue to encourage the development of housing mobility opportunities for lower-income households in mixed-income neighborhoods, while reducing the concentration of households in poverty in the downtown and surrounding East Valley Street, Olsen Park, and older neighborhoods south of Polk Street. The remainder of the lower-income site capacity is projected at the southern entry of the city and adjacent to the mixed-use node in the vicinity of West Hills College with existing need for an increased supply of affordable housing for cost-burdened and overcrowded households to remain in the central city neighborhoods and reduce risk of displacement. Construction of these lower-income units in these areas will help alleviate existing patterns of overpayment and overcrowding and provide access to commercial services and other resources.

Figure 1B-22: Percentage Unit Capacity by Poverty Rate

Source: 2015-2019 ACS and City of Coalinga, 2023

In addition to these lower-income units, 52.6 percent of moderate-income units to affirmatively further fair housing through integrated-income neighborhoods, and 91.1 percent of above moderate-income units are projected in the Wine Country neighborhoods, which fall within the higher poverty rate tract, which will help to raise the economic and educational outcome quality of life indicators. In addition, the City has included **Program 11** to actively promote construction of ADUs in moderate-resource and high median income areas and monitor affordability of new ADUs to lower- and moderate-income households.

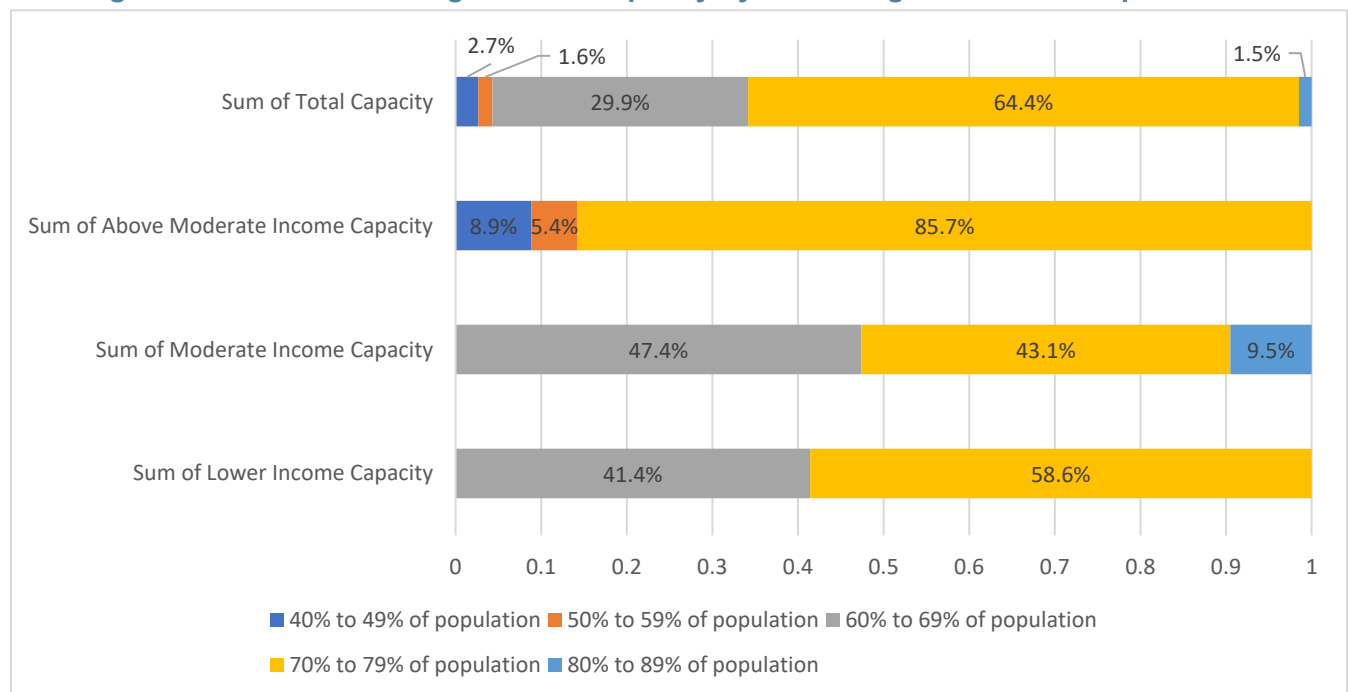
The combination of this program and facilitating the development of high-density housing in mixed-use sites along the major SR 33 transportation corridor and along eastern Polk Street in a community that has historically been dominated by single-family units will help ameliorate patterns of segregation. The development of these sites with primarily lower- and moderate-income housing units will make Coalinga more accessible to lower-income and “missing middle” households, while simultaneously increasing housing mobility opportunities accommodating a wider range of incomes, and de-concentrating areas of poverty and low-income households in the original city core.

Race and Ethnicity

As discussed previously, Coalinga is among Fresno County’s more moderately diverse jurisdictions, with communities of color comprising 71.8 percent of the population. As shown in **Figure 1B-5 Local Racial Demographics**, there is a pattern of lower concentrations of non-White households along the city’s western edge, including the Keck Park and Monterey-Sunset neighborhoods, as well as on the eastern edge, including the Posa Chanet neighborhood in the northeast corner, coinciding with areas of relatively higher income and resources. The most racially segregated population concentrations are found in the East Valley Street neighborhood south of Polk Street (82.5 percent non-White) and the Amandako Mobile Home Park (93.0 percent non-White); with all other areas, including the downtown, Van Ness/Elm, Olsen Park, Wine Country, and Pacific/Elm neighborhoods, and east of South Merced Avenue, between 64.8 and 77.8 percent non-White populations.

As shown in **Figure 1B-23, Percentage of Unit Capacity by Percentage Non-White Population**, 1.5 percent of the total unit capacity is in the East Valley neighborhood where over 80.0 percent of the population is non-White; 64.4 percent of the unit capacity is in areas of the city where between 70.0 and 79.0 percent of the population identifies as non-White; 29.9 percent is in areas where between 60.0 and 69.0 percent of the population identifies as non-White; 1.6 percent is on sites with between 50.0 and 59.0 percent non-White residents, and 2.7 percent is in the Keck Park neighborhood where 47.1 percent of the population is non-White.

Figure 1B-23: Percentage of Unit Capacity by Percentage Non-White Population



Source: 2015-2019 ACS and City of Coalinga, 2023

Of the lower-income unit capacity, 41.4 percent is identified in mixed-income sites 7 and 8 in the south of Polk neighborhood east of South Merced Avenue, in which 60.0 to 69.0 percent of the population identifies as non-White. This offers an opportunity for lower-income, non-White households that may have been priced out and excluded from housing mobility opportunities in relatively less segregated neighborhoods, while helping to reduce concentrations of non-White populations in the downtown, East Valley Street, and Olsen Park neighborhoods of the city. The majority of lower-income unit capacity (58.6 percent) is identified in areas in which 70.0 to 79.0 percent of the population identifies as non-White, including 50.7 percent of the lower-income unit capacity in mixed-income site 30 at the southern entry to the city in the Pacific/Elm neighborhood; and 7.8 percent of lower-income unit capacity just south of the mixed-use commercial node at the intersection of Cambridge and East Elm (SR 33) Avenues, increasing housing resources for lower-income residents who are vulnerable to displacement in their own neighborhoods, as well as lower-income housing mobility opportunities, with access to services, commercial uses, and nearby medical facilities.

Moderate-income unit capacity corresponds closely to lower-income unit capacity in block groups where 60.0 to 69.0 percent of the population identifies as non-White, with 47.4 percent of total moderate-income unit capacity co-sited with lower-income unit capacity on high-density sites along East Polk Avenue east of South Merced Avenue adjacent to commercial uses. An additional 43.1 percent of moderate-income unit capacity is co-sited with lower-income unit capacity within high-density residential site 30 at the southern entrance to Coalinga, in the more highly segregated Pacific/Elm neighborhood. A small proportion of moderate-income unit capacity, 9.4 percent, is identified at site 6 in the East Valley neighborhood with the highest segregation, fostering income-integration, although limited, in the lowest-income neighborhood in the city, and potentially initiating place-based revitalization.

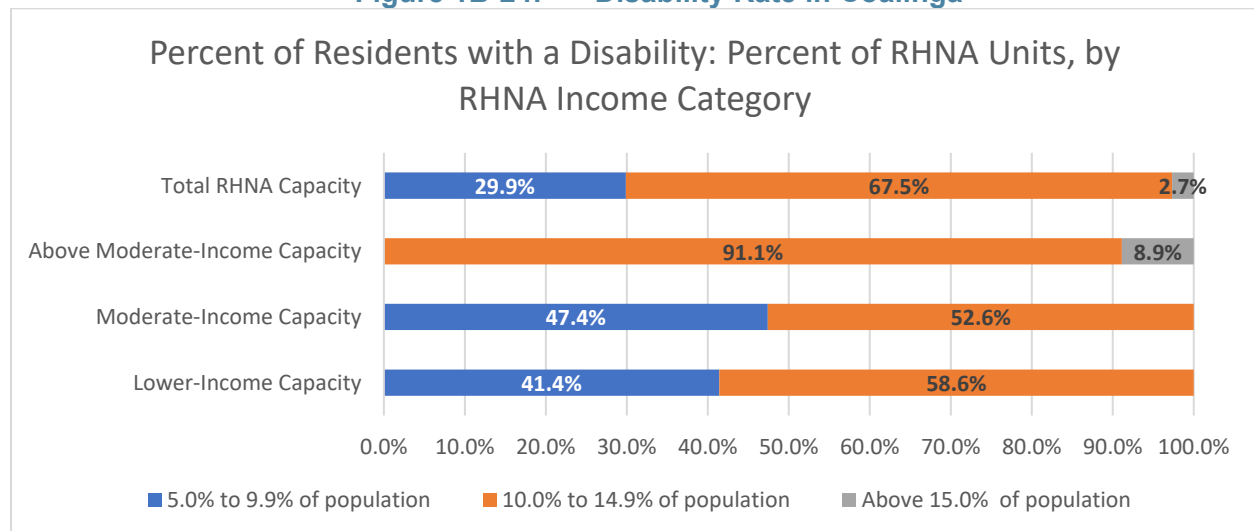
The greater proportion of above moderate-income unit capacity (85.7 percent) is identified in the Wine Country neighborhood with a 70.0 to 79.0 percent non-White population, which will provide additional housing mobility for above moderate-income households and contribute to income integration in a moderate-income and more highly segregated neighborhood of the city. The single-family residential sites at the western edge of the city provide unit potential for 8.9 percent of the above moderate-income capacity in the Keck Park neighborhood with the lowest non-White population (47.1 percent) providing housing mobility opportunities for above moderate-income households in a High Resource designated area. The remaining 5.4 percent of above moderate-income units are identified at the southeast corner of the Posa Chanet neighborhood, adjacent to the Coalinga Regional Medical Center (between 50.0 and 59.0 percent non-White), which may contribute to income-integration in a moderate-income and moderate-resource area.

Disability

Approximately 11.8 percent of Coalinga’s population lives with one or more types of disabilities, as shown on **Figure 1B-7, Percentage of the Population with a Disability in Coalinga**. As discussed previously, based on the spatial distribution of Coalinga residents with disabilities, and proportion of seniors with disabilities is fairly comparable between the east and west sides of SR 33, with slightly higher rates within the west side. Within the easternmost tract, the rate of disability is much lower (7.1 percent), although spatially identifying the distribution is not available given the current data.

Figure 1B-24, Disability Rate in Coalinga, shows that the majority of total unit capacity in the sites inventory (67.5 percent) is identified in areas where between 10.0 and 15.0 percent of residents have a disability on the east side of SR 33, providing housing mobility opportunities for households at all income levels close proximity to the downtown area, and with access to the Coalinga Regional Medical Center at the eastern edge of the city, thus helping to reduce the higher proportion of persons with disabilities in the eastern tract of the city. An additional 29.9 percent of total unit capacity (47.4 percent lower-income and 41.4 percent moderate-income unit capacity) is identified in the southeastern tract in which 7.1 percent of the population is experiencing a disability, thus helping to reduce the higher proportion of persons with disabilities throughout the city. Only 2.7 percent of the unit capacity (8.9 percent of above moderate-income unit capacity) is identified in the Keck Park neighborhood where rates exceed 15.0 percent of the population experiencing a disability.

Figure 1B-24: Disability Rate in Coalinga



Source: 2015-2019 ACS and City of Coalinga, 2023

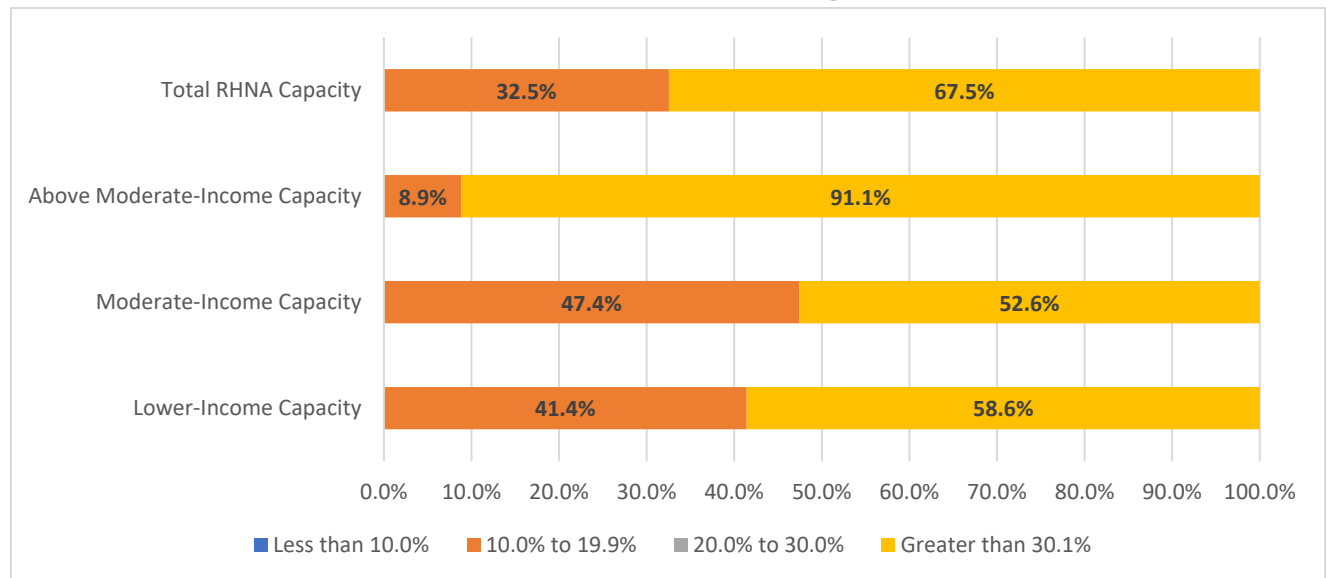
As stakeholders identified, high housing costs and a shortage of permanently supportive housing in the county has generally increased displacement risk for residents with disabilities and presents a barrier to persons with disabilities. Locating units affordable to lower- and moderate-income residents in and around commercial centers and medical facilities 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 transit.

Familial Status

As previously discussed, 31.2 percent of the households in the city are single, female-headed households, of which, 27.0 percent have children, of whom 34.3 percent had incomes below the poverty level. The spatial distribution within the east side of SR 33 where between 40.0 to 60.0 percent of children are living in a single-parent, female-headed household indicates that a greater proportion of lower-income single female-headed households may reside in the vicinity of the deed-restricted housing stock, or in areas with more affordable housing, which includes the East Valley, Olsen Park, Pacific/Elm, and Van Ness/Elm neighborhoods. The proportion of the population residing in single, female-headed households in the eastern side of the city corresponds to a poverty rate of 25.1 percent, overlaid with the lower incomes in the East Valley Street and Olsen Park neighborhoods 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 in proximity to industrial and other nonresidential uses. To address this need, 67.5 percent of total unit capacity has been identified in the tract east of SR 33.

As shown on **Figure 1B-25, Percentage Unit Capacity in Single, Female-Headed Households with Children in Coalinga**, the majority of lower- and moderate-income (58.6 percent and 52.6 percent respectively) housing unit potential in the east side neighborhoods; and 30.6 percent of the total unit capacity in the easternmost portion of the city (41.4 percent of the lower-income and 47.4 percent of the moderate-income unit capacity, respectively) increases the opportunities for female-headed households currently experiencing overpayment and/or overcrowding to acquire affordable and adequately sized housing with access to resources in the downtown and along SR 33 while contributing toward de-concentration of female-headed households in poverty in lower-income areas. Additionally, 91.1 percent of above moderate-income unit capacity in the Wine Country neighborhood will increase housing mobility opportunities for above moderate-income, single, female-headed households, as well as all other household types, to find appropriate units within Coalinga. Overall, female-headed households of any economic status will have access to new housing opportunities, as well as other single-parent households, persons living alone, seniors, lower-income families, and other households.

Figure 1B-25: Percentage Unit Capacity in Single, Female-Headed Households with Children in Coalinga



Source: 2015-2019 ACS and City of Coalinga, 2023

Potential Effect on Access to Opportunity

Job and Transit Proximity

Coalinga residents are primarily served by the FCRTA, providing fixed-route service between Coalinga and Fresno on the Coalinga Line, and between Huron and Coalinga on the Huron Line (see Figure 3-19, Fresno County Rural Transit Agency Intercounty Routes, in Section 3: Regional Assessment of Fair Housing).

The prevalence of residential uses in the city and distance from a major metropolitan area results in most residential areas in Coalinga scoring “furthest proximity” (**Figure 1B-9, Jobs Proximity Index**). Approximately 76.8 percent of Coalinga residents commute outside of the city for work, with 23.2 percent of residents both living and working within city limits. The lower scores may partially be attributed to the differential in the type of employment the residents of the city are engaged in, compared to the types of employment available in the city, or that due to the agricultural and resource extraction economic base, the majority of employment opportunities are outside of the city. Employment activities within the city are primarily retail, service commercial, industrial, medical, and educational, with commercial activities primarily found along SR 33, Polk Street, and mixed uses near West Coalinga College at the intersection of SR 33 and Cambridge Avenue.

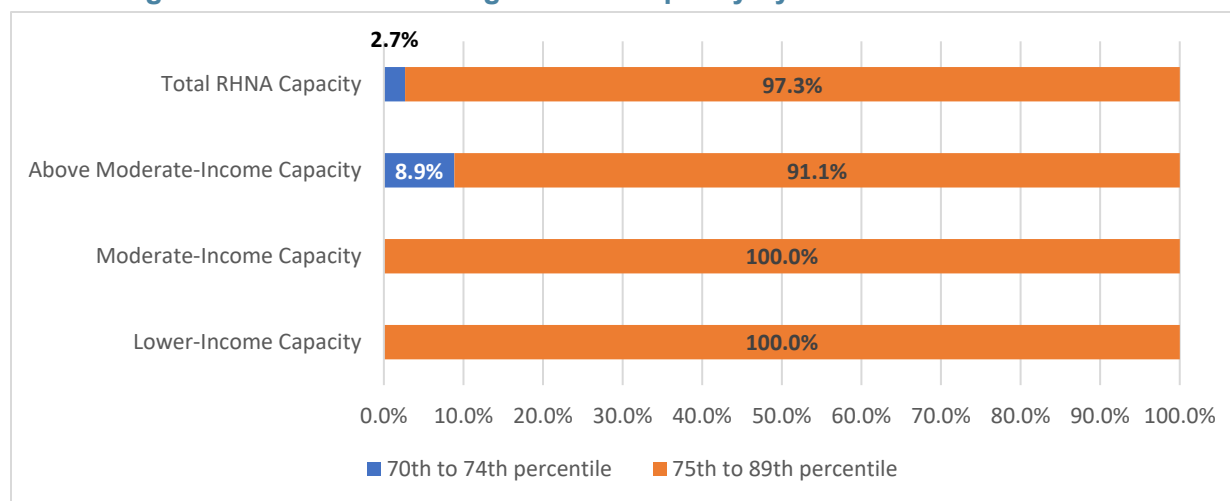
All of the unit capacity is sited in areas with a low jobs proximity index score, although the identification of 34.2 units of unit capacity, including lower- and moderate-income unit capacity at the southern entry of the city improves access to employment opportunities in the industrial area and jobs outside the city. As the city is predominantly residential, siting of unit capacity at all income levels will aid in improving access to employment opportunities both inside and outside of the city, and unit capacity along SR 33 at the southern end of the city, off Polk Street in the eastern end of the city adjacent to service commercial uses, and in the vicinity of the mixed-use node in the vicinity of West Hills College will locate housing near more highly trafficked areas that are currently serviced by intra-city transit providers, although limited, providing close proximity to transit for occupants of these units. When considering where to locate future housing for all income levels, and particularly lower-income units, sites with access to the downtown, mixed-use, commercial and connections to SR 33 offers the most convenient access to jobs available within the city and transit to other parts in the region. Further, construction of these sites will help to further improve the jobs-housing ratio with residential development in and near commercial and transit corridors as well as mixed-income development, thus improving jobs proximity for current and future residents of Coalinga.

Environmental Health

As previously discussed and shown on **Figure 1B-13, CalEnviroScreen Scores**, demonstrate relatively adverse environmental conditions. The tracts west of SR 33 score in the 71.5th percentile, and east of SR 33 in the 80.9th percentile. The tract east of South Merced Avenue scores in the 75.3rd percentile, which qualifies both tracts east of SR 33 as SB 535 disadvantaged communities, thus representing an area of potential concern regarding fair housing, including disproportionate exposure to environmental hazards and a concentration of vulnerable populations. However, commercial agriculture, airport operations, and natural resource extraction occurring close to Coalinga may contribute to adverse environmental conditions.

As presented in **Figure 1B-26, Percentage of Unit Capacity by CalEnviroScreen Percentiles**, 2.7 percent of the sites inventory capacity (8.8 percent of above moderate-income unit capacity) has been identified in the Keck Park neighborhood scoring in the 71.5th percentile. The majority of unit capacity has been identified on sites with CalEnviroScreen 4.0 scores above the 75th percentile. Site distribution of 67.5 percent of total unit capacity is identified in the tract east of SR 33, which is considered a disadvantaged community and has a CalEnviroScreen 4.0 score in the 80th percentile. Tracts considered disadvantaged communities include with 91.1 percent of above moderate-income unit capacity, 100.0 percent of the moderate-income capacity, and 100.0 percent of lower-income capacity.

34.2 percent of unit capacity is identified in areas east of South Merced Avenue at the edge of the city, adjacent to agricultural uses and nearest the airport, which suggests these factors influence the environmental outcome score. Site capacity for primarily lower- (41.1 percent) and moderate-income levels (47.4 percent), is identified with a score just above the 75th percentile, considered a disadvantaged community. Development potential in both disadvantaged community areas 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.

Figure 1B-26: Percentage of Unit Capacity by CalEnviroScreen Percentiles

Source: California OEHHA, 2022 and City of Coalinga, 2023

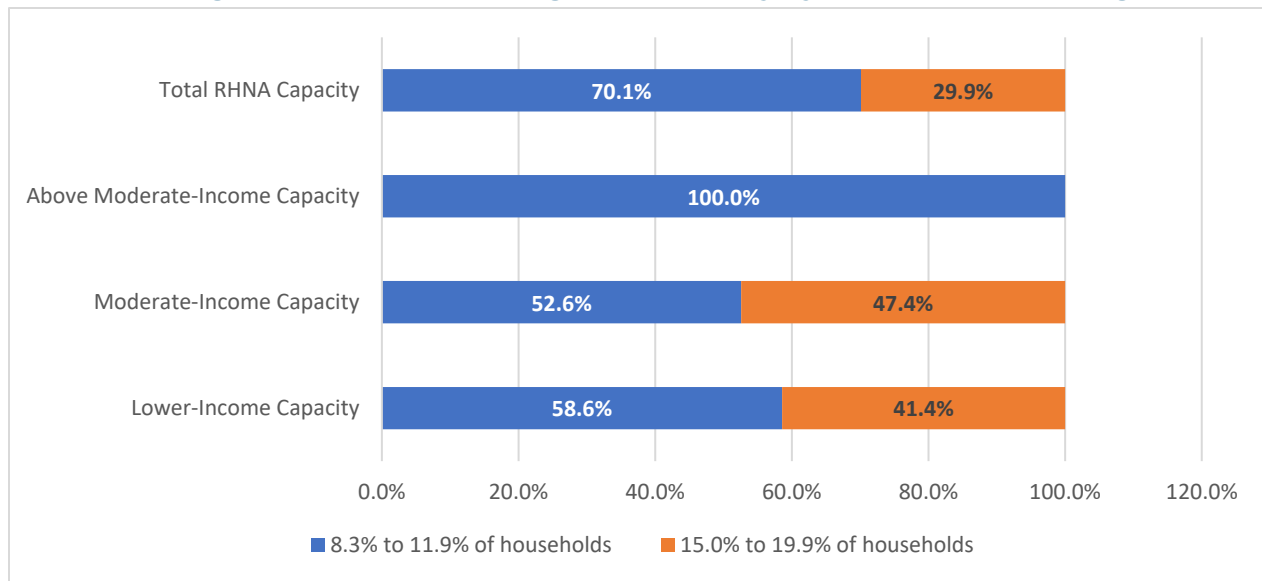
CalEnviroScreen 4.0 also incorporates socioeconomic and health indicators within its scoring methodology. Development of vacant sites north and south of the downtown, as well as within the East Valley area along Polk Street in the disadvantaged community area will increase the supply of affordable housing in the portion of the city most susceptible to displacement due to lower incomes and overpayment for housing, while also encouraging moderate-income integration with lower-income unit potential in new developments in the southern and eastern portions of the city. As well, unit capacity at all income levels identified in the sections of the city where scores are above the 75th percentile provides housing mobility opportunities with access to commercial areas, employment, and services.

Potential Effect on Displacement Risk

Overcrowding

As discussed previously, 6.1 percent of households in Coalinga are considered overcrowded and is more common among homeowners than renters. The ACS estimates that there is a higher rate of overcrowding in the tract east of South Merced Avenue; however, this census tract is made up almost entirely of unincorporated area, with only a small geographic portion inside city limits, and therefore may not represent the rate of overcrowding experienced by Coalinga residents in this area.

As presented in **Figure 1B-27, Percentage Unit Capacity by Rate of Overcrowding**, the largest proportion of the unit capacity, 70.1 percent, is identified in areas of the city with lower overcrowding rates (9.9 percent). In contrast, approximately 29.9 percent of unit capacity (47.4 percent moderate-income unit capacity and 41.4 percent of lower-income unit capacity) are in the south of Polk neighborhood east of South Merced Avenue with the highest rates of overcrowding to help to alleviate this issue by increasing the housing supply. The remainder of the lower- and moderate-income capacity will facilitate housing mobility opportunities throughout the city near services and resources and in higher-resource neighborhoods and ease pressure on the housing stock, thus potentially reducing displacement risk and overcrowding for these households as well as more units become available.

Figure 1B-27: Percentage Unit Capacity by Rate of Overcrowding

Source: 2015-2019ACS; City of Coalinga, 2023

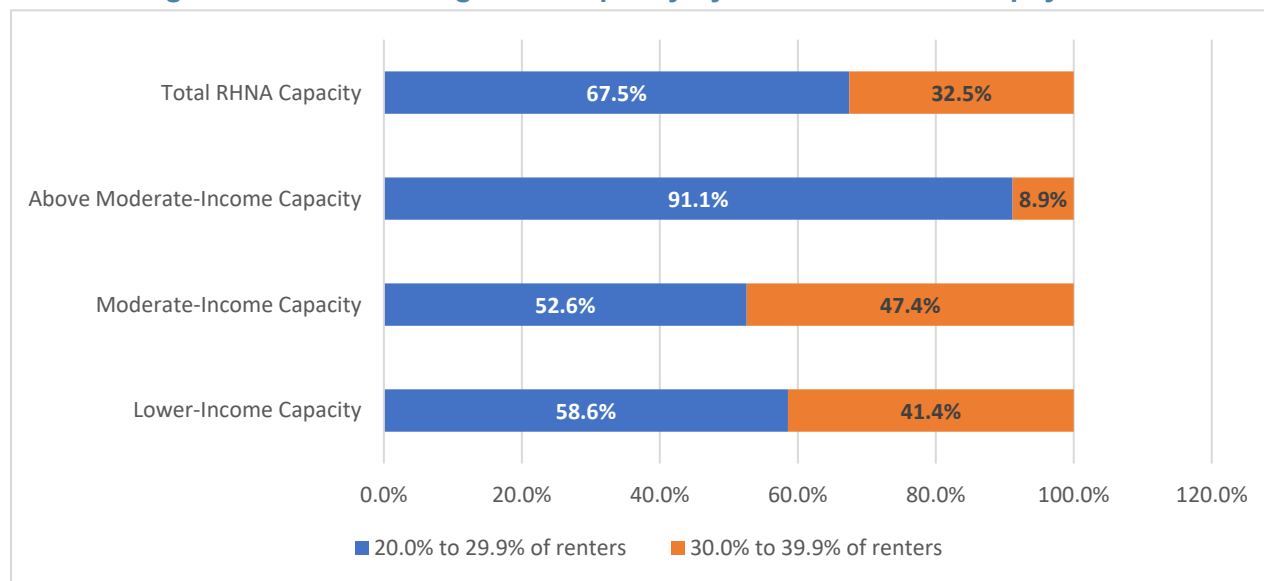
Overpayment

Owners and renters throughout Coalinga are overpaying for housing, likely due to increases in housing costs that have outpaced wage increases, with 25.8 percent of the households experiencing some level of overpayment, as shown in **Table 1B-8, Cost Burden in Coalinga, 2010-2018**. Previous analysis identified that special-needs populations, including female-headed households, large families, persons with disabilities, and seniors, often fall into the lower-income category and may be particularly at risk of displacement when housing opportunities at affordable costs, sizes, or access to resources are not available.

Of cost-burdened households, approximately 58.4 percent are renters and 41.6 percent are homeowners. Lower- and moderate-income households are most at risk of displacement due to overpayment, particularly renter households. While the rate of overpayment between renters and owners is relatively similar, **Figure 1B-16, Percentage of Renters Overpaying**, and **Figure 1B-16, Percentage of Homeowners Overpaying**, 14.7 percent of homeowners west of SR 33 are overpaying for housing, compared to 31.3 percent to the east. The higher homeowner overpayment rate east of SR 33 may be a result of higher home costs, particularly in the Keck Park and West Hills College neighborhoods. Generally, the areas with higher poverty levels experience rental cost burden at a greater rate than higher-income households. However, in Coalinga, 36.5 percent of renters to the west of SR 33, and 27.7 percent of renters to the east are overpaying. Almost most, though not all, of Coalinga's multifamily housing is east of SR 33, including six of the seven deed-restricted multifamily complexes, which likely contributed to a lower rate of renter overpayment as there is a larger supply of naturally more affordable unit types than single-family rental housing.

As shown in **Figure 1B-28, Percentage Unit Capacity by Rate of Renter Overpayment**, the distribution of unit capacity identifies 67.5 percent of total unit capacity (58.6 percent of lower-income units, 52.6 percent of moderate-income units, and 91.1 percent of above moderate-income unit capacity) in areas with the lowest rates of renter overpayment east of SR 33. The remaining 32.5 percent of the unit capacity is identified in the Keck Park neighborhood (8.9 percent of above moderate-income unit capacity); and co-sited lower- and moderate-income (41.4 and 47.4 percent, respectively, of unit capacity) east of South Merced Avenue. An increase in the supply of lower- and moderate-income units throughout the city, particularly those in close proximity to commercial areas and services, will facilitate income integration and help to alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for appropriately sized housing at rents affordable to lower- and moderate-income households in the city.

Figure 1B-28: Percentage Unit Capacity by Rate of Renter Overpayment



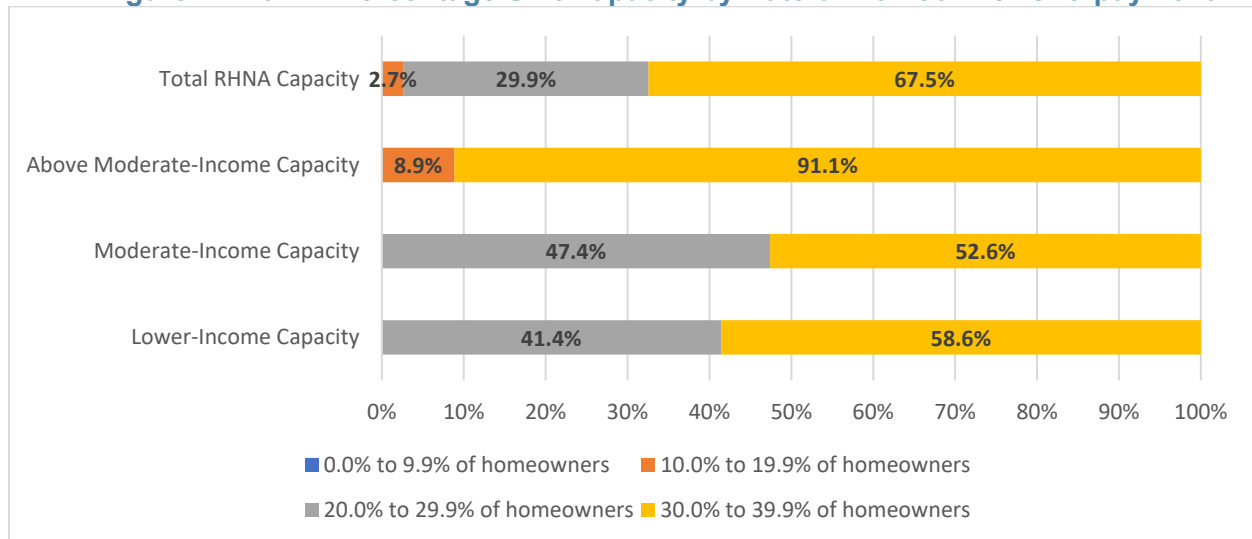
Source: 2015-2019 ACS; City of Coalinga, 2023

Homeowner overpayment rates are lowest in the western side of SR 33, at 14.7 percent, with 2.7 percent of unit capacity identified in the Keck Park neighborhood (8.9 percent of above moderate-income unit capacity). Overpayment, discussed in earlier analysis, often correlates with income, poverty rate, distribution of communities of color, household size, and other indicators that can be identified at the block group level, which suggests that the East Valley and central downtown neighborhoods may include a higher proportion of cost-burdened and overcrowded households at risk of displacement. As shown in **Figure 1B-29, Percentage Unit Capacity by Rate of Homeowner Overpayment**, the distribution of unit capacity identifies 67.5 percent of total unit capacity east of SR 33 with 58.6 percent of lower-income unit, 52.6 percent of moderate-income unit capacity, and 91.1 percent of above moderate-income unit capacity in areas with rates of homeowner overpayment between 20.0 and 30.0 percent to help alleviate overpayment, and foster mixed-income neighborhoods, as well as stimulate place-based revitalization in neighborhoods where conditions may be deteriorating due to age or deferred maintenance. The remaining 29.9 percent of

the unit capacity identifies co-sited lower- and moderate-income (41.4 and 47.4 percent respectively of unit capacity) east of South Merced Avenue.

Typically, above moderate-income units are unaffordable to cost-burdened households yet will provide housing mobility opportunities for higher-income households that may be overpaying due to limited availability of housing stock, while lower- and moderate-income housing units can help alleviate overpayment. Sites for new units have been identified across a range of overpayment rates for both owners and renters with the intent of increasing the supply of affordable housing for all income categories, thus reducing risk of displacement due to overpayment for all Coalinga residents.

Figure 1B-29: Percentage Unit Capacity by Rate of Homeowner Overpayment



Source: 2015-2019ACS; City of Coalinga, 2023

Special-needs groups that may be disproportionately affected by high housing costs include large families, single-parent households, and seniors. As discussed in the overcrowding analysis, large family households often face housing challenges due to a lack of adequately sized affordable housing available. The higher costs of homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden and increase the risk of housing insecurity. The ACS also reports that single-parent households comprise 11.1 percent of the total households in Coalinga, the majority of which are female single parents. Of female-headed, single-parent households, 34.3 percent are below the poverty threshold, indicating that these households may have to spend a greater percentage of their income on housing and are at risk for displacement without assistance. However, the identification of 50.7 percent of lower-income unit capacity in tracts with moderate resource opportunity provides additional housing supply to alleviate overpayment, suggesting that single female householders with children may be able to obtain housing in the vicinity of higher-resource opportunities.

Seniors, comprising 19.9 percent of Coalinga’s households, often face increased displacement risk due to overpayment as this population more frequently relies on fixed incomes, such as retirement savings or social security, with approximately 22.2 percent of seniors falling in the extremely low-income category. Additionally, 75.9 percent of all seniors are homeowners, a portion of which are likely to be lower income, indicating a need for affordable ownership units that accommodate the needs of seniors, as well as other persons with disabilities or special needs. Therefore, the addition of these units will help to alleviate existing overpayment by offering lower- and moderate-income units to current and future residents where there is need and increasing the housing stock overall to alleviate the demand on an existing shortage of housing at affordable price points, as well as responding to meeting demand of special-needs populations. Further, the site capacity and distribution of units by income category will facilitate mobility opportunities for all households.

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 1B-13, Factors Contributing to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issues are barriers to strong educational, economic, and environmental conditions and opportunities and displacement risk for lower-income households due to rising housing costs and low vacancy rates. The combination of these factors present 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 1B-13** 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 1B-1, Action Plan**.

Table 1B-13: Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factor	Meaningful Actions
Disproportionate displacement risk for lower-income residents	Proximity to affordable housing options and multifamily units Concentration of older homes that are often naturally more affordable Proximity to flood hazards	<i>Program 6 – Affordable Housing Incentives</i> <i>Program 9 – Extremely Low Income Households</i> Program 14 – Environmental Hazard Mitigation Program 29 – Improve Access to Resources
Displacement risk for lower- and moderate-income households	Rising housing prices and rental costs Cost of repairs and rehabilitation of units Low vacancy rate for ownership units	Program 6 – Affordable Housing Incentives Program 9 – Extremely Low Income Households <i>Program 22 – Fresno County Rental Rehabilitation</i> Program 23 – Code Enforcement
Disproportionate housing need for persons with disabilities	Shortage of supportive units Limited transit connectivity High costs of accessibility modifications	Program 6 – Affordable Housing Incentives Program 9 – Extremely Low Income Households <i>Program 17 – Reasonable Accommodations and Universal Design</i> <i>Program 22 – Fresno County Rental Rehabilitation</i> Program 29 – Improve Access to Resources
Limited access to services and resources	Limited transit connectivity Low school performance scores	<i>Program 29 – Improve Access to Resources</i>

APPENDIX 1B: CITY OF COALINGA

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SECTION 1B-4: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The City of Coalinga General Plan contains the following land use designations that allow residential uses (Table 1B-14, General Plan Land Use Designations).

Table 1B-14: General Plan Land Use Designations

Designation	Allowable Density (du/acre)	Typical Use	Compatible Zoning
Residential Designations			
Residential Ranchette (RR)	0 – 0.1	Large-lot developments, with a minimum parcel size of ten acres and one single-family residence per lot.	Agriculture (AG)
Residential Estate (RE)	0.2 – 2.0	Large-lot developments containing one single-family residence per lot.	Agriculture (AG) Residential Ranchette (RR)
Residential Single Family (RSF)	2.1 – 5.0	Traditional single-family detached housing units.	Agriculture (AG) Residential Ranchette (RR)
Residential traditional Neighborhood (RT)	0.0 – 5.0	Low to medium densities and more varied forms of residential development, including small-lot single-family homes and detached zero lot line developments.	Agriculture (AG) Residential Ranchette (RR)
Residential Medium Density (RMD)	5.1 – 15	Higher-density, single-family small-lot subdivisions and a variety of attached homes intended to meet the needs of workforce housing.	Agriculture (AG) Residential Ranchette (RR) Residential Single Family (RSF)
Residential High Density (RHD)	15.1 – 25.0	Higher density multi-family structures, including condominiums and apartments, are allowed in this designation.	Agriculture (AG) Residential Ranchette (RR) Residential Single Family (RSF) Residential High Density (RHD)
Mixed Use Designations			
Mixed Use (MX)	0.0 – 15.0	Encourages a mix of residential and commercial uses. Commercial uses should be primarily retail or office in nature.	Agriculture (AG) Residential Ranchette (RR) Residential Single Family (RSF) Residential High Density (RHD)
Agricultural Designation			
Agriculture (AG)	1 unit per 20 acres	Designed for intensive agricultural and related uses.	

Source: City of Coalinga Municipal Code 2021 accessed October 2022.

Conclusion

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

Recommended Action

None required.

Zoning Ordinance/Development Code

Analysis

The Coalinga Zoning Ordinance allows some type of residential development in eight districts (Table 1B-15, Zoning Districts).

Table 1B-15: Residential Zoning Districts

Zoning District	Allowable Density (du/acre)	Typical Use
Residential Ranchette (RR)	0.20–2	To provide areas for large-lot developments with a minimum parcel size of 10 acres and one single-family residence per lot, with a maximum residential density of one-tenth dwelling unit per acre. This designation applies to areas north of the developed portions of the community along Highway 198/33. Equestrian-oriented developments with public linkages to trail systems are strongly encouraged in this designation.
Residential Estate (RE)	0.2–2.0	To provide areas for large-lot developments containing one single-family residence per lot, with residential densities ranging from over two-tenths to two dwelling units per acre. This designation applies largely to areas to the east and south of developed portions of the city and is intended to serve as a buffer between higher-density urban areas and agricultural lands. Clustering development is encouraged in this land use designation to preserve natural features and/or provide community amenities (including parks and trails).
Residential Single Family (RSF)	2.1–5.0	To provide areas for traditional single-family homes with a residential density ranging from over two to five dwelling units per acre. Development requires a full range of urban services and public improvements. Development on large parcels should be in areas with minimal environmental constraints. The use of clustering techniques is encouraged.
Residential Traditional Neighborhood (RT)	0.0–5.0	To accommodate low to medium densities and more varied forms of residential development, including small-lot single-family homes and detached zero-lot-line developments with a maximum residential density of five dwelling units per acre. This designation is intended to accommodate development in the compact residential neighborhoods in the historic central areas of the city. The designation can also be applied to newer outlying development to provide for a transition from lower-density residential neighborhoods to medium-density multifamily areas.

Zoning District	Allowable Density (du/acre)	Typical Use
Residential Medium Density (RMD)	5.1–15	To accommodate a variety of housing types, such as small-lot single-family homes, detached zero-lot-line developments, duplexes, townhouses, and garden apartments with a maximum residential density of 15 dwelling units per net acre. Common amenities such as pools, landscaping, tot lots, trails, and open space should be included. This district provides for a transition from lower-density residential neighborhoods to higher-density multifamily development and commercial areas.
Residential High Density (RHD).	15.1–25.0	This classification is intended to accommodate attached homes, two- to fourplexes, apartment buildings, and condominiums with a maximum residential density of 25 units per net acre. Common amenities such as pools, landscaping, tot lots, trails, and open space should be included.
Mixed Use (MX)	0.0–15.0	To provide areas for either horizontal or vertical mixed-use development consisting of commercial, service, office, and residential uses. Commercial uses are primarily retail or office in nature. All uses allowed in the Commercial General (CG) and Commercial Service (CS) designations are generally allowed in the MX designation. Residential uses on a given parcel shall not exceed 15 dwelling units/gross acre.
Agriculture (AG)	1 dwelling units per 20 acres	This designation is designed for intensive agricultural and related uses. Development density is one home per 20 gross acres.

Source: City of Coalinga Municipal Code 2021, accessed October 2022.

Conclusion

The City’s zoning ordinance provides for a range of housing options.

Recommended Action

None required.

Residential Development Standards

Analysis

Table 1B-16, Residential Development Standards, lists and describes the residential development standards in Coalinga. These development standards are typical and consistent with standards in surrounding communities. 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.

Typical Densities for Development

The City of Coalinga is a small, rural city in Fresno County approximately 60 miles southwest of the City of Fresno. Coalinga has no nearby physical constraints to outward expansion. Built-out development typically reflects the maximum permitted density in each zone. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone they were in. Though single-family housing is permitted in the Residential High Density (RHD) zone, the minimum density permitted in areas with the RHD General Plan designation

is 15 dwelling units per acre, so it is estimated that any single-family housing that might develop in this area would be higher-density, attached single-family housing. The City did receive a request to develop below the intended density, but advised the applicant that the density was too low and that the unit count would need to be increased. The City has not received any recent requests to develop single-family housing in the RHD zone.

Table 1B-16: Residential Development Standards

Zone	Building Height	Lot Width (min)	Lot Depth (min)	Minimum Yard Setback						Minimum Lot Area	Maximum Density (units/net acre)	Maximum Lot Coverage (%)	Open Space	
				Residence (Front)	Porch (Front)	Garage (Front)	Interior Side ¹	Street Side ¹	Rear ¹				Private	Common
Residential Districts														
RR	2 stories /25 ft.	100 ft.	100 ft.	20 ft.	15 ft.	20 ft.	5 ft.	10 ft.	20 ft.	10 acres	0.10	N/A	N/A	N/A
RE	2 stories /25 ft.	100 ft.	100 ft.	20 ft.	15 ft.	20 ft.	5 ft.	10 ft.	15 ft.	10,000 sq. ft.	2.0	35%	N/A	N/A
RSF	2 stories /25 ft.	60 ft.	75 ft.	20 ft.	15 ft.	20 ft.	5 ft.	10 ft.	15 ft.	6,000 sq. ft.	5.0	45%	N/A	N/A
RT	2 stories /25 ft.	50 ft.	75 ft.	15 ft.	10 ft.	20 ft.	5 ft.	8 ft.	15 ft.	4,500 sq. ft.	5.0	50%	100 sq. ft./ unit	N/A
RMD	2.5 stories /40 ft.	50 ft.	75 ft.	15 ft.	10 ft.	20 ft.	5 ft.	10 ft.	15 ft.	4,500 sq. ft.	15.0	50%	75 sq. ft./ unit	100 sq. ft./ unit
RHD	50 ft. ²	60 ft.	75 ft.	15 ft.	10 ft.	20 ft.	5 ft.	10 ft.	15 ft.	7,500 sq. ft.	25.0	60%	50 sq. ft./ unit	100 sq. ft./ unit
Agricultural District														
AG	35 ft.	None	None	35 ft. from right-of-way or 65 ft. from center of right-of-way, whichever is greater			20 ft.	35 ft.	20 ft.	20 acres	0.05	None	None	None
Commercial District														
MX	50 ft.	60 ft.	75 ft.	0 ft.			0 ft.	0 ft.	0 ft.	5,000 sq. ft.	15.0	150 sq. ft. per unit	None	None

Source: City of Coalinga Municipal Code 2021 accessed October 2022.

¹ Accessory dwelling units require 5 ft. side and rear yards.

² RHD zone development standards do not explicitly limit the number of stories. A 50-foot building height limit would be a limit of approximately 3 stories.

Parking

Table 1B-17, Residential Parking Requirements, summarizes the residential parking requirements in Coalinga. The City provides reduced parking standards for affordable housing, special needs housing, and multifamily housing located near transit. State law requires parking standards for emergency shelters to be based upon demonstrated need and be no more than the parking requirements for other residential or commercial uses in the same zone. The parking requirement of one space for every four beds plus employee parking is less than the parking requirements for multifamily uses. Given the low land costs in Coalinga, the land required to meet the parking requirements does not pose a financial constraint on development.

Current parking requirements for accessory dwelling units differ between the City’s parking standards and its development standards for accessory dwelling units (ADU). **Table 1B-17, Residential Parking Requirements**, lists current standards as stated in the City’s requirements for residential parking. Development standards for ADUs require one covered space for efficiency units and one-bedroom units, two covered parking spaces for two-, three-, and four-bedroom units, and one parking space per bedroom thereafter.

The number of parking spaces required may be reduced if two or more uses on the same site can be shown to have differing peak parking uses periods or can be waived by the Planning Commission in response to a quantitative parking study or demonstration that the peak parking for the use occurs after the peak parking demand for the area. The City also provides reduced parking consistent with density bonus requirements.

Table 1B-17: Residential Parking Requirements

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

Type of Residential Development	Required Parking Spaces
Residential care (greater than 6 residents)	2 spaces for each facility plus 1 space per 4 adult residents and 1 space per 6 juvenile residents.

Source: City of Coalinga Municipal Code 2021, accessed February 2023.

Open Space and Park Requirements

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

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

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

Conclusion

The residential development standards, parking standards, and open space requirements are similar to other jurisdictions and do not serve as a constraint to development. However, amendments need to be made to ensure compliance with State law.

Recommended Action

Program 16 has been included to amend the zoning ordinance to clarify and update parking standards for ADUs in compliance with Government Code Section 65852.150.

Growth Management

Analysis

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

Recommended Action

None required.

Density Bonus

Analysis

Under current State law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households. Section 9-6.1301 of the City’s zoning ordinance contains the density bonus provisions. For most projects, the City grants a minimum of 20 percent and maximum of 35 percent density bonus over the housing unit density allowed by the existing zoning. However, in 2022 the City passed an ordinance updating its density bonus to up to 80 percent over the housing unit density allowed by the existing zoning for projects that include 100 percent of units affordable to lower-income households.

Conclusion

Coalinga’s density bonus ordinance complies with current State law.

Recommended Action

None

Zoning for a Variety of Housing Types

Analysis

Title 9, Planning and Zoning, of the City of Coalinga Municipal Code describes the City’s regulations for residential development. **Table 1B-18, Residential Uses Permitted by Zone,** summarizes housing types permitted and conditionally permitted under the zoning ordinance.

Table 1B-18: Residential Uses Permitted by Zone

	AG	RR	RE	RSF	RT	RMD	RHD	MX	MBL	MBH	CG
Single Family Dwelling ¹	P	P	P	P	P	P	P	-	-	-	-
Multifamily Housing	-	-	-	-	-	P	P	P	-	-	-
Manufactured Housing	P	P	P	P	P	P	P	-	-	-	-
Mobile Home Park ²	-	-	-	CUP	CUP	CUP	CUP	-	-	-	-
Farmworker Housing ³	P ⁴	-	-	-	-	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	CUP	-	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P	-	-	-
Supportive Housing	P	P	P	P	P	P	P	P	-	-	-
Single Room Occupancy	-	-	-	-	-	-	CUP	-	-	-	CUP
Residential Care Facility (6 or fewer)	P	P	P	P	P	P	P	P	-	-	-
Residential Care Facility (7 or more)	-	-	-	-	CUP	CUP	CUP	CUP	-	-	-
Accessory Dwelling Unit	P	P	P	P	P	P	P	-	-	-	-

Source: City of Coalinga Zoning Ordinance, 2021.

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

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

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

³ Employee and farmworker housing of no more than 12 units or 36 beds is not currently permitted within the city Zoning Code.

⁴ Farmworker housing is considered under the definition of group home in the agricultural district (AG). Limited to housing for farmworkers and farm stays. Limited to no more than six rooms in a dwelling, rented to not more than a total of six persons, and meals are not provided to more than six boarders.

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

Multifamily

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

Manufactured Housing

Manufactured housing is treated no differently than a single-family unit and is allowed in all zones where single-family residential uses are permitted.

Farmworker/Employee Housing

The City only permits commercial agricultural uses in the Agriculture (AG) zone, and currently limits farmworker housing in this zone to no more than six bedrooms rented to not more than six persons.

Emergency Shelters

The zoning ordinance defines emergency shelters as:

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

The City has adopted objective managerial standards to encourage and facilitate the development of or conversion to an emergency shelter. Development standards for emergency shelters in Coalinga include:

- An emergency shelter for homeless persons shall contain no more than 20 beds and shall serve no more than 20 persons nightly.
- On-site parking for residents shall be based on one space for every four beds, and staff parking shall be based on one space for each employee on the maximum staffed shift.
- Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures and public rights-of-way. External lighting shall be of an intensity compatible with the neighborhood.
- An interior waiting and intake area shall be provided that is a minimum of 200 square feet. Waiting and intake areas may be used for other purposes, excluding sleeping, as needed during operations of the shelter.

The City permits emergency shelters in the MBL and MBH manufacturing districts by right, without discretionary review, and in the RHD district with a CUP, subject to development standards as permitted by State law. The MBL and MBH zoning districts are in close proximity to parks, grocery stores, commercial centers and bus routes are within walking distance. The RHD district is near the Coalinga Food Bank and existing urban areas where current services are located, or where future services can reasonably be expected to be extended in the future. In accordance with Assembly Bill (AB) 2339 (2022), the Housing Element must identify potential sites for emergency shelters within zones that allow residential uses by-right. There are 13 potential vacant sites with a total of 15.61 acres in the RHD zone, listed in **Table 1B-19, Potential Emergency Shelter Sites**, that could, provide for a year-round shelter. None of these parcels are included in the sites inventory.

Table 1B-19: Potential Emergency Shelter Sites

APN	Acreage
08302056S	4.12
08302058S	1.22
08302059S	0.56
08302063ST	8.08
07215527	0.34
07215305	0.29
07211206	0.18
07216103	0.17
07211205	0.17
07215306	0.15
08311406	0.14
07209312	0.10
07209313	0.09
Total	15.61

Transitional and Supportive Housing

The City allows transitional and supportive housing in all zones allowing residential uses, and allows both housing types by right in zones where multifamily and mixed uses are permitted, including commercial zones permitting multifamily uses, consistent with State law, and the zoning ordinance contains the following definitions, consistent with State law.

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

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

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

Low Barrier Navigation Centers

The City's zoning ordinance does not currently contain provisions for low-barrier navigation centers.

Single Room Occupancy Units

The City makes adequate provisions for single-room occupancy (SRO) units. SRO facilities are allowed with a CUP in the RHD and CG districts. Standards for SROs are found in Section 9-5.122 of the zoning ordinance. This section of the zoning ordinance states that properties that shall be given priority for the consideration of adaptive reuse or rehabilitation to SRO facilities include former hotels and motels, and that SROs shall give priority to seasonal agricultural workers, students, persons in Coalinga for visitation purposes, and persons in need of transitional housing in Coalinga. Additionally, SRO applicants must submit a management plan as part of the application, which shall include, at a minimum:

1. *Security/safety.* Proposed security and safety features such as lighting, security cameras, defensible space, central access, and user surveillance;
2. *Management policies.* Management policies including desk service, visitation rights, occupancy restrictions, and use of cooking appliance;
3. *Rental procedures.* All rental procedures, including weekly and monthly tenancy requirements;
4. *Staffing and services.* Information regarding all support services, such as job referral and social programs; and
5. *Maintenance.* Maintenance provisions, including sidewalk cleaning and litter control, recycling programs, general upkeep, and the use of durable materials.

The CUP is not considered a constraint to SRO development in these zones, as the two zones where they are permitted with a CUP are zones where this project is generally considered to be consistent with the General Plan, and would be primarily reviewed for its design and operating characteristics. The City will

continue to make a directed effort to prioritize and offer funding, financial incentives, and/or regulatory concessions at the time of application of a proposed SRO facility development.

Residential Care Facilities

The City complies with the Lanterman Act; residential care facilities for six or fewer persons are permitted in all zones that allow residential uses (i.e., AG, RR, RE, RSF, RT, RMD, RHD, and MX). Additionally, the City allows residential care facilities for seven or more persons in the RT, RMD, RHD, and MX zones with a CUP. As part of **Program 16** the City will revise the zoning ordinance to permit residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone. Accordingly, the CUP is not considered a constraint to development, as these uses will be permitted subject to the same requirements and review processes as other buildings of the same type in the same zone.

Accessory Dwelling Units

The City of Coalinga allows ADUs and JADUs ministerially on lots where a single-family dwelling or multifamily housing is allowed with the exception of the MX zone.

Conclusion

The City provides zoning for a variety of housing types and complies with most State requirements for various housing types. However, the zoning ordinance needs to be amended to fully comply with State law regarding the Employee Housing Act, ADUs, employee housing, residential care facilities, low-barrier navigation centers, and emergency shelter standards.

Recommended Action

The Housing Element includes the following programs.

Program 11 to amend the Municipal Code 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, and amend parking requirements to ensure compliance with Government Code Section 5852.150.

Program 16 to amend the zoning ordinance to address development standards and barriers for special-needs housing:

- **Emergency Shelters:** Amend the zoning code to permit emergency shelters by right in the RHD zone or other zone that allows residential uses without a conditional use permit or other discretionary permit, pursuant to Government Code Section 65583(a)(4).

- **Employee and Farmworker Housing:** Permit 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. Additionally, Program 16 will amend the zoning code to 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 (Health and Safety Code Sections 17021.5 and 17021.6), and allow for a streamlined, ministerial approval process for projects on land designated as agricultural or land that allows agricultural uses.
- **Residential Care Facilities:** Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, for seven or more persons only subject to those restrictions that apply to residential uses in the same zone, in accordance with the City’s definition of family. Additionally, the City will remove the screening requirement from this use type.
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662).

On- and Off-Site Improvement Standards

Analysis

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

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

Additionally, the City considers level of service ‘D’ to be the minimum acceptable level of service for its roadways. According to the City’s General Plan, adopted in 2021, most roadways operate as level of service D or better. The City has not otherwise adopted mitigation thresholds; however, the application of mitigation measures by the City has not been a constraint to most development in the past. Mitigation

required by other agencies, such as the Department of Fish and Wildlife or the Air Pollution Control District is not within the control of the City and may pose further constraints to development. Though the cost of required improvements adds considerably to housing costs, the improvements are necessary to serve the new development and provide a decent living environment.

Conclusion

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

Recommended Action

None needed.

Fees and Exactions

Analysis

Table 1B-20, Permit and Processing Fees, shows typical planning fees that apply to residential development in Coalinga. Each project does not necessarily have to complete each step in the process (i.e., small-scale projects consistent with General Plan and zoning designations do not generally require environmental impact reports, general plan amendments, rezones, or variances).

Table 1B-20: Permit and Processing Fees

Category	Fee	Typical Project Hours	Typical Fee Total
Process and Subdivision			
Rezoning	\$2,214 deposit plus A/C	18	\$2,160
Modification/Revocation of Conditional Use Permit/Variance	\$1,371 deposit plus A/C	11	\$1,320
Conditional Use Permit	\$1,986 deposit plus A/C	17	\$2,040
Variance	\$580 deposit plus A/C	6	\$720
Minor Deviations to Ordinance/Standards	\$314 deposit plus A/C	4	\$480
Site Plan Review	\$1,380 deposit plus A/C	12	\$1,440
Tentative Subdivision Map	\$1,646 deposit plus A/C	14	\$1,680
Revised Tentative Subdivision Map	\$1,168 deposit plus A/C	10	\$1,200
Final Map	\$783 deposit plus A/C	8	\$960
Revised Final Map	\$438 deposit plus A/C	7	\$840
Tentative Parcel Map	\$1,160 deposit plus A/C	10	\$1,200
Revision to Acreage Map	\$358 deposit plus A/C	4	\$480
Parcel Map Waiver	\$546 deposit plus A/C	5	\$600
Lot Line Adjustment	\$439 deposit plus A/C	4	\$480
Certificate of Compliance	\$200 deposit plus A/C	2	\$240
General Plan Amendments	\$2,169 deposit plus A/C	18	\$2,160
Annexation	\$2,834 deposit plus A/C	22	\$2,640
Appeal Decision of Planning Director	\$291 deposit plus A/C	2	\$240
Environmental			
Environmental Review (Notice of Exemption)	\$153.00	2	--
Environmental Review (ND/MND/EIR)	\$726	30	--

Source: City of Coalinga Community Development Department, January 1, 2022.

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

Table 1B-21, Development Impact Fees, shows some development impact fees that apply to residential development in Coalinga.

Table 1B-21: Development Impact Fees

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

Source: City of Coalinga Development Impact Fee Master List. Updated August 20, 2020.

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

The City also charges a fee under its Habitat Conservation Program. Funds are used to mitigate for loss of habitat in and around the city (**Table 1B-21, Habitat Conservation Fee**).

Table 1B-22: Habitat Conservation Fee

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

Source: City of Coalinga Development Impact Fee Master List, updated August 20, 2020.

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

In addition to City fees, **Table 1B-23, Impact Fees from Other Jurisdictions**, outlines the fees charged by various regional agencies: Coalinga-Huron Parks & Recreation District, School District, Regional Transportation Mitigation, and Indirect Source Review. For school fees, the Coalinga-Huron Unified School District assesses a school impact fee of \$4.63 per square foot on all new residential development. Currently, there are no exemptions from the school impact fee, but the school board will review and consider requests for exemption from the fee.

Table 1B-23: Impact Fees from Other Jurisdictions

Jurisdiction	Single Family Residential ¹	Multifamily Residential ²
Coalinga-Huron Parks & Recreation District	\$1,070	\$936
Coalinga-Huron Unified School District (\$4.63 per sq. ft.)	\$9,260	\$4,630
Regional Transportation Mitigation Fee (Market Rate) ³	\$1,727	\$606
Regional Transportation Mitigation Fee (Affordable)	\$864	\$606
Indirect Source Review Filing Fee ⁴	\$562	\$562
Total	\$13,483	\$7,340

Sources: City of Coalinga Development Impact Fee Master List, updated August 20, 2020; San Joaquin Valley Air Pollution Control District Administrative Fees for Indirect Source Review (ISR), July 1, 2019.

¹ Fees listed per dwelling unit except where otherwise noted. School district fee calculated using an estimated 2,000-square-foot, single-family home built on a 5,000-square-foot lot.

² Fees listed per dwelling unit except where otherwise noted. School district fee calculated using an estimated average unit size of 1,000 square feet.

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

⁴ Indirect Source Review fee is collected by the Air District for projects larger than 50 units.

Table 1B-24, Total Typical Fees, shows total typical fees for residential development in Coalinga. The total fee structure charged for a specific project includes several items outside the control of the City, including, but not limited to:

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

For a single-family prototype of a 2,000-square-foot, single-family home built on a 5,000-square-foot lot, the estimated construction cost before permit fees is about \$288,737. The building, permit, and impact fees (including other agency fees) account for an additional sum of \$29,598, or approximately 10 percent of the estimated construction cost. The multifamily prototype is a 20-unit, two-story multifamily housing development, with each dwelling unit measuring 1,000 square feet. The estimated construction cost for this

prototype before permit and impact fees is roughly \$131,207 per unit. The fees for plan check, permits, and development impact total \$20,765 per unit. This constitutes approximately 16 percent of the estimated construction cost.

Permitting and development impact fees are an estimated 10 percent of the total development costs for single family development and 16 percent for multifamily. City-related fees are not considered a constraint to development. Prospective developers are typically quoted an amount at the beginning of the process and pay a deposit, which is revised up or down at the completion of the permit process. The City often waives or substantially reduces fees for affordable projects through the application of its recent ordinance governing infill development, or through City Council action. The City Council also has the option to reduce or eliminate most fees for affordable or other special needs projects. Such flexibility to reduce or eliminate fees enables the City to support affordable or special needs projects. Fees are not considered a constraint to the development of such projects.

Table 1B-24: Total Typical Fees

Category	Single Family	Multifamily
Building Permit	\$2,479	\$1,606
Building Standards Administration Special Revolving Fund	\$12	\$6
Plumbing Permit Issuance	\$44	\$44
Mechanical Permit Issuance	\$44	\$44
Electrical, including Permit Issuance	\$237	\$137
Earthquake Tax	\$289	\$131
Regional Transportation Mitigation (Market Rate) ¹	\$1,727	\$606
Indirect Source Review ²	\$562	\$562
Coalinga-Huron Parks & Recreation District ²	\$1,070	\$936
Coalinga-Huron Unified School District	\$9,260	\$4,630
Other City Impact Fees	\$13,874	\$12,063
Total	\$29,598	\$20,765

Sources: City of Coalinga Community Development Department, City of Coalinga Development Impact Fee Master List, updated August 20, 2020; San Joaquin Valley Air Pollution Control District Administrative Fees for Indirect Source Review (ISR), July 1, 2019.

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

² The Indirect Source Review fee is collected by the air district for projects larger than 50 units.

Conclusion

Permitting and development impact fees are an estimated 10 percent of the total development costs for single family development and 16 percent for multifamily. City-related fees are not considered a constraint to development. Prospective developers are typically quoted an amount at the beginning of the process and pay a deposit, which is revised up or down at the completion of the permit process. The City often waives

or substantially reduces fees for affordable projects through the application of its recent ordinance governing infill development, or through City Council action. The City Council also has the option to reduce or eliminate most fees for affordable or other special needs projects. Such flexibility to reduce or eliminate fees enables the City to support affordable or special needs projects. Fees are not considered a constraint to the development of such projects.

Recommended Action

None.

Processing and Permit Procedures

Analysis

A typical single-family project of up to two units is approved by staff over the counter through standard plan check and issuance of ministerial permits. Fees are collected up front as deposits, then the actual cost of processing is calculated and adjustments are made. City staff is authorized to make alterations to accommodate features for persons with disabilities, along with other minor deviations from typical development standards as defined by the Zoning Code. Minor exceptions may be up to a maximum of fifteen percent governing the measurable design/site considerations or other situations:

1. Distance between structures.
2. Projections.
3. Lot dimensions.
4. Setbacks. A decrease of the maximum required setback areas (e.g., front, rear, and side) for structures.
5. Sign regulations (other than prohibited signs).
6. On-site parking, loading and landscaping.
7. Structure heights.
8. Code enforcement. A reduction in development standards, if doing so will help the City abate a public nuisance as part of a code enforcement hearing or process.
9. None conforming adjustments.

The following findings shall be met before the Community Development Director approves a minor exception:

1. Would not exceed fifteen percent of the prescribed measurable standards.

2. No more than two exceptions shall be allowed on any lot.
3. Would not adversely affect any development or persons upon abutting property, with adversely affect to mean to impact in a substantial, negative manner the economic value, habitability, or enjoyment of properties
4. Would not result in a hazard to pedestrian and/or vehicular traffic.
5. Would be reasonably necessary to the sound development of such property, or would result in better environmental quality of development of such property than without such exception.

In approving a minor exception, the applicable review authority may impose conditions deemed reasonable and necessary to ensure that the approval would be in compliance with the required findings as well as protect the public health and safety. Any modification request which exceeds the prescribed limitations would require the filing of a variance.

All projects that do not fall under the exempt projects or qualify for administrative site plan review will require site plan approval from the Planning Commission. Exempt projects include:

1. Any interior remodels that do not require a building permit;
2. Any interior remodels that do not result in a change in fifty percent or more of the nature of the occupancy or use, or cause any greater impact on traffic, utilities or required services, as determined by the Community Development Director; and
3. Repair and maintenance of structures or parking areas that does not result in the enlargement or alteration of such structures from their existing state, or a change in infrastructure, easements, and existing drainage patterns.

Administrative site plan review may be granted for the following project types:

1. Any modifications to existing single-family homes that require a building permit;
2. Any additions or alterations to residential and non-residential buildings that add or affect no more than fifty percent of the existing building floor area, or up to 2,000 square feet, whichever limit is lower;
3. Construction or modification of accessory buildings, on a property with an existing primary building;
4. Construction of any new residential developments of up to two units;
5. Projects involving a change or intensification of land use, when the new use is permitted in the underlying Zoning District, depending on the scope of these projects;

6. Minor revisions to approved projects that would not result in additional or revised conditions of approval;

Infill development projects of no more than 4,000 square feet of total gross floor area, and that meet the Class 32 Categorical Exemption for infill development projects as described in the CEQA Guidelines. The City is relying only on permitted uses to meet its RHNA.

As shown in **Table 1B-25, Single-Family Development Process** and **Table 1B-26, Multifamily Development Process**, the approval process is shorter for larger project types than for single-family projects and can be completed in as little as three months. A variety of approvals must be obtained to develop projects in the city, most of which can be done concurrently, which along with pre-consultation meetings speeds up the approval process.

Table 1B-25: Single-Family Development Process

Type of Approval or Permit	Time to Complete	Approval Body
Step 1: Site Plan, Subdivision Map, Env.	6–9 months	Planning Commission Recommendation City Council Approval
Step 2: Plot Plan	2 weeks	Staff
Estimated Total Processing Time	6–9 months	Staff

Source: City of Coalinga, 2023.

Table 1B-26: Multifamily Development Process

Type of Approval or Permit	Time to Complete	Approval Body
Step 1: Site Plan Approval	30–60 days	Planning Commission
Step 2: Building Permit	2–3 months	Staff
Estimated Total Processing Time	3–5 months	Staff

Source: City of Coalinga, 2023.

Table 1B-27, Local Processing Times, summarizes the typical timelines for completion of various reviews and permit procedures.

Table 1B-27: Local Processing Times

Approval	Estimated Processing Time
Ministerial Review	1-2 Weeks
Conditional Use Permit	6-8 Weeks
Zone Change	6-8 Weeks
General Plan Amendment	6-8 Weeks
Site Plan Review	1–2 Months
Architectural/Design Review	1–2 Weeks
Tract Maps	3-6 Months ¹
Parcel Maps	1–2 Months
Initial Environmental Study	1–2 Weeks
Environmental Impact Report	6 months +

Source: City of Coalinga Community Development Department, 2023.

¹Depending on level of environmental review.

Design Review

Design review is accomplished by the Planning Commission and/or City Council. Design review is required for any project that requires a site plan review, which includes any single-family housing of more than two units and any residential project of more than 4,000 square feet or less than 4,000 that isn't eligible for a Class 32 exemption under CEQA. Site plan/design review is required to ensure the following:

- The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the City.
- The proposed construction/alterations conform to the requirements of the applicable zoning districts.
- The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
- The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

Within thirty days of applications submittal, the city schedules a Site Plan Review. The Community Development Director will then approve the sites plan with conditions deemed necessary to protect the public health, safety and welfare, or disapprove the site plan according to the findings listed above. N public hearing is required for the site plan approval. The site plan review has not been identified as a constraint to development. For example, the 76-unit Pacific Apartments and 80-unit Warthan Phase 2 were approved in 45 days and 30 days from application acceptance to Planning Commission hearing.

The City's current design guidelines currently include subjective design guidelines and objective development standards as defined by the zoning code. As outlined above, one public hearing is required for site plan review by the Planning Commission and is approved based on the findings above. As part of **Program 20** the City will develop objective design guidelines and revise its city-wide design guidelines handbook accordingly. The design review is primarily used to ensure compliance with existing zoning regulations and land use, and compatibility with surrounding uses. Procedures for design review are outlined in several sections of the zoning ordinance, including within each zoning district. Design review is not considered a constraint to development because the process allows flexibility through determination on a case-by-case basis and is usually concurrent with other actions listed in **Tables 1B-26 and 1B-27**.

Approval to Building Permit

The length of time between a project's approval and building permit issuance in many cases is determined by the scope of the development and the applicant. The City's review for building permit approval is typically two weeks with a subsequent review to be completed within one to two weeks if corrections are necessary. The time the applicant takes to make corrections between these reviews varies, with the overall processing time falling between one and two months. If requested by the developer, the City is amenable to reviewing plans ahead of approval in order to expedite permit issuance timelines.

If a project requires the review and approval of civil improvement plans for public improvements such as water, sewer, or streets, the post-approval process may be extended by an additional two to four months.

Planned Development (P-D) Overlay

The zoning ordinance allows a Planned Development (P-D) overlay to be applied in any portion of the city, either on the initiative of property owners or the City. The Planned Development District applies to projects and major subdivision of 20 acres or more or to parcels and subdivisions with an approved master plan, in the Master Plan Overlay District. The P-D zone allows for uses or combinations of uses, including single family development, multifamily development, shopping centers, professional services, and others. The requirements for development in the P-D zone are in Chapter 3, Article 5 of the zoning ordinance. Standards for development under a P-D are determined by the City on a case-by-case basis and are typically processed in one to two months, although time frames vary more widely for such projects. The City has successfully processed several projects using the P-D overlay and does not find the lack of standards a constraint to developers' interests in using this tool.

Conditional Use Permit Process.

Projects subject to conditional use permits are subject to requirements and processing outlined in Chapter 6, Article 5 of the Zoning Ordinance. For uses that require a Conditional Use Permit, a CUP will be granted if the Planning Commission that the project, either as submitted or with modifications, conforms to all of the following criteria:

1. General Plan consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;
2. Neighborhood compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;
3. Asset for the neighborhood. The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

As part of the conditional use permit approval process, the Planning Commission may impose conditions reasonably related to the application and deemed necessary to ensure conformance with the General Plan or other relevant city policies; achieve the general purposes of the applicable zoning; protect the public health, safety, and general welfare; ensure operation and maintenance of the use in a manner compatible with existing and potential uses in the surrounding area; achieve the findings of the CUP; or mitigate any potentially significant impacts identified as a result of California Environmental Quality Act (CEQA) environmental review. Projects requiring more significant actions on the part of the City, including general plan amendments and large-scale residential subdivisions, often involve extended processes of public hearings, including hearings to consider environmental documents. Note, multifamily development in the RMD, RMH, and MX does not require a conditional use permit.

Senate Bill 330

The City of Coalinga offers optional development review pre-application meetings for all development proposals to advise a prospective applicant of current City standards and requirements, reduce the risk of filing an incomplete application, and avoid unnecessary costs and additional time spent during the application process. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants and City departments. The City does not currently have an application process related to SB 330.

Senate Bill 35

Currently the City of Coalinga offers optional development review pre-application meetings for all development proposals, but does not currently have an SB 35 application process in place.

Conclusion

Review and approval timelines at the City are relatively rapid, and processing timelines are not generally considered a constraint to development in the city. The time between application receipt and building permit issuance for a typical project is between 30 and 45 days. The City attempts to run processes and approvals concurrently where feasible in order to limit the approval time frame. Atypical projects are subject to any number of factors, many outside the control of the City, that may extend the processing time, including environmental review under CEQA and permitting requirements of other agencies. The City does not currently have a process in place to address SB 330 or SB 35.

Recommended Action

The City has included Program 19 to establish an application process related to SB 330 and SB 35 and will make the preliminary application available on the City's website.

Building Codes and Enforcement

Analysis

The City relies on the 2022 California Building Code, and enforces the code through its Building and Code Enforcement Departments and has not made any local amendments to the code. The City Building Department provides information to prospective developers on its website, including typical processing times for various types of projects and required forms. Code Enforcement officials perform routine inspections of housing in the city, including targeted surveys for health and safety violations under the Health and Safety Code Section 17980(b)(2). Households in violation may be cited but may also qualify for City assistance.

Conclusion

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

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

The City has adopted the 2022 California Building Code. The City has not made any local amendments to the code, including any that would limit accommodation of persons with disabilities. The City has not adopted universal design in its code, and City staff is empowered to make changes to projects over the counter to accommodate disabilities.

Definition of Family

The definition of “family” in the Coalinga Zoning Ordinance, included below, does not comply with State law:

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

Zoning and Land Use Policies

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

Separation Requirements. The City requests that a minimum distance from other residential care facilities be 300 feet.

Site Planning Requirements. Residential care facilities require a minimum six-foot-high solid wall or fence to secure outdoor recreational areas and screen the site.

Reasonable Accommodation

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

The written decision to approve, conditionally approve, or deny a request for a reasonable accommodation is based on the following findings, all of which are required for approval or conditional approval of a reasonable accommodation:

- The housing that is the subject of the request for reasonable accommodation will be used by an individual with disabilities protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the City.

- The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning or building laws, policies, and/or procedures.

Conclusion

The City's current definition of family could pose a barrier for persons with disabilities as well as the screen requirement for residential care facilities.

Recommended Action

Program 16 has been included to ensure that the City's definition of family is in compliance with State law and that residential care facilities, regardless of size, are permitted in all zones that permit residential uses of the same type, and to remove the screening requirement for residential care facilities.

At Risk 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.

As shown in **Table 1B-28, Assisted Housing Developments**, there are 559 assisted affordable units in Coalinga as of October 2022, and 153 are at-risk of expiring within the next ten years. The West Hills and Westwood I Apartments are at-risk of converting to market rate due to both properties reaching the end of the affordability period required by their HUD funding. The upcoming expiration date on affordability is between 2027 and 2028 which are within the next ten years. There are currently 167 units at risk of converting to market rate in the next 10 years (each project at risk is denoted in **bold** in **Table 1B-28**).

Table 1B-28: Assisted Housing Developments

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Pleasant Valley Pines	141 S 3rd St Apt 127	Large Family	LIHTC; HUD	52	44	2070	Not at risk
West Hills	500 Pacific St	Senior	HUD 202/8 NC	65	65	2027	At-Risk
Westwood I	301 W Polk St	Family	HUD	102	88	2028	At Risk
Tara Glenn Apartments	550 E. Glenn Ave.	Family	LIHTC, USDA	80	79	2066	Not at risk
Ridgeview Apartment	400 W. Forest Ave.	Non-targeted	Housing Authority	42	9	2043	Not at risk
Warthan Place Apartments	351 Warthan St.	Large Family	LIHTC	81	80	2069	Not at risk
Warthan Place Apartments II	Tache Way at Warthan St.	Non-targeted	LIHTC	81	80	2075	Not at risk
Coalinga Pacific Apartments	SE Corner Pacific Avenue & Elm Avenue	Large Family	LIHTC	76	75	2075	Not at risk
Coalinga Senior Apartments	422 E. Polk St.	Senior	LIHTC; HCD	40	39	2070	Not at risk
Total				619	559		
Total At Risk				--	153		

Source: California Housing Partnership, 2022.

As of 2023, the City has not been notified by the owner of either project of their intention to extend affordability and has not yet moved forward with any strategy to preserve this affordability. However, as part of **Program 10** the City will 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, and will create a plan of action to increase the likelihood of preservation.

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

Acquisition and Preservation

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Based on the current market for multifamily buildings throughout Fresno County, prices ranged from \$72,916 per unit for a 48-unit complex building in Fresno to \$300,000 per unit for a 15-unit complex. To preserve the 65-unit West Hills apartments at a comparable per-unit cost, the total cost would be likely be between \$4,739,540 and \$19,500,000. For the 88-unit Westwood I apartments, the total cost would likely be between

\$6,416,608 and \$26,400,000. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, the overall cost to preserve the affordable units may increase.

Replacement

Another alternative to preserve the overall number of affordable housing units in the county is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction, and on- and off-site improvements. Based on the budget for a recent local affordable project for 76 units, replacing 153 at-risk unit at 246,789 per unit, including the costs of buying land at an estimated \$397,000 per project but not including soft costs such as financing or architectural design, would cost an estimated \$37.8 million.

Rent Subsidy

Housing affordability can also be preserved by seeking alternative means of subsidizing rents such as Tenant Protection Vouchers, which are a subset of the HCV program. Under HCVs, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD's 2022 fair-market rents and income limits, the subsidy needed to preserve a unit at an affordable rent for a four-person, extremely low-income household would be an estimated \$443 per month for a two-bedroom unit, or \$5,319 per year. For 30 years, the subsidy would be approximately \$159,570, and subsidizing all 153 units at-risk of converting to market rate at extremely low-income rents would cost approximately \$11.2 million.

The subsidy needed to preserve a unit at an affordable rent for a very low-income household would be an estimated \$163 per month, or \$1,959 per year. For 30 years, the subsidy would be about \$58,770 for a 4-person household. Subsidizing all 153 units at a very low-income rent for 30 years would cost between an estimated \$1.7 million.

In Fresno County, a four-person, low-income household's ability to pay exceeds the fair-market rent for a two-bedroom unit.

Conclusion

There are 153 affordable units at risk of conversion to market-rate during the planning period, placing a possible constraint on affordable housing for lower-income households.

Recommended Action

Based on the above analysis, rent subsidies may provide the most cost-effective means of preserving at-risk affordability during the next ten years. The City has included **Program 10** to maintain contact with owners of at-risk units as the use restriction expiration dates approach. The City will communicate to the owners the importance of the units to the supply of affordable housing in the county as well as its desire to preserve the units as affordable.

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SECTION 1B-5: REVIEW OF PAST ACCOMPLISHMENTS

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 Meeting 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 December 31, 2015, to December 31, 2023. The City of Coalinga was assigned a RHNA of 589 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 150
- Low-Income (50 to 80 percent of the Area Median Income): 115
- Moderate-Income (80 to 120 percent of the Area Median Income): 123
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 201

Table 1B-29, Units Permitted During the 5th Cycle RHNA Period summarizes the City’s accomplishments in meeting the RHNA during the previous RHNA projection period.

Table 1B-29: Units Permitted During the 5th Cycle RHNA Period

Income Category	2015–2023 RHNA	2015–2022 Building Permits Issued	Percentage of RHNA Accomplished
Very Low	150	20	13%
Low	115	11	10%
Moderate	123	26	21%
Above Moderate	201	152	76%
Total	589	209	35%

Source: City of Coalinga, 2022.

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 1B-30, Evaluation of the 2015- 2023 Housing Element**), the City worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of the accomplishments are highlighted below:

- The City continued to offer incentives such as density bonuses and a streamlined process to housing developers to help facilitate the development of farmworker housing. During 2015-2023 period, 80 units of farmworker housing were developed in the city.
- The City pursued CDBG and HOME funding and was awarded \$500,000 in HOME funds to support the Homebuyer Assistance Program, which was offered throughout the planning period. This funding was awarded in 2022, so no households have received this funding yet.
- The City continued to work with the Housing Authority to ensure Housing Choice Vouchers are available to very and low-income households. As of 2023, the Housing Authority is assisting 12,000 households with vouchers throughout Fresno 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.

Limited funding for staff time has precluded the ability to consistently track and report program outcomes as they relate to special housing needs. The City will continue to seek ways to implement programs efficiently and create systems for record keeping.

Progress Toward Meeting Housing Element Programs

Table 1B-30, 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 1B-1, Action Plan**.

Table 1B-30: Evaluation of 2015–2023 Housing Element,

Housing Element Program	Implementation Status	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 from the Fresno COG, will take the lead in coordinating Committee meetings. • Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing. • The Countywide Housing Element Technical Committee shall meet at least biannually to evaluate successes in implementation of programs to identify gaps and additional needs. • The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding. • The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education. • The Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements. • Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region. • Develop a directory of services and resources for lower-income households available in the region, and review and update it annually. Make the directory available on City/County websites and at City/County offices. 	<p>Throughout the planning period, the City of Coalinga participated in quarterly meetings with other regional jurisdictions, and met annually with FHCCC to identify fair housing issues and opportunities for education. The directory is available on City/County websites as well as at City/County offices.</p>	<p>Modify. New Program 1.</p>
<p>Program 2: Review Annexation Standards in Memorandum of Understanding</p> <ul style="list-style-type: none"> • The County of Fresno and the cities within the County shall work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities. 	<p>The City continued to coordinate with the County and LAFCO through annual to semi-annual meetings. No revisions to the standards for annexation contained in the Memorandum of Understanding were necessary during the planning period.</p>	<p>Modify. New Program 2.</p>

Housing Element Program	Implementation Status	Recommendation
<p>Program 3: Provision of Adequate Sites</p> <ul style="list-style-type: none"> ▪ Maintain and annually update the inventory of residential land resources; ▪ Provide the inventory on the City website and make copies available upon request; ▪ Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need; and ▪ Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies. 	<p>As part of the 5th Cycle Housing Element update, the City identified housing sites to accommodate its fair share of the RHNA. No changes were made to the publicly available inventory during the planning period.</p>	<p>Modify, combine with Program 4. New Program 4.</p>
<p>Program 4: Monitoring of Residential Capacity (No Net Loss)</p> <ul style="list-style-type: none"> • Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016. • Monitor and report through the HCD annual report process. • If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be large enough to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years. 	<p>The City monitored residential capacity on an ongoing basis, though formal evaluation procedures are pending. Annual Progress Reports were completed and submitted each year.</p>	<p>Modify, combine with Program 3. New Program 4.</p>
<p>Program 5: Water and Wastewater Service</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 by the end of 2016 for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7. 	<p>During the 5th housing cycle, the Public Works department continued to review development applications for capacity while also monitoring water/wastewater availability. Formal procedures are still pending.</p>	<p>Modify. New Program 5.</p>
<p>Program 6: Affordable Housing Incentives</p> <ul style="list-style-type: none"> • Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless. 	<p>The City continued to partner with the Housing Authority, developers, and community stakeholders to ensure that housing was available for very low and extremely low-income households and special needs groups. Two projects for lower-income households, Warthan Place Phase II and the Pacific & Elm Multifamily Project, are currently under construction in Coalinga. Warthan Place II includes 80 affordable units and 1 manager's unit. The Pacific & Elm Multifamily Project includes 76 affordable units.</p>	<p>Modify. New Program 6.</p>

Housing Element Program	Implementation Status	Recommendation
<ul style="list-style-type: none"> Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development and special needs projects, particularly those located on infill sites. Continue to promote the State density bonus and other incentives to facilitate affordable housing development, by publicizing the incentives on the City website and by conducting pre-application consultation with developers regarding incentives available. Examples of flexible development standards include: reduced parking requirements; reduced requirements for curb, gutter and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees. Continue to streamline the environmental review process for housing developments to the extent possible, using available State categorical exemptions and Federal categorical exclusions, when applicable. Monitor the State Department of Housing and Community Development's website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), farmworkers, the homeless, and those at risk of homelessness. Expand the City's affordable housing inventory 265 units over the next eight years – 50 extremely low income, 100 very low income, and 115 low-income units. 		
<p>Program 7: Farmworker Housing</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 density bonus and streamlined processing to facilitate the development of farmworker housing. Annually monitor the status of farmworker housing as part of the City's annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development. 	<p>The City continued to offer incentives such as density bonuses and a streamlined process to housing developers to help facilitate the development of farmworker housing. Phase 2 of the Warthan Place Apartment project includes 80 units of affordable housing for farmworkers and one manager's unit, along with a community building that includes social services offices. The project was funded by a combination of tax credits and the Joe Serna, Jr. Farmworker Housing Grant Program.</p>	<p>Modify. New Program 8.</p>

Housing Element Program	Implementation Status	Recommendation
Program 8: Preserving Assisted Housing <ul style="list-style-type: none"> Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units, and immediately upon notification of intent to terminate affordability restrictions, take the following actions:. Identify non-profit organizations as potential purchasers/ managers of at-risk housing units. Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties. 	<p>The City continued to monitor the 44 assisted units at the Pleasant Valley Pines that are at risk of conversion to market rate in 2025. The City is working to identify nonprofit organizations as potential purchasers/ managers of at-risk housing units, but no purchase agreements have been made.</p>	<p>Modify. New Program 10.</p>
Program 9: Encourage and Facilitate Accessory Units (Second Units) <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>The City continued to provide fee waivers for infill residential projects. In 2019 the City applied for and was awarded \$65,000 in LEAP funds, which are being used to update the ADU ordinance to submit to HCD. Guidelines for the ADU program are pending, in partnership with Self Help Enterprises.</p>	<p>Modify. New Program 11.</p>
Program 10: Zoning Code Amendments <ul style="list-style-type: none"> Amend Zoning Code within one year of Housing Element adoption. 	<p>The City will make amendments to the municipal code to treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and update parking standards for emergency shelters to one parking space per ten beds.</p>	<p>Modify. New Program 16.</p>
Program 11: Lot Consolidation and Lot Splits <ul style="list-style-type: none"> Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting. Offer priority processing and the option for a phasing plan to developers to promote parcel consolidation and lot splits, particularly for the large higher-density and mixed-use sites identified in the inventory. Process requests for lot consolidation and lot splitting concurrent with other development reviews. Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots. 	<p>The City completed this program in 2016. No lot splits or consolidations were performed during the planning period.</p>	<p>Delete.</p>

Housing Element Program	Implementation Status	Recommendation
Program 12: Monitoring of Planning and Development Fees <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>The City completed a fee study in 2018. The updated fees are available on the City's website. No deferred or reduced fees were granted during the planning period.</p>	<p>Modify. New Program 18.</p>
Program 13: Housing Rehabilitation Program <ul style="list-style-type: none"> Continue to apply for CDBG and HOME funds and work with Self-Help Enterprises to maintain the housing rehabilitation program and assist about two lower-income households per year. Promote Home Rehabilitation Program on City website, at public counters, and to income-eligible households identified through the Code Enforcement program. Assist individuals receiving first time homebuyer assistance with home maintenance education. 	<p>In 2019, the City hired a consultant to manage the maintenance of all housing programs. As a result, the City applied for HOME funds and was awarded \$500,000 in 2022. The City promoted the Home Rehabilitation Program on the City website, at public counters, and to income-eligible households identified through the Code Enforcement program. The City received new funding for this program in 2022, but for the majority of the housing element period did not have funding, so no households were served by this program during the 2015-2023 period.</p>	<p>Modify. New Program 22.</p>
Program 14: Code Enforcement <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 the housing rehabilitation program for assistance in making code corrections. 	<p>The City continued its code enforcement and substandard abatement processes. The City also continued to refer households to the housing rehabilitation program to receive assistance for making code corrections. Limited funding for staff time has precluded the ability to consistently track and report program outcomes. The City will continue to seek ways to implement programs efficiently and create systems for record keeping.</p>	<p>Modify. New Program 23.</p>
Program 15: Homebuyer Assistance Program <ul style="list-style-type: none"> Continue to pursue CDBG, HOME, and other funding opportunities annually, or as needed, to maintain the first time homebuyer assistance program and assist five households per year. 	<p>The City pursued CDBG and HOME funding and was awarded \$500,000 in HOME funds. The City received this new HOME funding for the program in 2022, but for the majority of the housing element period did not have funding, so no households were served by this program during the 2015-2023 period.</p>	<p>Modify, combine with Program 17. New Program 24.</p>

Housing Element Program	Implementation Status	Recommendation
<p>Program 16: First-Time Homebuyer Assistance Program</p> <ul style="list-style-type: none"> Continue to apply for CDBG and HOME funds and work with Self-Help Enterprises to maintain the down payment assistance program and provide assistance to about six lower-income households per year. Continue to work with Self Help Enterprises to provide counseling and workshops to prospective and active participants in the down payment assistance program. Prepare promotional materials by 2016 and promote available homebuyer resources on City website and public counters. Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance. 	<p>The City continued to provide a variety of First-Time Home Buyers programs to residents. However, there were no applications during the planning period. Self Help Enterprises is consulting with HCD to revise the program guidelines in order to make it easier for applicants to qualify.</p> <p>The City worked with Self-Help Enterprises and was awarded \$500,000 in HOME funds. The City also provided information on the first-time homebuyer program on the City’s website and the public counter.</p>	<p>Modify, combine with Program 16. New Program 24.</p>
<p>Program 17: Energy Conservation</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. Continue to incorporate conservation measures in the housing rehabilitation program. Expedite review and approval of alternative energy devices (e.g., solar panels). 	<p>The City continued to promote Energy Conservation by dispersing information from the City counter regarding the Pacific Gas and Electric Company programs. In addition, the City continued incorporating conservation measures in the housing rehabilitation programs while expediting the review and approval of alternative energy devices. Solar panels are being installed on two affordable multifamily projects currently under construction.</p>	<p>Modify. New Program 2.</p>
<p>Program 18: Housing Choice Vouchers</p> <ul style="list-style-type: none"> Prepare promotional materials by 2016 and provide information on the HCV program on City website and at public counters. Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs. Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout city neighborhoods with varying income levels to promote housing opportunities for all city residents. 	<p>The City continued to work with the Housing Authority to ensure Housing Choice Vouchers are available to very low- and low-income households.</p>	<p>Modify. New Program 27.</p>

Housing Element Program	Implementation Status	Recommendation
<p>Program 19: Fair Housing</p> <ul style="list-style-type: none"> • Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large. • Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website. • Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate. 	<p>The City promotes the activities of the FHCCC. FHCC 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.</p>	<p>Modify. New Programs 28 and 29.</p>

APPENDIX 1B: CITY OF COALINGA

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SECTION 1B-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. Section 65583[c][6] of the California Government Code 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 Coalinga 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 Commissions, City Councils, and the County Board of Supervisors
- 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.

Joint Planning Commission/City Council Study Session

On September 15, 2022, a Joint Planning Commission/City Council Study Session was held to introduce the 2023-2031 Housing Element update and to review new State laws. The public was also 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 City Council, Planning Commission, and community members on these strategies and other housing needs in Coalinga. Council members expressed concerns over both the ongoing lack of water resources and a lack of private investment in local housing. No public comments or questions were received during the study session.

Community Workshop

A community workshop was held on October 5, 2022. In order to invite the community to the event, the following outreach efforts were conducted:

- Flyers in English and Spanish were distributed through the Fresno COG email list and list of regional stakeholders and CBOs.
- An advertisement ran in the local paper.
- Flyers were sent to Westside Family Preservation, the organization that runs the local food bank, for them to post and distribute.
- Flyers were posted to the City's Facebook Page.
- Eventbrite registration pages were created in both English and Spanish along with a Facebook event.
 - The Eventbrite and Facebook pages advertised that Spanish language interpretation, refreshments, and activities for kids would be provided.
- Flyers were sent out through the Fresno Housing Authority to send to residents of affordable housing.

In the presentation, members of the public were introduced to the process of developing the Housing Element both for the region and for Coalinga. They were also given information about current housing conditions in the region and in Coalinga 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 developments 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 the workshop. The assistant city manager has noted that sparse meeting attendance is in keeping with past trends in public engagement in Coalinga. Participants in the discussion included a representative from a health nonprofit, two planning commissioners, and the assistant city manager, who was speaking from his perspective as a resident of Coalinga.

Questions from participants included questions about how institutionalized residents, including those living in the State Hospital and State Prison, are counted in population figures and the RHNA estimates for the city. Discussion among the participants revolved around the demand for new housing, issues of aging housing stock, the difficulties of adding new housing, and a lack of private investment.

Stakeholder Interviews

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 Coalinga and throughout the Fresno County area. Summaries of their responses are below.

Coalinga-Huron School District

The Superintendent of the Coalinga-Huron School District, Lori Villanueva, was interviewed on October 27, 2022. She indicated that limited water access was a major concern about future housing development. New housing can't be approved because there isn't enough water available to support that growth. Businesses continue to grow in the area, but residents' water use is restricted. Families with green spaces at their homes can receive tickets or citations, and families have been known to report their neighbors for this water use. Smart water meters could help residents to be more aware of their water usage. Only around half of the District's employees live within the district boundaries. To address this feedback, the City has included **Program 29**, which includes an action to work with the district to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers. Ms. Villanueva mentioned that Coalinga only has two doctors in the town, and some employees want to live closer to medical facilities or other amenities. Others feel the town is too isolated.

She sees an opportunity to replace or update substandard housing, or to move families into safer housing. Lack of affordable housing availability has caused overcrowding, including multiple families living in the same home. Overcrowding was exacerbated during the COVID-19 pandemic, as many workers lost their jobs. Other families in the area live in motels, which provide substandard housing. To incorporate this feedback, the City has included **Program 6**, through which the City will implement a number of actions to facilitate and incentivize the development of housing affordable to lower-income households. Ms. Villanueva suggested that Huron in particular has significant substandard housing conditions, along with mobile homes in poor condition throughout the region. More multifamily housing would help to address this issue, as would home rehabilitation programs or financial assistance programs for utility access. Additionally, much of the multifamily housing in town is in two-story buildings that don't have the infrastructure available to assist seniors in accessing upper floors, so more senior-accessible housing is necessary. Seniors also struggle with access to medical facilities.

Ms. Villanueva mentioned that many undocumented families don't have enough information about the home buying or renting process, and that families who live in the area seasonally may experience that as a barrier to getting into deed-restricted affordable units. Language can be a barrier for these families as well, and many families rely on their children to act as translators. To address this feedback, through **Program 29**, the City will ensure program availability and funding announcements are made available in Spanish and translation is available at public meetings on an ongoing basis.

For all local families, the processes around accessing programs to help with housing affordability can be intimidating, and a lack of financial literacy can be a barrier. However, housing that is available to purchase, when it is available, is generally affordable. Families sometimes have the financial resources to rent or purchase a home

but are often denied housing opportunities because they don't have access to the documents that are needed, such as a driver licenses, pay stubs, or credit scores.

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 with increasing 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 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 incorporate this feedback, the City has included **Program 13**, through which the City will encourage a variety of housing types, which could include duplexes, townhomes, apartment buildings, and condominiums, and will identify innovative and alternative housing options that 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. To keep prices within reach of local residents, Mr. Prandini indicated that 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. Coalinga is too far away from the economic center of the region, which causes challenges. 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 Housing Authority has some, but they're limited.

Fair Housing of Central California

A representative from Fair Housing 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 any fair housing complaints and tracks them 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 order to incorporate this feedback, the City has included **Program 17**, through which the City will 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, prioritizing opportunities in higher-opportunity and higher-income areas. Additionally, the City has included **Program 28**, through which it will establish a procedure to refer residents with fair housing questions or issues to the Fair Housing Council of Central Valley (FHC-CC), California Rural Legal Aid (CLRA), and other fair housing organizations, and will provide fair housing information on the City's website and in printed materials available in public buildings in both English and Spanish.

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. To address this feedback, the City has included **Program 9**, through which the City will seek and pursue state and federal funding to offer incentives and concessions to developers in order to encourage the development of housing affordable to those with extremely low incomes, including by encouraging the development of SROs and affordable housing for young adults, including former foster youth.

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 has 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. To address issues of substandard housing identified by Ms. Milrod, the City has included **Program 23**, through which the City Code Enforcement Division will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes and will also refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections. Ms. Milrod indicated that the biggest barrier to finding affordable, decent housing in the region is 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. To incorporate this feedback, the City has included community land trusts as a possible housing strategy that will be considered as part of **Program 13**.

Central Valley Urban Institute

On September 7, 2022, Eric Payne, the 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 in infill areas and brownfields, as well as to increase homeownership through programs like the downpayment assistance program. Through **Programs 24 and 25**, the City will continue to offer a Homebuyer Assistance program and will continue to work with the County to provide other programs such as the Mortgage Credit Certificate program. However, Mr. Payne 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.

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. Through **Program 27**, the City will work to encourage at least five new landlords in higher-opportunity areas to accept HCVs during the planning period.

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. To address this feedback, the City has included **Program 17**, through which the City will 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.

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 (LDTIC) 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.

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. To incorporate this feedback, the City has included **Program 6**, through which the City will work with housing developers and offer incentives in order to support the development of affordable housing, particularly in the city's higher-opportunity areas. Initiative representatives 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. To incorporate this feedback, the City has included community land trusts as a possible housing strategy that will be considered as part of **Program 13**.

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 Housing Authority

Two representatives from the Fresno Housing Authority, Doreen Eley and Michael Duarte, were interviewed on January 11, 2023. The Fresno 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 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. To incorporate this feedback, the City has included **Program 9**, through which the City will continue to seek and pursue state and federal funds to offer a variety of incentives or concessions to encourage the development of housing affordable to extremely low-income households, such as expanding regulatory incentives for the development of units at this affordability level and encouraging the development of SRO facilities and transitional and supportive housing.

In rural and unincorporated communities, lack of water and sewer capacity is a major concern. The Housing Authority can't build housing in areas with no services.

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 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 in smaller cities. The representatives gave the example of a Homekey project in Huron that the 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 Housing Authority is more focused on rental projects and arriving at deeper affordability levels.

The 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 Housing Authority projects. There were increases in domestic violence, and it was challenging for property managers to enforce rules.

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 polices are included to help address this issue. In response, the City has included **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, and **Program 15** to 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.

Self-Help Enterprises (SHE) also provided a comment letter to several Fresno COG jurisdictions with numerous broadly applicable recommendations. The City of Coalinga has taken these recommendations into careful consideration. SHE urges its service area members, including the City of Coalinga, to prioritize high-potential sites that unlock access to opportunity and not just basic shelter. As shown in **Figure 1B-2 Local TCAC/HCD Opportunity Areas**, though limited vacant sites area available in the city’s high-opportunity areas, sites counted towards each RHNA income category are distributed across the City, with many low- and moderate-income sites in the city’s moderate-resource areas. SHE encourages the City to streamline approvals and create financial incentives (including fee waivers or deferrals) for 100 percent affordable housing. Per **Programs 6, 7, 9, 11, 13, 17, and 19** the City will use streamlined approvals and offer incentives (including fee waivers or deferrals) to encourage affordable housing, housing for farmworkers and persons with disabilities, and ADUs. SHE encourages jurisdictions to add a program to revise their zoning ordinance to add a manufactured home on a permanent foundation to be allowed in all zones that allow single-family residences, which is already permitted in Coalinga. SHE calls for a collaborative effort and the City of Coalinga stands ready to partner with SHE as opportunities arise.

The City will continue to consider public comments through the Housing Element update process.

Noticing of Study Sessions and Community Workshops

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

The Community Workshop was advertised to members of the public through multiple information channels. An advertisement was placed in the local newspaper. Flyers in English and Spanish were distributed through the Fresno COG email list and list of regional stakeholders and CBOs. Flyers were also sent to Westside Family Preservation, the organization that runs the local food bank, and to the Fresno Housing Authority for them to post and distribute.

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 May 10, 2023 through June 9, 2023. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on June 26, 2023. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups and other stakeholders.



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*

