

7

CHAPTER HOUSING ELEMENT



INTRODUCTION

The Housing Element contains the overall goals, objectives, policies, and programs to identify the actions The City of Coalinga (City) intends to implement for existing and future housing production. The Housing Element is one of seven required elements of Coalinga’s General Plan. Its primary purpose is to facilitate the provision of needed housing for Coalinga residents and achieve an adequate supply of safe and decent housing that is affordable to all residents. The secondary purpose is to meet all requirements of California law and achieve certification by the California Department of Housing and Community Development. Certification of the Element by the HCD is required under the California Government Code and enables the City to qualify for certain funding programs offered by the State.

ORGANIZATION OF THE ELEMENT

This chapter of the General Plan is a summary of the detailed Housing Element Background Report and presents an overall view of the City’s plan for meeting its housing allocation. This chapter is organized as follows:

- Introduction. This section provides an overview of the Housing Element, including applicable legislation.
- Background and Setting. This section summarizes the Housing Element Background Report prepared in compliance with HCD guidelines. The Background Report includes five distinct sections:
 - Effectiveness of the Previous Housing Element (Section A)
 - Needs Assessment (Section B)



- Site Inventory (Section C)
- Constraints (Section D)
- Public Participation (Section E)
- Housing Program 2006-2013. This section summarizes overall goals for housing and the policies and implementation measures designed to meet such goals within the planning period. This section will include:
 - Numerical Goals, Policies and Implementation Measures
 - Other Objectives
 - Identification of Targeted Housing Areas. This section describes specific sites intended to meet housing needs.

REQUIREMENTS OF THE HOUSING ELEMENT

Housing element law (Article 10.6 of Chapter 3 of the California Planning and Zoning Law, codified at Government Code Section 65580 et seq.) establishes California's housing policies and identifies the responsibilities of a municipality to facilitate the improvement and development of housing, and to make adequate provisions for the housing needs of all economic segments of the community.

California Housing Policies

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- Local and state governments have a responsibility to use their powers to facilitate the improvement and development of housing to meet the needs of residents at all economic levels.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal



factors and community goals set forth in the general plan and cooperate with other local governments and the state in addressing regional housing needs.

Housing element law requires the inclusion of three primary components: (1) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs; (2) a statement of the community's goals, policies, and objectives relative to the maintenance, preservation, improvement and development of housing; and (3) a program which sets forth a schedule of actions during the planning period that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. The Element must reflect the commitment of the City to address a range of housing needs, including those for affordable housing. Tracking is accomplished through preparation of the required Annual Progress Report (Government Code Section 65400), submitted to the City Council, the Governor's Office of Planning and Research and HCD each July. This yearly review also enables the City to determine whether revisions in the Housing Element need to be made between statutory updates. State law requires that each city and county review and update its Housing Element every five to eight years in accordance with Government Code Section 65588.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Housing Element is closely related to several other mandatory General Plan elements, including Land Use, Circulation and Noise. Residential lands are designated in the Land Use Element, and the type of households to be accommodated in the future is specified. The capability of serving residential neighborhoods by an efficient circulation system is discussed in the Circulation Element, and noise sources and levels that may be sensitive to residential uses are addressed in the Noise Element. Working within this framework, the Housing Element identifies priority goals, objectives and implementation measures that directly address the housing needs of the City's residents. The Housing Element Update has been designed to remain consistent with Coalinga's other General Plan elements. The policies contained in other elements of the General Plan affect many aspects of life of Coalinga residents, such as provisions for open space areas, natural, historical and cultural resources, permitted noise levels, and safety regulations in the event of a natural or man-made disaster. The purpose of the Housing Element is the provision of affordable and special needs housing based on detailed assessment of local housing needs and specific numerical targets. The Implementation Plan, presented in this Element, outlines action programs designed to achieve these targets and other stated goals. The Housing Element Update has been reviewed for consistency with the City's General Plan and has been found to be in general compliance with the direction set forth in the General Plan and other elements. The General Plan and the Housing Element call for several changes to the City's Zoning Ordinance, which has not been comprehensively updated. The City is currently in the process of updating its Zoning Ordinance to reflect the new General Plan, including the Housing Element. As portions of the



General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained pursuant with Government Code Section 65583(c)(7).

REGIONAL HOUSING NEED

Housing element law recognizes that cities may not have the resources to meet all the housing needs of their residents; however, they are required to meet their fair share of state-determined regional housing need. The projected need for housing is set by the state for each regional Council of Governments (COG). The various COGs, in turn, allocate fair share housing units to the municipalities within their jurisdiction based on existing and projected population growth and past trends for the five-year planning period. The assigned units are broken down by income categories based on the composition of the current populous at each locality.

The Fresno COG, of which Coalinga is a part, has allocated 115 total housing units to Coalinga for the upcoming planning period: 35 very low-income units, 24 other lower-income units, 30 moderate-income units, and 26 above moderate-income units. Any housing activities approved, under construction or completed since June 1, 2006 may be reported by the City and counted toward meeting this allocation.

BACKGROUND AND SETTING

EFFECTIVENESS OF THE PREVIOUS HOUSING ELEMENT

The Housing Element must include a substantive review of the effectiveness of the programs and policies set forth in the previous Housing Element and must include documentation of the City's progress towards achieving stated goals. The previous Housing Element was adopted in January 2004. A detailed review of the previous Housing Element is contained in Section A of the Background Report. The Implementation Program contains an updated set of goals, policies and programs based in part on review of the previous Element:

- Updates related to current dates and needs. Several action programs in the previous Housing Element identified specific timeframes and needs that needed modification.
- Updates to discontinue ineffective programs. Action programs, including those addressing farmworker housing and property nuisance concerns, as well as Enterprise Community and LAFCO annexation policies, are modified or discontinued.
- Updates to reflect current General Plan direction. Several programs are no longer applicable due to new policy language and land use programs in the 2009 General Plan.



- Updates to reflect current housing element law. Several programs must be updated and added to reflect current housing law, including the requirement for jurisdictions to make homeless shelters a by-right land use in at least one zoning district.

The substance of the previous Housing Element action program is sound and most programs have been continued with minor to moderate amendment. In many cases, programs have been implemented and are continued.

NEEDS ASSESSMENT

Population and Employment

The population of the City of Coalinga is estimated to be 19,109, with 12,338 in households and 6,771 in group quarters (including the Pleasant Valley State Prison (PVSP) and the Coalinga State Hospital (CSH)). The annual rate of growth has fluctuated, with an average near 2%.

**TABLE 7-1
HOUSEHOLD POPULATION GROWTH 2000-2009**

Year	Coalinga		Fresno County	
	Amount	% Increase	Amount	% Increase
2000	10,448	N/A	781,740	N/A
2001	10,554	1.0%	794,219	1.6%
2002	10,670	1.1%	810,113	2.0%
2003	10,795	1.2%	828,285	2.2%
2004	11,027	2.1%	846,111	2.2%
2005	11,189	1.5%	862,463	1.9%
2006	11,463	2.4%	878,438	1.9%
2007	11,550	0.8%	893,325	1.7%
2008	12,159	5.3%	908,199	1.7%
2009	12,338	1.5%	922,505	1.6%
Annual Average		1.88%		1.87%

Source: DOF E-5



Age. The household population in Coalinga is trending slightly younger since 1990, with an increase in the percentage of working age adults and small children. This increase in the working age population and their families can be attributed to the opening of both the PVSP and CSH since 1990 and associated employment opportunities at those facilities.

**TABLE 7-2
COALINGA HOUSEHOLD POPULATION BY AGE**

Age	1990		2000		Change in Percentage 1990-2000
	Number	Percent	Number	Percent	
Under 5 years	879	10.7	1,068	9.2	(1.5)
5 to 9 years	784	9.5	1,151	9.9	0.4
10 to 14 years	625	7.6	1,057	9.1	1.5
15 to 19 years	614	7.5	1,043	8.9	1.4
20 to 24 years	673	8.2	890	7.6	(0.6)
25 to 34 years	1,452	17.7	1,768	15.2	(2.5)
35 to 44 years	1,016	12.4	1,858	15.9	3.5
45 to 54 years	662	8.1	1,119	9.6	1.5
55 to 59 years	288	3.5	408	3.5	0
60 to 64 years	302	3.7	318	2.7	(1.0)
65 to 74 years	480	5.8	528	4.5	(0.7)
75 to 84 years	305	3.7	336	2.9	(0.8)
85 years and over	122	1.5	124	1.1	(0.4)
Median age (years)	N/A	--	28.6	--	N/A
65 years and over	907	11.0	988	8.5	(2.5)

Source: 1990, 2000 Census

Race. The demographics of the City in terms of race are likewise changing, with the largest growth in the Hispanic and Latino populations. Hispanics accounted for approximately 32 percent of the population in 1990 and accounted for approximately



50 percent of the population in 2000. Coalinga also experienced smaller increases in the African American, American Indian and Asian populations from 1990 to 2000.

Employment. Employment in Coalinga is dominated by the public sector (government-run facilities and agencies as well as education), with retail and hospitality services and agriculture following. Agricultural jobs tend to be non-traditional processing and packaging work, rather than seasonal or field labor. Incomes range widely, but are generally improving as opportunities for professional work in the public sector increase.

Coalinga is considered to be “housing-rich” relative to employment opportunities; many residents are employed elsewhere in the county and travel to work. The Land Use Element contains several policies (including LU1-2 through LU1-5) which address the need for increased local employment opportunities. Comments received during the public participation effort indicate there may also be a trend of higher-wage workers at PVSP and CSH maintaining permanent residences in surrounding communities while renting studio or one-bedroom apartments in Coalinga. Commenters stated that these part-time renters indicated a lack of local retail and other activities as a preliminary reason for commuting in this manner. The Land Use Element addresses retail and the vibrancy of the commercial center of Coalinga in policies LU1-2, LU 1-3, and Goals LU4 and 5 and accompanying policies and implementation measures.

Household Characteristics

The majority of housing units (64%) in Coalinga are single-family homes. Lower-density multi-family units account for approximately 22% of the total housing stock. The vacancy rate is relatively low, at 8.7 percent, and is especially low in owner-occupied units (approximately 2%). The average persons per household (3.1) has increased since 1990.

Home ownership has increased slightly since 1990, and a little more than half of the housing units in the City are owner-occupied (56%). Owners were more likely to own single-family homes or mobile homes, as there is little multi-family attached product available for purchase in the area.

Many households in Coalinga pay 30 percent or more of their household income towards housing and associated costs (utilities, taxes, etc.) and are therefore considered to be overpaying for housing. Based on 2000 Census data, approximately 55% of renters in the low and very low income category pay more than 30% of their income towards housing, and approximately 44% of owners in this category pay more than 30% of their income towards housing. It is likely that many households in this category are paying more than 50% of their income towards housing and are therefore significantly overpaying for housing.



However, both average rents and average mortgage costs in the Coalinga area continue to be within reach of most low and moderate income households. The range of properties available, including older bungalows and larger, newer subdivisions, provides a relatively good opportunity for most households in these categories to find adequate housing. However, most newer, larger homes are not affordable to low and very low income households, and in fact, most rents and mortgages are out of reach of very low income households. Several programs exist at the local, state, and federal level to assist households in this category in their housing needs.

Overcrowding has also been a concern in Coalinga over the last two decades; census data indicates an ongoing rise in the number of persons per room. In response, the housing market in recent years has offered a typically larger product, with three or more bedrooms. Increases in the number of families in the area will likely continue to result in demand for both for-sale and rental properties with larger square footage.

Housing Stock Characteristics

A study underway by Urban Futures, Inc. indicates that approximately 25%, or one-quarter, of properties in the City exhibited conditions, such as poor site layout, un-permitted additions or other substandard construction, that were considered physically or economically blighted. However, while 25 percent of parcels were considered blighted, over 30 percent of the parcels did not display any of the blight indicators utilized by Urban Futures, and were not assigned any blight points. The majority of parcels in the City were found to have one or more of the indicators utilized by Urban Futures, but the presence or severity of such indicators was not severe enough to classify the parcel as blighted (44.6%). The housing stock in Coalinga is relatively older; the median year for construction of housing structures in the City in 2000 was 1976 [2000 Census, SF3:H35].

Special Housing Needs

There are certain groups in society that have greater difficulty finding affordable housing due to special circumstances. These groups and their local housing needs are discussed in the following paragraphs.

Elderly. The Census reported that approximately 19.6 percent of households in Coalinga were headed by persons 65 years or older. The City of Coalinga, along with the state, has experienced what is predicted to be a short-term decline in the elderly population. As the baby boomer generation ages, this portion of the population is anticipated to increase dramatically, resulting in the need nationwide for a diverse set of housing products designed to meet the needs of the elderly.

Approximately 8 percent of the elderly households in Coalinga were considered low-income.



Recent surveys indicate the vast majority (92%) of the elderly population prefer to remain in their own homes with support, if necessary. The City is actively working with local developers to increase the number of assisted living units, and currently operates several programs, through the Redevelopment Authority, which help elderly persons with maintenance and improvements, including weatherization.

Persons with Disabilities. Disabilities affect approximately one-third of the household population in Coalinga, and approximately one-third of those that are disabled report that their disability poses barriers to employment. Most of the disabilities are in the minor child and working age population (approximately 80 percent). While multi-family units built after 1991 are subject to state accessibility requirements, older structures are not subject to such regulations. Lack of adaptive features can provide barriers to housing persons with disabilities. This need is currently being met by the Coalinga Redevelopment Agency through the implementation of its Housing Rehabilitation Program and related policies and goals. The City is also empowered to process modification issues at the staff level, and the existing municipal code does not create any obstacles to needed modifications. The City is capable of properly addressing these needs on a project-specific basis. Other needs, such as group or other supported housing, are addressed in this Housing Element through new implementation measures.

Large Households. Large households are those households with five or more persons. The need for a larger number of bedrooms, coupled with tighter income, makes affordability of housing a key concern for these types of households.

According to the previous Housing Element,

...In 1990, there were 410 (19.5 percent) Large Families in Coalinga and by 2000, the number of Large Families increased to 726 (27.6 percent). Fresno County had a higher percentage of Large Families than Coalinga in 1990, and a lower percentage of Large Families than Coalinga in 2000.

...The percentage of Large Owner-Occupied Households in Coalinga in 2000 was 20.0 percent compared to Fresno County which was 17.6 percent. The percentage of Large Renter-Occupied Households in Coalinga in 2000 was 21.8 percent compared to 22.5 percent for the county.

With approximately 27 percent of Coalinga households meeting the large family definition, and only 9.2 percent of housing units offering four or more bedrooms, the City would appear to have an unmet need for larger housing units (based on 1999 conditions). The Coalinga Redevelopment Agency's mid-term review of the 2005-2010



Implementation Plan recognized that current statistics substantiate the need for housing rehabilitation to provide room additions for larger families.¹ The real estate market appears to be responding to the need, as recent construction projects have offered larger housing units. A recent survey of www.realtor.com in June 2009 found most new construction listings offering four bedrooms. However, prices tend to be out of reach to those in the moderate to low income bracket. Measures are proposed in the Housing Element to ensure that the needs of this population continue to be addressed.

Farmworkers. Farmworkers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment. The largest agricultural-related employers in the City are Harris Feeding Company, Harris Farms, Inc., and Sequoia Packing. These companies do not create employment opportunities typical of seasonal farmworkers, but rather offer a more consistent, year-round working environment. The Coalinga Police Department reports that Coalinga does not have a very large migrant seasonal farmworker population. Most of the farmworkers live in farmworker housing camps located onsite at the fields.

Four motels in Coalinga are available to provide temporary housing for seasonal farmworkers, and various multi-family units, single room occupancy units (SROs) and small apartments in the City are also appropriate for farmworker housing. Additional farmworkers presumably stay with family or friends in the Coalinga area when necessary; these larger households allow workers to share costs. The Coalinga zoning code specifically allows for temporary farmworker camps and trailers to house workers on the agricultural site, and does not impose any special conditions on the development of additional farmworker housing. Coalinga zoning does not require conditional use permits, zoning variances, or other zoning clearance for agricultural employee housing. Through implementation of existing regulations and programs, Coalinga appears to be meeting its farmworker housing needs. However, certain local properties such as hotels, that house farmworkers, exhibit conditions of blight. The Housing Element contains policies to ensure the City continues to enforce building standards and code, and ensure safe housing for this portion of the population.

Female-Headed and Single-Parent Households. According to the 2000 Census, of the 3,515 households in Coalinga, 457 (13.0 percent) are female-headed with no husband present and 338 (9.6 percent) are female-headed with children and no husband present. Male-headed households in Coalinga with no wife present totaled 200 (5.7 percent), and male-headed households with children and no wife present totaled 137 (3.9 percent). Households which are headed by single parents often face specific

¹ Coalinga Redevelopment Agency. 2008. *Mid-Term Review 2005-2010 Implementation Plan*. Page 4-2.

income constraints which affect housing affordability, including: limits associated with being a single wage-earner, increased child care costs, and decreased job mobility or ability to obtain training.

The Census states that of the total families with a female householder, no husband present, 47.9 percent live below the poverty level. The percentage increases to approximately 52.3 percent for female households, no husband present, and related children under 18 years of age, and to 62.1 percent for female households, no husband present and related children under five years of age.

To address both the housing needs and the supportive service needs of female-headed and single-parent households, the development of additional multi-family housing units should be considered and existing child care and educational facilities should be reviewed to ensure they adequately meet the needs of single-parent households in Coalinga and allow single parents to secure gainful employment outside of the home. More innovative housing options could include co-housing developments where child care and meal preparation responsibilities can be shared. The development of these housing types and the implementation of these programs would be advantageous to all special needs groups and other low-income households. There is a continuing need for the City of Coalinga to ensure that the City's future development and use of these programs are sufficient to provide low-income housing opportunities to all special needs housing groups, including single-parent households and those headed by females.

Families and Persons in Need of Emergency Shelter. Homeless persons are persons who lack a fixed income and a regular nighttime residence, and who are in need of temporary or emergency shelter. Homelessness is a multifaceted problem that affects men, women and children of all ages and ethnicities, including veterans, the disabled, drug and alcohol abusers, hospital and jail discharges, victims of domestic violence, displaced youths, teen parents and their children, immigrants, refugees, and farm labor workers.

There are no formal shelters or transitional housing units in the City of Coalinga and data regarding homeless populations in the City of Coalinga is general at best. The previous Housing Element identified Coalinga's rural, non-urban environment and lack of services and shelters as a constraint to use of the City by homeless populations. The previous Housing Element identified the potential for up to 8 homeless persons in the City based on estimates from the Department of Housing and Urban Development.

The Coalinga Police Department has stated that Coalinga has no real visible homeless population need, though there may be a small homeless population, comprised of a



few individuals that sleep under bridges as they pass through town on their way to larger population centers.

New state regulations require cities to allow, by right, transitional or emergency housing in at least one residential zone in the jurisdiction. Jurisdictions may enter into multi-jurisdictional agreements to develop emergency shelters rather than locate a center in the community. The City of Coalinga, in part due to its remoteness and lack of major service centers for homeless, has no significant homeless population, and may therefore not be a logical location for a shelter. While the Housing Element recommends alterations to the Zoning Ordinance to comply with current state law, the City may opt to enter into a multi-jurisdictional agreement to support the county in its efforts to house the homeless population in the area. Local agencies working with the homeless contacted during the public participation process indicated a desire to locate a shelter in West Fresno County.

West Hills Community College Students. The student population at West Hills Community College constitutes an additional special needs housing group in the City of Coalinga. Although generally young, many college students qualify as the head of their households, are counted and included in Census data, and should be considered in an analysis of the City's housing needs. The 2000 Census reported that there are 23 owner occupied housing units and 226 renter occupied units headed by persons between the ages 15 and 24. The high number may be attributable to the local college student population residing in apartments and other rental units in Coalinga.

College students who are no longer supported by their parents are typically low- to very low-income. Students generally work only during the summer break, or in part-time positions, as their class schedules and study schedules often prevent them from working traditional, full-time jobs. Students are also more likely to spend the school year in Coalinga and then return home or to some other location during holiday and summer breaks. These factors create the need for very affordable housing that is located near campus and adequate part-time or temporary employment opportunities.

Currently, West Hills Community College is one of the few community colleges in the state to offer dormitory housing for its students, providing a men's dorm with a capacity of 121 people, and a women's dorm that will accommodate 56. However, representatives at the college report that the need for housing exceeds the dormitory's availability, as each fall semester the college receives more requests for dormitory housing than there are rooms available. The dormitory is typically used to house international students and student athletes, while other students typically rent nearby apartments or do not live in Coalinga, but commute from surrounding communities. Previous efforts to encourage the development of additional campus housing by the Community College were unsuccessful. Therefore, to meet the need of



its student population, Coalinga should consider ways to further encourage the development of small, very-affordable rental properties, and ensure implementation of relevant existing policies and programs.

Affordable Housing At-Risk of Conversion to Market Rate

A total of 285 assisted housing units were identified in Coalinga as receiving some type of local or state financial assistance or special needs funding. The previous Housing Element included the Westwood II Apartments on their list of HUD-subsidized units; however, this complex does not appear on the current HUD-listing and had an opt-out date in 2008. California Housing Partnership Corporation (CHPC) documentation shows that it converted to market rate. The West Hills Apartments currently serve the elderly population.

**TABLE 7-3
INVENTORY OF AT-RISK UNITS IN COALINGA**

Project Name	Address	Type of Assistance	Assisted Units	Market Units	Total Units	Expiration Date
Pleasant Valley Pines Apartments	141 S. Third St.	LMSA 1	44	8	52	7/31/2025
West Hills Apartments	500 Pacific St.	202/8 NC2	65	0	65	10/31/2027
Westwood 1 Apartments	301 W. Polk St.	LMSA	88	14	102	12/31/2028
Tara Glenn Apartments*	552 E. Glenn Ave.	RDP4	80	0	80	Expiration date has passed
Ridgeview Apartments*	400 W. Forest Ave.	FCHA3	8	34	42	6/26/2034

1 Loan Management Set-Aside Program

2 Section 202 Supportive Housing for the Elderly

3 Fresno County Housing Authority

4 Rural Development Program

Source: California Housing Partnership Corporation, December 11, 2009.

**Source: Personal contact with Tara Glenn Apartments and Ridgeview Apartments*

None of the units receiving government subsidies in Coalinga were listed as having submitted a notice of their intent to convert their subsidized units to market-rate through the California Department of Housing and Community Development. The CHPC Risk Assessment lists the Pleasant Valley Pines Apartments, West Hills Apartments, and Westwood I Apartments as “Low-Risk”. According to ownership, the expiration date for the Tara Glenn Apartments has already passed, and that property could now convert into market-rate units without penalty.



However, the owners of Tara Glenn have indicated that they have no interest or intention of opting out of the low-income market and converting their assisted units into market-rate units. Therefore, risk of conversion is considered low to moderate over the next ten year period.

No senior housing units in the City are considered to be at-risk of conversion in the next ten years. In fact, the Ridgeview Apartments have indicated an interest in converting many of their units into assisted senior housing units, and are currently looking into government assistance for that purpose. Thus, the number of senior units in the City has a greater likelihood of increasing rather than decreasing over the next ten years.

Projected Housing Need

The Regional Housing Needs Assessment prepared by Fresno County in 2007 identified the following specified housing needs for the City of Coalinga:

**TABLE 7-4
HOUSING CONSTRUCTION NEED, 2006-2013**

Income Category	New Construction Needs
Very low- (0-50% of area of median-income)	35
Other lower- (51-80% of area median income)	24
Moderate- (81-120% of area median income)	30
Above-moderate (over 120% of area median income)	26
Total Units	115

Source: Fresno County Regional Housing Needs Allocation Plan, 2007 (as amended)

SITE INVENTORY

Meeting the Housing Allocation. The City is required to identify specific sites available for development to establish a residential development capacity sufficient to meet the allocated regional housing need. The City of Coalinga may count projects approved, permitted or constructed since June 1, 2006 towards the housing need. The City has approved several projects since 2006 which help towards meeting the housing allocation, as shown in Table 7-5, below.



**TABLE 7-5
COALINGA RHNA, PERMITTED UNITS**

Housing Inventory	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Coalinga RHNA 2006-2013	35	24	30	26	115
Units Constructed/Permitted Since June 1, 2006	0	3	30	68	101
Remaining Unmet RHNA	35	21	0	0	56

The City also has ample vacant land within the city limits to provide additional housing units, although not necessary to meet the current RHNA. Because the undeveloped parcels are not currently subject to any funding, deed, or other income-based restrictions, they are not considered in assessing the RHNA for very low- and low-income units.

**TABLE 7-6
COALINGA RHNA, VACANT LAND INVENTORY**

Housing Inventory	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Coalinga RHNA 2006-2013	35	24	30	26	115
Units Constructed/Permitted Since June 1, 2006	0	3	30	68	101
Remaining Unmet RHNA	35	21	0	0	56
Vacant Land Potential	0	0	N/A	N/A	0
Remaining Unmet RHNA	35	21	0	0	56

As shown in the table above, the City must still provide 21 units in the low-income category and 35 units in the very low-income category. This need can be met through three recently-approved projects, including the Warthan Place Apartments (approved December 2008), which includes 36 deed-restricted units with monthly rent amounts suitable for the very low-income category, and two approved developments with deed restrictions in place to establish 21 affordable low-income units. A summary of the City's full plan to meet the housing need is outlined in the following table.



**TABLE 7-7
COALINGA SITE INVENTORY, 2006-2013**

Housing Inventory	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Coalinga RHNA 2006-2013	35	24	30	26	115
Units Constructed/Permitted Since June 1, 2006	0	3	30	68	101
Remaining Unmet RHNA	35	21	0	0	56
Vacant Land Potential	0	0	N/A	N/A	0
Remaining Unmet RHNA	35	21	0	0	56
Approved Affordable Development Projects	36	21	N/A	N/A	56
Unaccommodated 2006-2013 RHNA	0	0	0	0	0

As shown in Table 7-7, the City has sufficient approved development projects and vacant land within the city limits to provide much more housing than the stated need. The City expects to continue to be successful at providing housing affordable at the low and moderate income level.

Opportunities for Energy Conservation. The City of Coalinga complies with the most current building code requirements, including energy efficiency standards through its building permit process. Several methods to improve energy efficiency of buildings are available to residents and businesses in Coalinga, including retrofit assistance through utility companies and the state, reimbursement programs for installation of solar energy systems, and assistance to low-income households with weatherization efforts. Other elements of the General Plan address energy conservation through green building and reduction of greenhouse gas emissions [Land Use Element Policies LU1-6, LU1-6.1, and Safety, Air Quality and Noise Element Policies AQ5, AQ5-1.9 and AQ5-2.3-2.5]. These Goals, Policies and Implementation Measures set forth in the General Plan, particularly the Land Use Element and Safety, Air Quality and Noise Element, are incorporated by reference into this Housing Element.

The Zoning Ordinance, which will be revised over the coming year to implement the new General Plan guidance, will need to address the measures listed above. The new General Plan also includes efforts towards provision of mixed-use development, and walkable



neighborhoods, which may reduce the need for vehicle transportation to accomplish daily tasks (Land Use Element Policy LU5-2 and associated implementing measures).

CONSTRAINTS

The City Zoning Ordinance currently allows residential development in seven districts: Exclusive Agriculture (AE), Single-Family Residential (R-1), Single-Family Residential 10,000 square foot lot minimum (R-1-10), Low Density Multiple-Family Residential (R-2), Medium Density Multiple-Family Residential (R-3), Trailer Park Residential (T-P), and Residential Hillside (R-H). Certain types of residential uses may also be allowed under a Planned Development (P-D) combining designation as part of a mixed use project in other zones, subject to project-specific conditions. The following table summarizes the City’s development standards in residential districts:

**TABLE 7-8
SUMMARY OF COALINGA DEVELOPMENT STANDARDS – RESIDENTIAL ZONES**

Zone	Building Height	Lot Width (min)	Minimum Yard Setback				Minimum Lot Area (sf)	Lot Area per DU (sf)	Parking Spaces per DU	Minimum Open Space (%)
			Front	Side	Rear	Corner				
AE	35'	NA	35'	20'	20'	35'	217,800 (5 acres)	5 acres	2	NA
R-1*	25'	60'	25'	5'	20'	10'	6,600	6,600	2	65%
R-1-10*	25'	60'	25'	5'	20'	10'	10,000	10,000	2	65%
R-2	38'	50'	20'	5'	20'	10'	4,500	4,500 for 1 st ; 2,800 for add.	1.5+**	55%
R-3	40'	60'	15'	5'	15'	10'	7,500	1,875	1.5+**	50%
T-P	35'	NA	15'	5'	10'	10'	3 acres	1,500	1.5***	50%
R-H	25'	120'	25'	10'	10'	25'	18,000	18,000	2	65%

* Secondary dwelling units allowed, one per parcel; one parking space required

** 1.5 covered spaces for every unit, plus 1 uncovered parking space for each increment of 5 units in developments having more than 5 units. An additional 0.25 parking spaces per unit of guest parking may also be required if on-street parking is not sufficient to provide 0.25 spaces per unit, or where the development has more than 50% of the units as 3-4 bedroom units.

*** 1 parking space at the trailer site, 0.5 can be elsewhere.

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



The necessary amendments have not yet been made to the zoning code to incorporate changes from the revised General Plan. However, the likely corresponding zoning districts are listed in the table below:

**TABLE 7-9
NEW GENERAL PLAN LAND USE DESIGNATIONS AND
CORRESPONDING EXISTING ZONING DISTRICTS**

2025 GP Land Use Designation	Corresponding Zoning Classification
RR	AE-10
RE	R-H
RSF	R-1
RMD	R-2, T-P
RHD	R-2, R-3, T-P
MX	C-P, C-4, C-5, R-2, R-3

Source: 2025 General Plan

The General Plan contains a mixed-use land use designation. “Mixed-use” projects can be processed using the existing Zoning Ordinance, which includes a Planned Development Combining District (P-D) to allow for a combination of uses and flexibility in design [Zoning Ordinance §9-2.3401].

Constraints are divided into governmental (in this case, those primarily relating to code provisions, processing and fees), and non-governmental categories (those related to land costs, financing and construction). The detailed assessment of constraints, contained in Section D of the Background Report, identified the following issues:

Governmental

Parking. The City’s code does not provide for reduced parking ratios for infill development or development served by transit. Parking standards are not considered excessive, although to the extent that homeless shelters must be allowed by right in at least one residential district, the existing parking requirements may be a constraint, depending on the shelter size.

Density. Standards outlined in Table 5-8 which may pose constraints to achieving the maximum permitted densities are limited to slightly higher open space requirements than found in other jurisdictions for higher density housing (open space requirements



for higher density housing is typically nearer 40% and in some cases less; or the percentage is waived in favor of a numerical value for both private and common open space).

Mobilehomes. The City complies with state law, which requires that mobilehomes be allowed by right in residential zones. Standards which may limit achievement of maximum densities include requirements to limit structures to 50% of lot coverage.

Supportive Housing. Residential care facilities and other supportive housing arrangements for the elderly and/or disabled are currently processed as a planned development (P-D overlay) via the Conditional Use Permit (CUP) process, and standards are determined on a case-by-case basis. The Goals and Policies section of the Element includes recommendations for changes to the Zoning Ordinance to ensure that supportive housing is allowed in residential zones.

Transitional Housing. SRO units, emergency shelters, and transitional housing are not allowed in any of the residential zones, and are expressly prohibited in the R-3 zone [Zoning Ordinance §9-2.1905], although the Zoning Ordinance does include parking standards for such facilities. The Goals and Policies section of the Element includes recommendations for changes to the Zoning Ordinance to ensure the City complies with the requirements of SB2, by allowing homeless shelters and transitional homes by right in at least one residential district, and amending standards related to these structures such that substantive additional requirements are not made which may limit their development.

Other Issues with the Zoning Code. The current definition of “family” in the Zoning Ordinance will be amended in the upcoming revision to address current law regarding fair housing and unrelated individuals cohabitating.

Fees. City-related fees are 12.4% or less of the total cost of a single-family unit, and 9.2% or less of the total cost of a multi-family unit, and 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 either the application of its recent ordinance governing infill development, or through City Council action.

Dedications. Dedications, on or off site, including parks, streets, curbs, gutters, etc. are currently determined on a case-by-case basis. Standards for design of such facilities for subdivisions are outlined in Section 9-1.301 et seq. of the Zoning Ordinance. Requirements for dedications for subdivisions are outlined in Section 9.1.517 of the Zoning Ordinance. The City has not found a lack of standards for dedications or other improvements to be a constraint to development, and has successfully negotiated for



dedications on a project-by-project basis concurrent with other project-related actions.

Processing. The definition of and procedures for variances are outlined in Article 11 of the Zoning Ordinance, and conditions that merit appeals or hearings are outlined in several sections of the code. Projects subject to conditional use permits are subject to requirements and processing outlined in Article 7 of the Zoning Ordinance; however, conditional use permits may be approved without hearings before the City Council. Projects requiring more significant actions on the part of the City, including General Plan Amendments, large-scale residential subdivisions, and the like, often involve extended processes of public hearings, including hearings to consider environmental documents. The following table summarizes the typical timelines for completion of various reviews and permit procedures.

**TABLE 7-10
TYPICAL TIMELINES FOR PERMITS**

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

**Depending on level of Environmental Review.*

Source: City of Coalinga Community Development Department

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 City maintains a record of relatively rapid review and approval, and utilizes tools such as the P-D overlay to address projects which do not specifically conform to the existing zoning ordinance. Estimated approval timelines for typical single and multi-family



projects are outlined in Table 7-11. A typical project is processed within a month, including planning and building review. The City attempts to run processes and approvals concurrently where feasible in order to limit the approval timeframe.

TABLE 7-11
ESTIMATE PROCESSING TIMELINES - TYPICAL SINGLE AND MULTI-FAMILY PROJECT

Approval	Estimated Processing Time	
Zoning Clearance	2-5 days	1 week
Architectural Approval	N/A	1-2 weeks
Site Plan	N/A	1 month
Use Permit	2-5 days	1-2 weeks
Environmental Determination	1-3 days	1 week
Total Processing Time	1-2 weeks	1-2 months

Notes:

Typical conforming single-family project within city limits

Typical conforming small-scale multi-family project within city limits

Atypical projects are subject to any number of factors, many outside the control of the City, which may extend the processing time, including environmental review under CEQA and permitting requirements of other agencies.

Codes and Enforcement. The City has adopted the 2007 California Building Code, and enforces the code through its Building and Code Enforcement Departments. The City has not made any amendments to the Code locally that may constrain development or increase costs above norms. 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 [§17980(b)(2)]. Households found in violation may be cited but may also qualify for City assistance through programs offered by the Redevelopment Agency, including their Rehabilitation Assistance Program.

Required On/Off-site Improvements. Requirements for on- or off-site improvements for subdivisions are outlined in Section 9-1.301 et seq. of the Zoning Ordinance. The City requires the construction of curb, gutter and sidewalk along with new projects or



substantial renovations. Required improvements are considered within accepted norms, and do not add significantly to cost or adversely affect the ability to supply housing. The City considers level of service D to be the minimum acceptable level of service for its roadways; according to the City's recently adopted General Plan, most roadways operate as level of service C or better. The City does not otherwise have adopted mitigation thresholds; however, the application of mitigation measures by the City has not been a constraint to most development in the City in the past. Mitigation required by other agencies, such as the Department of Fish and Game or the Air Pollution Control District, is not within the control of the City and may pose further constraints to development.

Non-governmental Constraints

Land Costs. According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. Since the mid-1960s, raw land has cost significantly more in California than in the rest of the United States. Listings for vacant residential lots in Coalinga city limits range from \$20,000 to \$225,000 according to Fresno MLS and www.realtor.com. Per First American Title Company on July 17, 2009, there had not been any closed sales of vacant land in the last 12 months.

As noted in the 2003 Housing Element, currently “measures to reduce land costs, which are traditionally available to local governments, include the use of Community Development Block Grant (CDBG) and Redevelopment Agency 20 percent set-aside funds, and the use of government-owned surplus lands for housing projects. These measures generally benefit the construction of assisted, low-income housing. Coalinga, historically, has relied more upon Redevelopment Agency funds and programs to promote affordable housing than the use of federal or state assistance.”

Availability of Financing. The mortgage market is stabilizing after major readjustments in 2008-2009. Interest rates remain low; however, lenders are reverting to more conservative lending policies. Several local and countywide resources and programs are available to Coalinga residents and prospective developers to assist with financing. The City is involved with programs which include the Homebuyer Assistance Program, Rehabilitation Program, and the Individual Development Account (IDA). The City of Coalinga's Homebuyer Assistance Program offers affordable secondary mortgage financing to first-time homebuyers. The City of Coalinga's Rehabilitation Assistance Program offers affordable financing to assist homeowners in making necessary health and safety repairs to their home. The IDA is a special matched savings account used to save money for first-time homeownership.



The City works with developers to offset or reduce fees, assist in obtaining state and federal funding, and offer other incentives to prospective developers. Like homebuyers, developers are facing a more restrictive lending environment than recent years and the pace of new development has therefore slowed.

All of these programs combine with available state and federal programs to make financing available to homebuyers and prospective developers; however, those homebuyers in the low- to very low-income categories still face constraints associated with financing and development is limited by the more restrictive lending environment.

Construction Costs. Per conversations with local developers and Marshall & Swift Residential Cost Handbook, the price of construction for an average quality single family home ranges from \$70-\$90 per square foot. These figures reflect the costs directly related to building the home and do not include entrepreneurial profit, permit fees, or other fees. Construction costs are not considered a constraint to development of affordable housing.

PUBLIC PARTICIPATION

Section 65583 (c)(7) of the Government Code states that “The 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 City of Coalinga provided several avenues for participation in the update of the Housing Element:

- **Personal Contact by Planning Team.** During preparation of the various assessments detailed in the Housing Element Background Report, stakeholders were identified and contacted personally by members of the planning team. Staff interviewed stakeholders individually, or left contact information. The planning team continued to receive information from stakeholders throughout the process.
- **Bilingual Inserts.** The planning team prepared bilingual inserts for City water bills, which were sent to all households within the city limits. The insert included a preliminary outline of the City’s housing conditions, and extended an invitation to the September 10, 2009 public workshop.
- **Bilingual Notice, Public Access Cable.** Slides were shown on Public Access Cable in both English and Spanish announcing the September 10, 2009 public workshop and encouraging attendance and participation.



- **Public Workshop.** A public workshop was held September 10, 2009 at the West Hills Community College. Presenters gave information about identified housing concerns, and sought feedback from the public.
- **Booth at the Coalinga Fest.** Information regarding the Housing Element was available at the City’s booth at the October 3, 2009 Coalinga Fest. City staff was on hand to answer questions from the public.
- **Brochure and Questionnaire.** A brochure and questionnaire were circulated in the Coalinga Recorder, requesting comments on identified needs and seeking other community input.
- **Public Hearings.** Public hearings were held before both the Planning Commission and City Council during the adoption of the Housing Element.

These efforts yielded valuable local information about Coalinga and the needs of its residents and businesses. A detailed list of stakeholders contacted as well as a summary of comments received is included in Section E of the Background Report.

QUANTIFIED OBJECTIVES

The goals, policies and implementation measures of the 2010 Housing Element Update focus on addressing site issues, and meeting the needs of the special need population in Coalinga. The objectives in this update will be quantified to meet the RHNA for the City of Coalinga, as prescribed by the Fresno County Council of Governments.

Based on the trends, goals, policies and objectives outlined in the Housing Element Update and supporting data, the City has established the following qualified objectives. Over the next planning period, it is the City’s goal to have 100 units constructed, of which 65 will be designated for low-, very low-, and extremely low-income households. In addition, through their rehabilitation program, the City’s goal is to rehabilitate ten low- and very low-income households. It is expected that additional units will have some rehabilitation done through private funding, especially in the moderate and above moderate-income categories. Finally, the City hopes to conserve as many as five single family homes in the low income category.

**TABLE 7-12
QUANTIFIED OBJECTIVES**

Objective	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low-Income	15	3	2
Very Low-Income	25	5	2



Low-Income	25	2	1
Moderate-Income	25	0	0
Above Moderate-Income	10	0	0
Total	100	10	5

There are no limits to the construction, rehabilitation or conservation of units in Coalinga other than the economy. Several new development projects are currently in the process of being proposed to the City, and new construction is expected to create more additional housing units in the next planning period than rehabilitation and conservation. The goals of the Housing Element Update have been established to encourage such development, and to provide added support for the success of the City's rehabilitation and conservation measures.

HOUSING PROGRAM 2007-2014

The following set of goals, policies and action programs addresses the requirements of State and federal housing law, as well as local needs and constraints identified in the Background Report. The goals remain essentially unchanged from the previous Housing Element, except that the wording has been updated to conform to the new General Plan. Policies and programs, as discussed in the Section "Effectiveness of the Previous Housing Element" are based on the existing Housing Element (2004), with modifications or additions to address new or altered needs and laws.

Goal HE1

Provide a variety of housing types and densities throughout the City's existing neighborhoods and in new neighborhoods, affordable to different income levels and designed to meet the needs of diverse populations.

Policy HE1-1

Support housing production for all economic segments of the community.

Implementation measure HE1-1.1

Ensure the City's Zoning Ordinance is comprehensively updated within a year following approval of the Housing Element. The forthcoming update of the City's Zoning Ordinance will include changes designed to improve opportunities for development of special needs housing, including:

- *Specify zones where transitional housing and supportive housing for the disabled and elderly can be developed. Expand zones where such housing is allowed. Provide for streamlined processing by limiting additional conditions*



on such housing. Consider reductions in parking requirements, among other measures, to encourage development of such housing. Disallow any additional restrictions above those required for standard residential developments within the same zone.

- *Specify at least one residential zone where homeless shelters are allowed by right. In accordance with the provisions of SB2, limit additional conditions and consider reduced parking requirements, among other measures, to ease construction of such a facility. Analyze the capacity of the Commercial or Industrial zones to accommodate emergency shelters, and amend the Zoning Ordinance to allow emergency shelters without discretionary approval in the zone best suited for this use.*
- *Encourage development of housing units, particularly multi-family rental units, with larger square footage by amending open space requirements to factor in private balcony space or shared or proximate open space.*

<i>Objective:</i>	<i>Update the City's Zoning Ordinance to comply with current law, as well as the updated General Plan and Housing Element.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE1-1.2

Prioritize funding and/or offer financial incentives or regulatory concessions to help meet the needs of extremely low-income persons and households, by encouraging the development of units affordable to the extremely low-income, such as single-room occupancy units, supportive housing and multi-family housing. Periodically contact qualified developers of low-income housing to discuss existing extremely low-income housing needs in the City, as well as possible incentives for the development of additional housing units.

<i>Objective:</i>	<i>Create a list of funding options and incentives for extremely low-income households, and a list of developers of low-income housing. Maintain close contact with such developers to inform them of the funding and incentive options available.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department and Redevelopment Agency</i>



<i>Timing:</i>	<i>Annually</i>
----------------	-----------------

Implementation measure HE1-1.3

Continue to work with the developer of the assisted living/Alzheimer's care facility through assistance in obtaining funding, and/or other staff support to ensure the facility is constructed. Identify another special needs project within two years of adoption of the Housing Element if the assisted living project does not progress.

<i>Objective:</i>	<i>Create a list of incentives that will be provided to the developer, and assist with securing funding from at least one source for development of the Alzheimer's care facility.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE1-1.4

Continue to utilize available funding for the provision of a variety of special needs housing. Apply for state and federal monies for direct support of low-income housing construction and rehabilitation. Continue to assess potential funding sources, including but not limited to, the Community Development Block Grant (CDBG) and HOME programs. Seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. Promote the benefits of these programs to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

<i>Objective:</i>	<i>Secure funding for development of special needs housing in an amount equal to or greater than 110% of funding received over the previous planning period.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department and Redevelopment Agency</i>
<i>Timing:</i>	<i>Ongoing throughout planning period</i>



Implementation measure HE1-1.5

Make application to the State of California (through such programs as CalHome) to fund housing rehabilitation for renters and owners and home ownership utilizing Tax Increment as matching funds, at least every other year.

<i>Objective:</i>	<i>Secure funding for housing rehabilitation in an amount equal to or greater than 110% of funding received for this purpose over the previous planning period.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department and Redevelopment Agency</i>
<i>Timing:</i>	<i>Ongoing throughout the planning period</i>

Implementation measure HE1-1.6

Review and update annually the public information summarizing the City's zone requirements, development fees, and permit procedures.

<i>Objective:</i>	<i>Create, and maintain as current, pamphlets identifying current zoning requirements, fee and time schedules, and permit procedures to be made available to the public at City offices.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Annually</i>

Implementation measure HE1-1.7

Continue development agreement activity to initiate new housing construction that includes affordable housing units by providing incentives such as expedited permit processing and 25% density bonuses. Adopt an ordinance specifying how this measure will be implemented.

<i>Objective:</i>	<i>Adopt a density bonus ordinance in conjunction with, or as part of, the Zoning Ordinance Update.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>



Implementation measure HE1-1.8

Develop clear guidelines, consistent with the municipal code, to facilitate multi-family development at a density of 20 units/acre in multi-family zones during the Zoning Ordinance revision. Allow multi-family housing developments consisting of 20 units or less as a matter of right, and require a conditional use permit for multi-family housing in the R-3 zones exceeding 20 units only if the applicant has substantially deviated from the guidelines developed by the City. Amend the municipal code accordingly subsequent to guideline adoption. Amend the zoning code to implement the recent General Plan amendment designating 168 acres for Residential High Density (RHD) as described on page C-49 of Appendix C of the Housing Element. Allow development of up to 25 units per acre in RHD designated sites.

<i>Objective:</i>	<i>Update the Zoning Ordinance to allow multi-family housing developments of 20 units or less as a matter of right in at least one zone; adopt a clear procedure and provide incentives for permitting of larger multi-family units to facilitate development. Amend the zoning code to implement General Plan RHD designation.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE1-1.9

Conduct a study to determine the feasibility of preserving and rehabilitating existing motels, residential or other buildings suitable for conversion to single-room occupancy, or family-residential occupancy units (i.e., where two or more hotel rooms may be merged to create a unit that can accommodate single parent or other small families). Review, and amend if necessary, the municipal code to encourage the re-use of appropriate structures as single-room occupancy (SRO) or family residential occupancy (FRO) in commercial, special planning, high-density residential and public zoning districts. Consider providing incentives (i.e., reduced developer fees, other fee discounts, deferrals, and/or waivers), funding sources, or other regulatory relief to assist developers in constructing or preserving SRO and FRO units.

Interview local hotel and motel owners and operators to determine interest in allowing SRO or FRO in local hotels and motels. Amend the municipal code to reflect both housing and tourism goals (i.e., establish a cap on the number of units that may be converted to residential use at hotels and motels) if interest



warrants. Target extremely low-income households and promote the availability of SRO or FRO housing in conjunction with locally conducted household income surveys.

<i>Objective:</i>	<i>Create a list of qualifying criteria for properties that would be suitable for conversion into SRO or FRO units; analyze available options and maintain a current list of qualified properties. Maintain contact with the owners of such properties to identify interest in conversion of units.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department and Redevelopment Agency</i>
<i>Timing:</i>	<i>Create list within one year of adoption; maintain contact on an ongoing basis; amend municipal code as necessary</i>

Implementation measure HE1-1.10

Prioritize funding and/or offer financial incentives or regulatory concessions to help meet the needs of temporary and seasonal households, i.e., those associated with surrounding seasonal agricultural operations, students living in the City for a semester or other temporary period associated with the West Hills Community College calendar year, or families visiting persons incarcerated at Pleasant Valley State Prison or Coalinga State Hospital. Encourage the development of units suitable for seasonal households, such as hotels, motels, single-room occupancy units, and multi-family housing. Bi-annually contact qualified developers of housing to discuss existing seasonal or temporary housing needs in the City, as well as possible incentives for the development of additional housing units.

<i>Objective:</i>	<i>Create a list of funding options and incentives for temporary or seasonal households, and a list of owners and developers of such housing. Maintain close contact with such owners and developers to inform them of the funding, incentive and rehabilitation/conservation options available.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Annually</i>



Implementation measure HE1-1.11

Determine further need for farm worker housing, location, and type of farm worker housing need in the community of Coalinga. Where needed, support the development of affordable, short-term housing (hotel, motel, single room occupancy units, etc.) by providing adequate sites and developer incentives, such as fee waivers and expedited processing, for short-term housing.

<i>Objective:</i>	<i>Prepare a report on the farmworker housing need in the City, including needs arising from County-wide agricultural activities. Provide development incentives and funding assistance as necessary.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within the current planning period</i>

Implementation measure HE1-1.12

Determine further need for student housing at West Hills Community College, location, and type of student housing needed in the community of Coalinga. Where needed, support the development of smaller very-low, and low income housing units in proximity to the Community College or surrounding areas by providing adequate sites and developer incentives, such as fee waivers and expedited processing, for smaller student housing.

<i>Objective:</i>	<i>Prepare a report on the student housing needs of the City associated with West Hills Community College. Provide development incentives and funding assistance as necessary.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within current planning period</i>

Goal HE2

Provide sufficient land to meet housing needs and reduce constraints to development of housing.

Policy HE2-1

Encourage housing opportunities in all existing residential areas in the city limits through infill.



Implementation measure HE2-1.1

Continue to encourage urban infill by limiting fees and expediting processing of site plans on infill projects.

<i>Objective:</i>	<i>Maintain a list of current infill sites and available incentives for development of such sites. Identify an expedited process for developing such sites in conjunction with the Zoning Ordinance update.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE2-1.2

Modify the zoning ordinance to reduce constraints associated with development of multi-family housing. Increase lot coverage allowances and decrease open space requirements, for example, through inclusion of private space such as balconies in calculations of open space. Allow for aggregate, shared or reduced parking standards for mixed use projects, and other multi-family projects near transportation. Implement area-wide design guidelines and smart or form-based code, which seeks to integrate uses and provide coherent development rather than lot-by-lot coverage and open space requirements.

<i>Objective:</i>	<i>Create a list of funding options and incentives for multi-family housing, and a list of owners and developers of such housing. Maintain close contact with such owners and developers to inform them of the incentives, funding, and rehabilitation/conservation options available.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Redevelopment Agency</i>
<i>Timing:</i>	<i>Annually</i>

Implementation measure HE2-1.3

Provide inducement for very low, low and moderate-income units by providing adequate sites and developer incentives for lower priced rental housing, such as fee waivers and expedited processing. Continue to support the development of alternative and affordable housing types (i.e., manufactured housing, condos, mobile home subdivisions, zero lot line, etc.) when evaluating



new development proposals. Continue to provide direct assistance, education, and other means to encourage very low, low and moderate-income units.

<i>Objective:</i>	<i>Create a list of funding options and incentives for very low-to moderate-income households, and a list of owners and developers of such housing. Maintain close contact with such owners and developers to inform them of the incentives, funding, and rehabilitation/conservation options available.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Redevelopment Agency</i>
<i>Timing:</i>	<i>Annually</i>

Policy HE2-2

Provide sufficient land for housing development through implementation of the City’s Land Use Plan.

Implementation measure HE2-2.1

Monitor sufficiency of remaining reserved land for residential use in five-year intervals and include such information in the annual report prepared for that year.

<i>Objective:</i>	<i>Prepare a report on the sufficiency of available land in the city to meet current residential needs. The report should include a constraints analysis, and provide a plan for additional land acquisition, as necessary.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Every five years</i>

Implementation measure HE2-2.2

Continue to update the digital database of zoning and parcels, to assist in locating appropriate sites for housing.

<i>Objective:</i>	<i>Make GIS mapping data available on the City’s website, and maintain and keep the data as current as City resources allow.</i>
-------------------	--



<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE2-2.3

Advocate for speed in processing of annexation proposals at Fresno LAFCo by providing early notice of pending projects and providing assistance to applicants.

<i>Objective:</i>	<i>Provide at least 30 days advanced notice of annexation proposals to LAFCo.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Ongoing</i>

Policy HE2-3

Ensure that constraints to residential development are reduced by providing adequate infrastructure, reduced fees for projects which address special needs, and expedient processing.

Implementation measure HE2-3.1

Utilize redevelopment tax increments to provide for the development of infrastructure improvements to serve infill sites.

<i>Objective:</i>	<i>Create a list of infill sites and any related infrastructure needs. Prioritize infrastructure needs, and make improvements to existing infrastructure as funding allows.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Public Works Department</i>
<i>Timing:</i>	<i>Annually</i>

Implementation measure HE2-3.2

Continue to reduce or eliminate fees for special needs projects, particularly those located on infill sites.



<i>Objective:</i>	<i>Create a reduced fee schedule for special needs or infill projects that reflects the efforts of the City to encourage such development through fee incentives. Develop qualifying criteria for such developments that fall under the reduced fee schedule.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Redevelopment Agency</i>
<i>Timing:</i>	<i>Within one year of adoption, in conjunction with the Zoning Ordinance update.</i>

Implementation measure HE2-3.3

Consistent with health and safety, continue to provide flexible standards for on- and off-site improvements for the construction of extremely low- to moderate-income housing projects including, but not limited to: reduced parking requirements; reduced requirements for curb, gutter and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.

<i>Objective:</i>	<i>Create a reduced fee schedule for extremely low- to moderate-income housing projects that reflects the efforts of the City to encourage such development through fee incentives. Develop qualifying criteria for such developments that fall under the reduced fee schedule.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Redevelopment Agency</i>
<i>Timing:</i>	<i>Within one year of adoption, in conjunction with the Zoning Ordinance update.</i>

Implementation measure HE2-3.4

Monitor processing times on an annual basis as part of the annual General Plan review to ensure residential applications continue to be handled expediently.

<i>Objective:</i>	<i>Create a current schedule of approximate processing times for residential developments, and identify any timeframes or requirements that may serve as a constraint to development. Create a list of options and incentives available from the City to remove or lessen any such</i>
-------------------	--



	<i>identified constraints.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Annually</i>

Implementation measure HE2-3.5

Implement Policy OSC 1-5 of the Open Space and Conservation Element of the General Plan to reduce or avoid constraints associated with agency permitting requirements.

<i>Objective:</i>	<i>Modify existing or create new development standards that will incorporate the mitigation measures included in the Coalinga Habitat Conservation Plan. Identify the constraints to residential development associated with the HCP and create incentives and funding options to avoid or lessen such constraints.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Ongoing</i>

Policy HE2-4

Continue to assist developers with approved projects to ensure development proceeds, especially projects that address special housing needs. Offer continued assistance through expedited review and approval of amendments, assistance in applying for grants and other funds, among other measures, to ensure housing projects are successfully concluded.

Goal HE3

Ensure equal access to housing consistent with all applicable state and federal fair housing laws.

Policy HE3-1

Continue to implement positive actions against all types of housing discrimination. This policy incorporates interaction with other agencies.

Implementation measure HE3-1.1

Continue to work with local agencies on an ongoing basis to reduce or eliminate all types of housing discrimination, in accordance with the following table.



Policy	Agency			
	Coalinga Community Development Department	State Fair Employment and Housing	Fresno County Dept of Community Development	Coalinga Redevelopment Agency
Encourage Fair Housing law enforcement	X	X	X	X
Support increased employment/economic opportunity	X	X	X	X
Encourage a range of housing opportunity near employment centers	X	X	X	X
Full utilization of housing assistance programs	X	X		X
Support housing programs maximizing choice for all	X	X	X	X
Minimize development policies imposing limited affordability	X	X	X	
Impart housing rights and refer to State Fair Housing when necessary	X	X	X	X
Discourage housing discrimination	X	X	X	X
Support Fresno County inter-agency task force	X	X		
Continue outreach/education program regarding discrimination	X	X	X	X
<p><i>The City's policies noted above have evolved into the following ongoing activities:</i></p> <p><i>The City Council, Planning Commission, and staff annually review and process updating language to local ordinances as appropriate for compliance with Fair Housing laws.</i></p> <p><i>The City established the position of Economic Development Director and expanded their Redevelopment project area to rebuild following a devastating 1983 earthquake; the City continues the successful reinvestment of tax increment.</i></p> <p><i>Multi-family zoning encourages the inclusion of commercial uses; mixed use zoning is encouraged and occurs in the City core; single family residential zoning permits, by right, many home occupations and some service businesses by CUP; and industrial areas are planned for ease of access from residential areas.</i></p> <p><i>To the limits of staffing and matching fund capacities, the City utilizes RDA, CDBG, USDA and HOME funds for the fulfillment of housing assistance programs each year.</i></p> <p><i>The community has never considered a limited growth policy; has endeavored to maintain approximately 200 percent of the amount of land necessary to meet their fair share housing requirements to keep land affordable; and utilizes state funds as available to provide infrastructure for residential development.</i></p> <p><i>Historically, improvements in local ordinances, policies and programs have effectively met and addressed current, identified concerns. The City conducts annual reviews as required by law and/or federal and state funding programs and acts according to its findings.</i></p> <p><i>On an as-appropriate basis, the City Building Official / Code Enforcement Officer will continue to utilize the State Consumer Affairs brochure "California Tenants - Your Rights and Responsibilities" for situations arising around housing issues. This brochure is published and distributed by the City staff in both English and Spanish.</i></p>				



Additionally, the City will continue active participation in the regular (primarily semi-annual) meetings and activities of the Community Housing Leadership Board of Fresno and Madera Counties.

<i>Objective:</i>	<i>Create a fair housing complaint process, and educate the public on anti-discrimination laws and the complaint process through pamphlets or other literature available at the City offices.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Agency</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE3-1.2

Continue to work with Self-Help Enterprises to make dwellings adaptable and accessible for disabled persons by continuing to implement the Rehabilitation Program. Continue to enforce ADA compliance during all permit processes for new construction and rehabilitation and confirm compliance during the construction inspection processes.

<i>Objective:</i>	<i>Create an ADA compliance checklist for reference in the permitting process for any new construction or rehabilitation developments to ensure all developments comply with current ADA regulations.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Agency</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE3-1.3.

Establish and implement a formal reasonable accommodation procedure for maintenance, improvement and development of housing within one year of adoption of the Housing Element. Distribute educational materials to property owners, apartment managers, and tenants every two years advising them of the reasonable accommodation procedure. Refer reasonable accommodation requests to the Community Development Department and ensure they are resolved.

<i>Objective:</i>	<i>Establish a formal reasonable accommodation procedure and timeframe for resolution of requests.</i>
-------------------	--



<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE3-1.4

Establish and implement a formal fair housing complaint process within one year of adoption of the Housing Element. Distribute educational materials to property owners, apartment managers, and tenants every two years advising them of the complaint procedure and purpose. Refer fair housing complaints to the Community Development Department and ensure that complaints are resolved.

<i>Objective:</i>	<i>Establish a formal fair housing complaint procedure and timeframe for resolution of complaints.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE3-1.5

Specify siting requirements for group homes in the Zoning Ordinance update consistent with state law for small group homes and with a conditional use permit for large facilities. Group homes with six or fewer residents will be allowed as a matter of right in the zoning ordinance update consistent with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Ensure permitting procedure is identical to existing uses. Ensure certainty to applicants through clearly stated requirements for approval of group homes.

<i>Objective:</i>	<i>Establish a detailed permitting procedure for group homes in conjunction with the Zoning Ordinance update.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE3-1.6

Analyze and determine on an annual basis whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to City Council.



Include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, initiate actions within six months of the completion of the evaluation to address them, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

<i>Objective:</i>	<i>Prepare a report on constraints to development of disabled housing units, including a list of current qualified units and a list of units suitable for conversion. Analyze owner/developer interest in new construction or conversion of units, and provide information on the City incentives and accommodations for such housing.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Annually</i>

Implementation measure HE3-1.7

Specify homeless shelters allowed “by right” in at least one zoning district as part of the Zoning Ordinance update. Provide clearly stated requirements for approval of homeless shelters in order to give greater certainty to an applicant. Implement requirements that are no more stringent than those ordinarily applied to residential uses in the zone, and do not unnecessarily burden a prospective project with conditions.

<i>Objective:</i>	<i>Amend the Zoning Ordinance to allow homeless shelters and/or transitional housing by right in at least one zone, with no additional requirements imposed over those ordinarily applied to residential uses in the same zone.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE3-1.8

Amend the Zoning Ordinance to reflect the current legal definition of “family” as including unrelated persons cohabitating.

<i>Objective:</i>	<i>Define “family” in the planned Zoning Ordinance update as “One or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen</i>
-------------------	--



	<i>and eating areas within the dwelling unit.”</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Policy HE3-2

Where needed, or as the result of redevelopment activity, assist residents displaced from their homes.

Implementation measure HE3-2.1

In instances where households are displaced as a result of public activities, such as through redevelopment processes, assist in the relocation of households in accordance with state and local laws and regulations.

<i>Objective:</i>	<i>Create an efficient and prompt procedure, including identification of potential funding sources, for relocation of displaced residents.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within two years of adoption</i>

Goal HE4

Continue to ensure safe housing for all of the City’s residents.

Policy HE4-1

Ensure safe housing, and take all necessary actions to spread awareness, maximize available funding, and assist residents where necessary.

Implementation measure HE4-1.1

Continue to enforce the Housing Code (Fresno County Ordinance Code, Chapter 15.32, Substandard Housing and Unsafe Structures), which provides minimum health and safety standards for the maintenance of the existing housing supply.

<i>Objective:</i>	<i>Maintain and update as necessary, the report on blighted properties in the City. Analyze properties for compliance with the Housing Code’s existing health and safety requirements, and establish a process for prioritizing needs</i>
-------------------	---



	<i>in conjunction with the City's ability to provide assistance.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Annually</i>

Implementation measure HE4-1.2

Continue to assist the California Department of Housing and Community Development in enforcement of the State's Employee Housing Act regarding health and safety standards relating to employer-owned labor camps that provide living quarters for five or more employees.

<i>Objective:</i>	<i>Create an inventory of employer-owned labor camps in the city or its close vicinity. Maintain contact with the owners of these facilities to determine future need and consistency with HCD policies.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within two years of adoption; Ongoing</i>

Implementation measure HE4-1.3

Continue to promote the alleviation of overcrowded housing conditions through Redevelopment Agency programs designed to assist homeowners and renters to rehabilitate units where safety issues are involved.

<i>Objective:</i>	<i>Secure funding for housing rehabilitation in an amount equal to or greater than 110% of funding received for this purpose over the previous planning period. Maintain a list of properties that are suitable for rehabilitation due to overcrowded conditions, and analyze identified needs with any available Redevelopment Agency and Self Help Enterprise programs.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Redevelopment Agency</i>
<i>Timing:</i>	<i>Ongoing throughout the planning period</i>



Goal HE5

Ensure the long term integrity and value of housing and neighborhoods.

Policy HE5-1

Ensure long-term integrity and value by continually monitoring housing stock as cited in Goal HE4. Additionally, encourage, promote and support awareness and active pursuit of maximum utilization of available land resources to provide housing.

Implementation measure HE5-1.1

Continue to work with Self Help Enterprises to participate in the Fresno County Housing Assistance Rehabilitation Program (HARP) administered by the Department of Community Development. Continue to support Self Help Enterprises in efforts to advise City residents of program availability.

<i>Objective:</i>	<i>Educate the public on the benefits offered by the HARP program through distribution of pamphlets or other written materials. Secure funding for housing rehabilitation through the HARP program in an amount equal to or greater than 110% of funding received for this purpose over the previous planning period.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Redevelopment Agency</i>
<i>Timing:</i>	<i>Ongoing throughout the planning period</i>

Implementation measure HE5-1.2

Continue to support non-profit housing, and housing services providers by partnering with Self Help Enterprises to apply for funding and expedite approval processing of rehabilitation projects including, but not limited to, the USDA 504 Loan Program and Fresno County HARP.

<i>Objective:</i>	<i>Educate the public on the benefits offered by the USDA 504 Loan and HARP programs through distribution of pamphlets or other written materials. Assist in securing funding for housing rehabilitation through the USDA 504 Loan and HARP programs in an amount equal to or greater than 110% of funding received for this purpose over the previous planning period.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Redevelopment Agency</i>



<i>Timing:</i>	<i>Ongoing throughout the planning period</i>
----------------	---

Implementation measure HE5-1.3

Continue to work with Self Help Enterprises through the New Homebuyers Program, providing downpayment assistance to income-restricted persons and providing financial training for persons receiving funds.

<i>Objective:</i>	<i>Assist in securing funding for housing through the New Homebuyers Program in an amount equal to or greater than 110% of funding received for this purpose over the previous planning period.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Redevelopment Agency</i>
<i>Timing:</i>	<i>Ongoing throughout the planning period</i>

Implementation measure HE5-1.4

Continue to provide counseling and workshops to prospective and active participants of the New Homebuyers Program. Continue to work through Self Help Enterprises and the Redevelopment Agency to provide information and technical assistance to encourage continued maintenance of currently sound housing.

<i>Objective:</i>	<i>Assist Self Help Enterprises with hosting public workshops and distribution of written materials regarding informational services available through the New Homebuyers Program, including those related to home purchase and maintenance.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Redevelopment Agency</i>
<i>Timing:</i>	<i>Ongoing</i>

Implementation measure HE5-1.5

Inspect all housing units being constructed, rehabilitated, expanded or relocated to enforce the Uniform Building Code and related sub-codes.



<i>Objective:</i>	<i>Review permitting procedures in conjunction with the planned Zoning Ordinance update to ensure all development requiring a permit complies with current UBC codes. Create a formal procedure for responding to UBC-related complaints.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE5-1.6

Continue to conserve neighborhoods through community cleanup. Periodically designate a day or weekend as “clean-up/fix-up day.” Continue to cooperate with various neighborhood groups, civic organizations and others willing to assist in helping those (especially the elderly and disabled) who might be unable to perform minor maintenance tasks.

<i>Objective:</i>	<i>Facilitate the conservation of neighborhoods through clean up/fix it events by contacting local non-profit organizations and coordinating dates and volunteers.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Redevelopment Agency</i>
<i>Timing:</i>	<i>Bi-annually</i>

Implementation measure HE5-1.7

Contact owners/operators of subsidized multi-family housing at least biannually to determine the status of at-risk units. Assist in the transfer of complexes deemed to be moving to market rents to agencies interested in owning and maintaining affordability.

<i>Objective:</i>	<i>Create and maintain a list of subsidized housing in the City and subsidizing term limits and sources. Maintain close contact with the owners/developers of such units to determine status of at-risk units. Work with other agencies to provide for the transfer or other conservation of currently subsidized housing to prevent any net loss of at-risk units. Monitor the status of the Tara Glen Apartments, currently considered to be at-risk, and develop a strategy for preserving these units should ownership indicate a</i>
-------------------	---



	<i>desire to convert to market rate units in the future.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Bi-annually</i>

Goal HE6

Cooperate with local jurisdictions to address regional housing issues.

Policy HE6-1

Implement all action items regarding the provision and protection of residential units consistent with regional policies and needs of area residents, including special needs groups.

Implementation measure HE6-1.1

Continually review development fees to determine whether or not they constitute constraints on development and or improvement of housing, particularly fees related to environmental issues associated with development in the city limits. Encourage other jurisdictions to reduce or eliminate fees for infill projects to encourage development of land within the city limits.

<i>Objective:</i>	<i>Assist in preparation and adoption of the Coalinga Habitat Conservation Plan, and related implementation of mitigation that allows taking of endangered habitat.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Within next planning period</i>

Implementation measure HE6-1.2

Implement the Land Use Plan's expansion areas to preempt escalating land costs for future development as infill land supply diminishes.

<i>Objective:</i>	<i>Assess existing land needs, including an inventory of vacant parcels, and associated development costs to determine future needs for city limits expansion.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Annually</i>



Implementation measure HE6-1.3

Partner with Fresno County and surrounding cities to develop or improve regional shelters or transitional housing for the homeless, in accordance with SB2.

<i>Objective:</i>	<i>Maintain contact with Fresno County and surrounding cities to determine interest in development of shared transitional housing to serve the larger county population.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Annually</i>

Goal HE7

Ensure that natural resources are conserved through implementation of the Land Use Plan and reduction in energy use.

Policy HE7-1

Continue to promote, advocate and support efforts to conserve natural resources and implement public policy for energy conservation in new and rehabilitated housing units. Continue to support the maximum utilization of federal, state and local programs, which assist homeowners in providing energy conservation measures.

Implementation measure HE7-1.1

Include code language in the Zoning Ordinance update to address resource use, including energy use. Types of measures may include:

- *Use of solar power systems, reduced permitting requirements and specific design guidelines*
- *Building design guidelines which emphasize energy conservation in building orientation, roof design, and landscaping requirements*
- *Expanding the urban treescape through landscaping requirements*
- *Guidelines for landscape and other aspects of development which contribute to water conservation*
- *Standards for paving which allow for infiltration and/or dispersed flow*



<i>Objective:</i>	<i>Amend the Zoning Ordinance to provide incentives for measures that reduce energy consumption, encourage landscaping and treescaping, and guide reuse and conservation of water resources. Educate the public on the available incentives through available written materials.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Public Works Department</i>
<i>Timing:</i>	<i>Within one year of adoption</i>

Implementation measure HE7-1.2

Continue to provide information on utility company(s) energy saving programs and the City’s weatherization programs to the public through print and other media.

<i>Objective:</i>	<i>Create a pamphlet or other written information detailing the available energy saving and weatherization opportunities available to residents. Include written materials in utility bills, as necessary.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department, Public Works Department</i>
<i>Timing:</i>	<i>Ongoing</i>

Implementation measure HE7-1.3

Continue to provide weatherization assistance to income-limited households. Continue the City’s current program which provides materials and installation assistance to those facing limits due to income or ability.

<i>Objective:</i>	<i>Assist in securing funding for weatherization assistance in an amount equal to or greater than 110% of funding received for this purpose over the previous planning period.</i>
<i>Responsible Agency:</i>	<i>City of Coalinga, Community Development Department</i>
<i>Timing:</i>	<i>Ongoing throughout the planning period</i>



ADDITIONAL GOALS AND POLICIES

Please see Chapters 1 through 6 of the General Plan for additional policies related to housing, such as LU2-1 through LU2-3. Policies related to air quality improvement measures are also incorporated herein by reference (See Goals AQ1 through AQ5, Policies AQ1-1 through AQ5-3, and Implementation Measures AQ1-1.1 through AQ5-3.5).



EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

The Housing Element must include a substantive review of the effectiveness of the programs and policies set forth in the previous Housing Element and documentation of the City's progress towards achieving stated goals. The following table outlines the various goals, policies and action items from the previous Housing Element, and details the City's actions in years intervening since the previous Element's adoption.

It should be noted that the City anticipated revision of its General Plan and Zoning Ordinance in the two years following the adoption of the Housing Element. This process ended up taking more time than anticipated, with the General Plan only recently adopted (July 2009) and the Zoning Ordinance expected to be revised by the end of 2010. Many of the policies and action items calling for revisions to these documents have therefore been delayed.



HOUSING ELEMENT POLICY REVIEW TABLE

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/ Delete/Add
GOAL 1 VARIETY OF HOUSING TYPES	Refer to specific programs which follow.				
POLICY 1.1 It is the policy of the City of Coalinga to support housing production and preservation for all economic segments of the community.	Refer to specific programs which follow.				
ACTION PROGRAM 1.1.1 By December 2005, the City will identify a special needs project and partner with a developer to accomplish it.	<i>Timing:</i> December 2005 <i>Responsible Agency:</i> City of Coalinga	Identify a special needs project and partner	The City has partnered with Gary Shingu on an assisted living and Alzheimer’s facility.	The objective of the program was accomplished	The program should be modified to address current needs and timeframes
POLICY 1.2 The City will utilize available funding for the provision of a variety of special needs housing.	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Coalinga Community Development	Fund housing for special needs populations	The Planning Commission approved the Warthan Place Apartments project in December of 2008. It comprises 80 affordable apartments targeted for income levels of 30 to	The City has used available funding to support special needs housing.	The policy should be continued.



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/ Delete/Add
	Department		60% median income. The City has also maintained ongoing programs in partnership with various entities to assist in first-time homebuying, and rehabilitation of senior-headed households.		
<p>ACTION PROGRAM 1.2.1 Make application to the State of California to fund housing rehabilitation under the HCD Farm Worker Housing Program for renters and owners and home ownership utilizing Tax Increment as matching funds, at least every other year.</p>	<p><i>Timing:</i> At least every other year</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	Apply for funds for housing rehabilitation	The City applied for funding under the CalHome program as recently as 2008 for support of their owner occupied & rehabilitation program (CC Resolution No. RA-251)	The funds have been pursued, obtained and used by the City to support renters and owners	The program should be continued
<p>ACTION PROGRAM 1.2.2 Determine further need for farm worker housing, location, and type of farm worker housing need in</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga</p>	Update information on farm worker housing needs	No formal action taken	The City has not engaged in any studies, or other formal actions to further determine the need for farm	This program should be retained to gauge whether future conditions indicate a change in the current position that there is



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/ Delete/Add
the community of Coalinga.	Community Development Department			worker housing in the area.	not a large need for farmworker housing.
ACTION PROGRAM 1.2.3 Review and update annually the public information summarizing the City's zone requirements, development fees, and permit procedures.	<i>Timing:</i> Annually <i>Responsible Agency:</i> Coalinga Community Development Department	Provide annual updates regarding zones, fees and permits	All changes in such information are distributed to make the Citizens aware of changes. With the recent General Plan Update being adopted last month, City staff will be making changes to the zoning ordinance as well as conducting a development impact study to amend rates.	The program has been effectively implemented.	The program should be retained. It should be noted that the General Plan update included a substantial public information campaign, and that the revision of the zoning ordinance and fee structure will be accompanied by public hearings.
ACTION PROGRAM 1.2.4 Encourage West Hills College to develop 10 additional student-housing units on college property each year of the planning period, and the City expedite permitting process and approval.	<i>Timing:</i> Annually <i>Responsible Agency:</i> Coalinga Community Development Department	Encourage development of additional group quarters at WHC	The College has not developed additional housing.	The City is limited in its ability to encourage housing at the College; the need for housing on campus responds to different parameters than those addressed in the Housing Element	The program is not effective and does not satisfy needs addressed in the Housing Element; the program should therefore be discontinued.



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/ Delete/Add
GOAL 2 ADEQUATE HOUSING LOCATION	Refer to specific programs which follow				
POLICY 2.1 Pursue annexation of areas within Coalinga’s Sphere of Influence necessary to provide sufficient land to accommodate housing needs.	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Coalinga Community Development Department	Obtain annexations to meet stated needs	The City approved a residential development project that is within the SOI and the project is pending annexation.	The revised Housing Element should determine whether annexations are a critical component of meeting housing needs	The revised Housing Element should determine whether annexations are required to meet housing needs. If not, the policy should be deleted. The General Plan Land Use Element includes amendments to the SOI and policies which support annexation to support housing development and population projections to 2025.
ACTION PROGRAM 2.1.1 Coalinga will prepare a five-year Land Use Plan update. This plan will set aside sufficient land area to meet future residential needs through 2008.	<i>Timing:</i> 2003 <i>Responsible Agency:</i> Coalinga Community Development	Update the Land Use Plan	The General Plan update was completed in 2009.	The recently adopted General Plan update addresses increased needs for land reservations through an expanded SOI.	This program has been achieved, and should therefore be modified to monitor sufficiency of remaining reserved land over a reasonable interval.



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/ Delete/Add
Land reservation will be approximately 200 percent of need in order to allow sufficient land choice and inhibit inflated value due to potential monopoly of growth areas.	Department				
ACTION PROGRAM 2.1.2 Coalinga will continue to update its AutoCAD digital database of zoning and parcels, to assist in locating appropriate sites for housing.	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Coalinga Community Development Department	Maintain updated and accessible parcel information	The City contracts with Tri-City Engineering to provide documentation and to track changes	The City maintains contract services to achieve the objective of the program	The program should be modified to reflect the use of contract labor in performing these tasks, but should otherwise be continued.
ACTION PROGRAM 2.1.3 By December 2004, the City will update government owned land inventory within the City and its “Sphere of Influence” and analyze for possible housing sites. In 2005, the City will approach developers and	<i>Timing:</i> December 2004, 2005 <i>Responsible Agency:</i> Coalinga Community Development Department; Coalinga	Update information and facilitate assisted housing	During this time the City approved an assisted living/Alzheimer’s facility which has yet to be constructed.	The City approved a specific project which was not ultimately built	The program should be updated dependent on the identified need, and may be modified such that the City provides additional support to the development of the project or another similar project.



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/ Delete/Add
funding agencies to facilitate development with assisted housing.	Redevelopment Agency				
<p>ACTION PROGRAM 2.1.4 Advocate for changes in Fresno LAFCo policies to permit annexation of properties in advance of specific development projects.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> City of Coalinga</p>	Obtain changes in LAFCo policies	This action plan was advocated on behalf of the City, however, LAFCo was not amenable to changing their policies.	The action was not successful.	It is unlikely that Fresno County LAFCo will change annexation policies, particularly in light of recent changes in the law. This program should be terminated, or modified in favor of encouraging measures which speed processing of annexations through early LAFCo notification and assistance to applicants.
<p>POLICY 2.2 Encourage the development of housing opportunities in all residential areas.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> City of Coalinga</p>	Refer to specific programs which follow			
ACTION PROGRAM	<i>Timing:</i>	Remove fee and	The City adopted	The adoption of the	The program should



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/ Delete/Add
<p>2.2.1 Encourage urban infill by providing a discounted fee structure and expedited processing of site plans.</p>	<p>Ongoing <i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>processing obstacles to housing production</p>	<p>Resolution No. 3267 exempting infill residential development impact fees on parcels created before 1983</p>	<p>resolution addressed the issue of fees. The City rapidly processes all residential applications (see Action Program 6.1.3, below).</p>	<p>be amended to monitor processing times to ensure residential applications continue to be handled expediently.</p>
<p>ACTION PROGRAM 2.2.2 Provide inducement for low and moderate-income inclusionary units by providing adequate sites and developer incentives for lower priced rental housing. To enhance and extend this policy, the development of alternative and affordable housing types (i.e., manufactured housing, condos, mobile home subdivisions, zero lot line, etc.) shall be considered when evaluating new development proposals.</p>	<p><i>Timing:</i> Ongoing <i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Prepare and adopt an inclusionary housing ordinance; otherwise consider affordable housing components when evaluating new proposals</p>	<p>The City opted not to prepare and adopt an inclusionary housing ordinance because Coalinga is a rural community and an inclusionary housing ordinance is normally appropriate in more urban settings. Succeeding Councils did not address the issue of inclusionary housing. Housing developers may receive assistance from the RDA through its 20% set-a-side funds.</p>	<p>The ordinance was not ultimately thought appropriate for the City. Various forms of assistance and education are available to developers in the City to encourage affordable housing types.</p>	<p>The program should be modified to continue to support development of affordable housing types through direct assistance, education, and other programs.</p>



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/ Delete/Add
<p>POLICY 2.3 Through development approval processes, assure that new residential development is appropriately located where public and private facilities and services, including schools, retail facilities, parks, transportation systems, etc., are readily available.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Ensure residential uses are developed with necessary services</p>	<p>The General Plan (Land Use and Transportation Elements) has been in the process of being updated. The update took several years and with it being adopted, the City can now follow through with this policy.</p>	<p>The revised General Plan includes policies to ensure services are provided to residential development in a coordinated manner.</p>	<p>This policy should be continued.</p>
<p>ACTION PROGRAM 2.3.1 Redevelopment tax increments will be utilized to provide for the development of infrastructure improvements to serve infill sites</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Use tax increment financing to provide infrastructure</p>	<p>The Redevelopment agency has assisted in several projects pertaining to off site improvements as well as infrastructure.</p>	<p>The Redevelopment agency has successfully used available funds, and anticipates ongoing projects to achieve identified goals</p>	<p>This program should be continued.</p>
<p>GOAL 3 EQUAL ACCESS TO HOUSING</p>	<p>Refer to specific policies and programs which follow.</p>				
<p>POLICY 3.1 The City shall continue to implement positive</p>	<p><i>Timing:</i> Ongoing</p>	<p>Ensure housing is provided in accordance with</p>	<p>The City works with the listed agencies to ensure housing discrimination is</p>	<p>The City has successfully implemented this</p>	<p>This policy should be continued.</p>



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/ Delete/Add
actions against all types of housing discrimination. This policy incorporates interaction with other agencies.	<i>Responsible Agency:</i> Various	Fair Housing Law	prevented in accordance with existing law.	policy	
ACTION PROGRAM 3.1.1 The programs noted in the following matrix illustrate the various local agencies and their continuing involvement in activity to reduce or eliminate all types of housing discrimination. These are ongoing activities.	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Varies (see below)	Ensure housing is provided in accordance with Fair Housing Law	The City works with the listed agencies to ensure housing discrimination is prevented in accordance with existing law.	The City has successfully implemented this program	This program should be continued.



Policy	Agency			
	Coaling Community Development Department	State Fair Employment and Housing	Fresno County Department of Community	Coaling Community Development Department
Encourage Fair Housing law enforcement	X	X	X	X
Support increased employment/economic opportunity	X	X	X	
Encourage a range of housing opportunity near employment centers	X	X	X	
Full utilization of housing assistance programs	X	X		
Support housing programs maximizing choice for all	X	X	X	
Minimize development policies imposing limited affordability	X	X	X	
Impart housing rights and refer to State Fair Housing when necessary	X	X	X	X
Discourage housing discrimination	X	X	X	X
Support Fresno County inter-agency task force	X	X		
Continue outreach/education program regarding discrimination	X	X	X	X



Housing Element

- The City's policies noted above have evolved into the following ongoing activities:
- The City Council, Planning Commission, and staff annually review and process updating language to local ordinances as appropriate for compliance with Fair Housing laws.
- In the last decade, the City established the position of Economic Development Director and expanded their Redevelopment project area to rebuild following a devastating 1983 earthquake; the City continues the successful reinvestment of tax increment.
- Multi-family zoning encourages the inclusion of commercial uses; mixed use zoning is encouraged and occurs in the City core; single family residential zoning permits, by right, many home occupations and some service businesses by CUP; and industrial areas are planned for ease of access from residential areas.
- To the limits of staffing and matching fund capacities, the City utilizes RDA, CDBG, USDA and HOME funds for the fulfillment of housing assistance programs each year.
- The community has never considered a limited growth policy; has endeavored to maintain approximately 200 percent of the amount of land necessary to meet their fair share housing requirements to keep land affordable; and utilizes state funds as available to provide infrastructure for residential development.
- Historically, improvements in local ordinances, policies and programs have effectively met and addressed current, identified concerns. The City conducts annual reviews as required by law and/or federal and state funding programs and acts according to its findings.
- On an as-appropriate basis, the City Building Official / Code Enforcement Officer will continue to utilize the State Consumer Affairs brochure "California Tenants - Your Rights and Responsibilities" for situations arising around housing issues. This brochure is published and distributed by the City staff in both English and Spanish.
- Additionally, the City will continue active participation in the regular (primarily semi-annual) meetings and activities of the Community Housing Leadership Board of Fresno and Madera Counties.



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
<p>ACTION PROGRAM 3.1.2</p> <p>In response to SB 520, the City of Coalinga will make dwellings adaptable and accessible for disabled persons by assigning funding priority, where feasible, to housing rehabilitation cases in which accessibility improvements are planned, and where such improvements are the only ones necessary, to total 50 units in the planning period. The City enforces ADA compliance during all permit processes for new construction and rehabilitation. Building officials confirm compliance during the construction inspection processes.</p>	<p><i>Timing:</i> 2007</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Rehabilitate up to 50 units for disabled person accessibility</p>	<p>The City has instituted a Rehabilitation project with the services of Self Help Enterprises.</p>	<p>This program has been implemented</p>	<p>Modify the program to reflect current collaboration with Self Help Enterprises</p>



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
<p>ACTION PROGRAM 3.1.3</p> <p>The Zoning Ordinance will be amended in 2005, following completion of the City's General Plan Update in 2004, to specify siting requirements for group homes consistent with state law for small group homes and with a conditional use permit for large facilities. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs.</p>	<p><i>Timing:</i> 2005</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Ensure provisions for group homes and disabled person housing are made in new zoning regulations.</p>	<p>The Zoning Ordinance has not yet been amended to include requirements for the siting of group homes or constraints on disabled housing. The Zoning Ordinance revision is anticipated to be complete by the end of 2010.</p>	<p>The program has been partially implemented. No changes to the Zoning Ordinance have been made; however, there don't appear to be constraints to disabled housing, and the City's Rehabilitation Project has assisted with the rehabilitation of disabled housing.</p>	<p>This program should be continued, with modifications to provide specific amendments to the zoning ordinance.</p>



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
<p>The City will analyze and determine on an annual basis whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to City Council. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions within six months of the completion of the evaluation to address them, including removing the constraints or providing reasonable accommodation for housing intended for</p>					



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
persons with disabilities.					
<p>ACTION PROGRAM 3.1.4</p> <p>The Zoning Ordinance will be amended in 2005, following completion of the City's General Plan Update in 2004, to specify allowable siting requirements for homeless shelters in Commercial zones, consistent with state law for small homeless shelters and with a conditional use permit for large facilities. Clearly stated requirements for approval of homeless shelters will give greater certainty to an applicant and remove an impediment to fair housing for the homeless</p>	<p><i>Timing:</i> 2005</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Amend Zoning Ordinance to allow for locating of homeless shelters</p>	<p>This can be accomplished as part of the Zoning Ordinance update this year.</p>	<p>The law regarding the siting of homeless shelters has been amended. Cities must now allow shelters and transitional homes by right in at least one residential district.</p>	<p>The program should be modified to reflect current law.</p>



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
population.					
<p>POLICY 3.2 Where needed, or as the result of public activity, the City will assist residents displaced from their homes.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Assist in displacements resulting from public actions</p>	<p>No displacements have occurred in the planning period</p>	<p>The policy is relevant; however, it has not been necessary to implement</p>	<p>The policy should be continued.</p>
<p>ACTION PROGRAM 3.2.1 In instances where households are displaced as a result of public activities, such as through redevelopment processes, the City of Coalinga shall assist in the relocation of households in accordance with state and local laws and regulations.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Assist in displacements resulting from public actions</p>	<p>No displacements have occurred in the planning period</p>	<p>The program is relevant; however, it has not been necessary to implement</p>	<p>The program should be continued.</p>



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
GOAL 4 SAFE HOUSING	Refer to specific policies and programs which follow				
POLICY 4.1 The City will ensure safe housing, and take all necessary actions to facilitate awareness, maximize available funding, and implement assistance where necessary.	Refer to specific programs which follow				
ACTION PROGRAM 4.1.1 The City of Coalinga will continue to enforce the Housing Code (Fresno County Ordinance Code, Chapter 15.32, Substandard Housing and Unsafe Structures), which provides minimum	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> City of Coalinga; Fresno County Health Department;	Ensure safe housing	The Code Enforcement Department and the Building Official ensure that health and safety standards are maintained	The City Building Official has completed several inspections through the City to ensure safety standards are maintained. A variety of programs are available to assist homeowners in making necessary repairs.	The program should be continued



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
health and safety standards for the maintenance of the existing housing supply.	Environmental Health System				
<p>ACTION PROGRAM 4.1.2</p> <p>The Environmental Health System will continue to enforce the State’s Employee Housing Act regarding health and safety standards relating to employer-owned labor camps that provide living quarters for five or more employees.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Fresno County Division of Environmental Health</p>	Ensure health and safety at labor camps	The County Division of Environmental Health was responsible for enforcing the Employee Housing Act until September 2007, when the responsibility of enforcement transferred to the California Department of Housing and Community Development.	The HCD conducts complaint investigations for alleged violations of the Act, and management at the HCD level is effective. However, enforcement of the Act is outside the City’s jurisdiction.	This program should be continued, with substantial modifications to reflect current enforcement agencies and define the City’s role in assisting those agencies.
<p>ACTION PROGRAM 4.1.3</p> <p>Promote the alleviation of overcrowded housing conditions by assigning funding priority, where feasible, to rehabilitate units where safety issues</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga Community Development</p>	Alleviate overcrowding	The Redevelopment Agency has a rehabilitation program that addresses this issue and will allow for building expansion for family size.	The program has been effectively implemented; the Redevelopment Agency programs have been used to improve homes in terms of appearance, safety and size	The program should be continued, with modifications to refer to specific programs



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
are involved.	Department				
ACTION PROGRAM 4.1.4 Continue development agreement activity to initiate new housing construction that includes affordable housing units by providing incentives such as expedited permit processing, “gap”, or other financing in support of such development.	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> City of Coalinga	Incentivize affordable housing proposals	The City successfully negotiated with Bratton Investment (Echo Canyon Apartments) to ensure that 15% of the 133 units were targeted for moderate income levels. The City has passed a resolution reducing fees for infill development.	The program has been effectively implemented.	The program should be continued, with specific code changes added
ACTION PROGRAM 4.1.5 Review Property Maintenance Ordinance and improve process as feasible and legal to address “nuisance” property concerns without unnecessary cost to the City for	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Coalinga Community Development Department	Address and reduce property nuisances	In 2007 the City of Coalinga amended the Property Maintenance section of the Municipal Code in order to update public nuisance occurrences.	The program has been effectively implemented; changes to the Code have been made to implement the program.	The program should be deleted; changes to the Code have been made to implement the program.



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
enforcement.					

GOAL 5 LONG TERM INTEGRITY AND VALUE OF HOUSING	Refer to specific policies and programs which follow.				
POLICY 5.1 Ensure long-term integrity and value by continually monitoring housing stock as cited in Goal 4. Additionally, encourage, promote and support awareness and active pursuit of maximum utilization of available resources.	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Coalinga Community Development Department	Monitor for safety and code violations and pursue public education	The Code Enforcement Department and the Building Official ensure that health and safety standards are maintained The City publishes several materials which provide information about available programs and financing to support continued upkeep and improvement of area homes	The policy has been effectively implemented.	The policy should be continued.



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
<p>ACTION PROGRAM 5.1.1 Participate in the Fresno County Housing Assistance Rehabilitation Program (HARP) administered by the Department of Community Development by actively implementing outreach efforts to advise City residents of program availability.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> City of Coalinga; Fresno County Department of Community Development</p>	<p>Participate in and utilize HARP funds</p>	<p>The Redevelopment Agency has an agreement with Self Help Enterprises to submit applications to HARP on January 16, 2009. The home owner at 126 Jackson Street was approved for \$170,000.00</p>	<p>The agreement with Self Help Enterprises has been successful; homeowners are actively using services and public information is readily available</p>	<p>The program should be continued, with modifications to reflect the current arrangement and range of programs available.</p>



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
<p>ACTION PROGRAM 5.1.2 Similar to Program 1.1.1, Coalinga will support non-profit housing, and housing services providers through actions necessary to expedite approval processing of rehabilitation projects including, but not limited to, Housing Authority Section 8 and the HUD Rental Rehabilitation program.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Use available programs to support housing</p>	<p>The Redevelopment Agency has an agreement with Self Help Enterprises for submission of applications for the USDA 504 Loan Program and Fresno Co. HARP.</p>	<p>The agreement with Self Help Enterprises has been successful; homeowners are actively using services and public information is readily available</p>	<p>The program should be continued with modifications to reflect the current arrangement</p>
<p>ACTION PROGRAM 5.1.3 Continue Downpayment Assistance Program (DAP) for moderate and low-income persons to purchase new or resale homes within the redevelopment area, Sandalwood and</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Assist homebuyers</p>	<p>The New homebuyers program was implemented with Self Help Enterprises. The program provides assistance to new homebuyers meeting income and other restrictions.</p>	<p>The program has been successful</p>	<p>The program should be continued, but modified to reflect the current program and arrangement with Self Help Enterprises.</p>



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
<p>Foxhollow subdivisions. Provide assistance grants up to \$6,400 with deed restrictions for at least 10 years.</p>					
<p>ACTION PROGRAM 5.1.4 Cooperate with the Fresno County Housing Authority to hold Homeowners Workshops of public information, and technical assistance to encourage continued maintenance of currently sound housing.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Provide public outreach</p>	<p>The New homebuyers program includes mandatory counseling and workshops for applicants. The City provides information regarding programs available to ensure maintenance of housing</p>	<p>The program has been successfully implemented</p>	<p>The program should be continued, with modifications to specify the agreement with Self Help Enterprises, and more detail regarding the current program of outreach.</p>



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
<p>ACTION PROGRAM 5.1.5 Inspect all housing units being constructed, rehabilitated, expanded or relocated to enforce the Uniform Building Code and related sub-codes.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga Public Works Department</p>	<p>Ensure code compliance</p>	<p>Several inspections have been conducted by the Building Official to ensure safe and secure housing within the City.</p>	<p>This program has been successfully implemented</p>	<p>The program should be continued.</p>
<p>ACTION PROGRAM 5.1.6 Conserve neighborhoods through community cleanup. This program consists of the periodic designation of a day or weekend as “neighborhood clean-up/fix-up day.” The City will cooperate with various neighborhood groups, civic organizations and others willing to assist in helping those (especially the elderly and disabled)</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> City of Coalinga</p>	<p>Ensure ongoing maintenance of properties</p>	<p>The City of Coalinga currently runs a Senior Paint Program. Over 100 Seniors over the past 5 years have had, at no cost, the exterior painting of their homes and refuse, trash and hauling service.</p>	<p>The program has been successfully implemented</p>	<p>The program should be continued, with modifications to specify the existing programs being used.</p>



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
who might be unable to perform minor maintenance tasks.					
GOAL 6 AFFORDABLE HOUSING	Refer to specific policies and programs which follow.				
POLICY 6.1 Continue to support both public and private efforts for safe and decent housing for all residents, regardless of income level.	Refer to specific programs which follow				
ACTION PROGRAM 6.1.1 Utilize the preference designation of a portion of the City's residential areas as a federal Enterprise Community (EC). Such designation provides "earmarked" allocations of funds for the provision of rural	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Coalinga Community Development Department	Utilize funding to support affordable housing	This program has not been implemented.	The City is not an enterprise community; therefore, this program is not applicable	This program should be deleted.



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
housing through Social Services Block Grants.					
<p>ACTION PROGRAM 6.1.2 Continue to encourage affordable housing developer applications for such programs as Farmers Home Administration 502 (Interest Subsidy), and 515 (Rental Housing Construction), Section 8 Rental Housing Section 8 Mortgage Payment Program, California Housing Finance Agency AB333 (CHFA), and others.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	Seek funding for affordable housing	The Economic Development Coordinator has continued to actively seek out affordable housing developers to ensure development occurs in Coalinga.	The program has been implemented; subsidized projects have been built in the community	This program should be continued.
<p>ACTION PROGRAM 6.1.3 Take all necessary actions to expedite processing and approvals for such projects.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga</p>	Expedite processing	Staff works extremely fast in processing applications. Past practices have displayed expedited completion time frames.	Refer also to the Constraints section of the Housing Element; the City's processing time for permits is not considered a constraint to development of	This program should be continued.



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
	Community Development Department			affordable projects	
POLICY 6.2 Coalinga will continue to actively pursue and implement available housing funding for the development and preservation of affordable housing stock.	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Redevelopment Agency	Achieve affordable housing development and preservation	The RDA has continued to maintain a significant cash flow that is available for affordable housing projects.	According to the RDA Mid-Term Review, ¹ The RDA has effectively used funding to support rehab and neighborhood conservation efforts, and plans to support development of housing	This policy should be continued.
ACTION PROGRAM 6.2.1 Coalinga will continue to implement the density bonus of at least 25 percent, and additional incentive, or financially equivalent incentive(s), to a development agreeing to construct at least:	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Coalinga Community Development Department	Increase potential for affordable housing	This has been achieved as shown in entitlement applications processed in last 5 years.	This program has been implemented	This policy should be continued.

¹ Coalinga Redevelopment Agency. February 2008. Mid Term Review 2005-2010 Implementation Plan



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
1. Twenty percent of the units for lower income households; or 2. Ten percent of the units for lower households; or 3. Fifty percent of the units for senior citizens.					
ACTION PROGRAM 6.2.2 Utilize a portion of its Community Development Block Grant allocation and/or tax increment to write down infrastructure improvements necessary to the development or affordability of housing. Tax increment, and perhaps some CDBG, will be used for this program.	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Coalinga Redevelopment Agency	Reduce infrastructure costs associated with affordable housing	CDBG funds are currently used for this effort.	The Coalinga Redevelopment Authority includes, in its 2008 Implementation Plan, initiatives to use tax increment funds to develop infrastructure to serve infill sites.	This program should be continued; with modifications to reflect RDA policy
ACTION PROGRAM	<i>Timing:</i>	Provide special	The City has	This program has been	This program



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
<p>6.2.3 The City shall expand the availability of housing units suited to the needs of large and/or extended families, the elderly, disabled, homeless, and others through financial assistance in new construction of at least 50 units by July 2006.</p>	<p>July 2006 <i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>needs housing</p>	<p>demonstrated that it takes these issues into consideration when approving projects.</p>	<p>partially implemented, in projects smaller than 50 units.</p>	<p>should be revised to reflect current needs.</p>
<p>ACTION PROGRAM 6.2.4 The City will contact owners/operators of subsidized multi-family housing at least annually to determine the status of at-risk units, described in Chapter 5. Such monitoring will position the City to assist complexes deemed to be moving to market rents to agencies interested in owning and maintaining</p>	<p><i>Timing:</i> Annually <i>Responsible Agency:</i> City of Coalinga</p>	<p>Avoid conversion of at-risk units</p>	<p>The City has not contacted subsidized housing facilities annually; one facility, Westwood II, appears to have opted out in the interim</p>	<p>The City needs to identify a means of proactively addressing units at-risk, and ensure measures are employed to avoid future conversions</p>	<p>This program should be continued, but modified</p>



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
affordability.					
<p>ACTION PROGRAM 6.2.5 The City will develop clear design guidelines, consistent with the municipal code, to facilitate multi-family development of up to 25 units in multi-family zones by June 2005. A conditional use permit for multi-family housing in the R-3 zones exceeding 25 units would only be required if the applicant has substantially deviated from the guidelines developed by the City. The City municipal code will be amended accordingly subsequent to guideline adoption.</p>	<p><i>Timing:</i> June 2005</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	<p>Ensure clarity and ease of processing for multi-family development.</p>	<p>This will be accomplished during the modernization of the Zoning Ordinance this coming year.</p>	<p>Major revisions to the City's Zoning Ordinance will be made in the coming year now that the City has adopted a new General Plan.</p>	<p>This program should be continued, and modified.</p>



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
GOAL 7 ADEQUATE REGIONAL HOUSING	Refer to specific policies and programs which follow.				
POLICY 7.1 It is the City's policy to implement all action items regarding the provision and protection of residential units consistent with regional policies and needs of area residents, including special needs groups. Land development and resource management is also accomplished consistent with regional considerations.	Refer to specific programs which follow.				
ACTION PROGRAM 7.1.1	<i>Timing:</i> Ongoing	Address fees as a potential	The City's Development Fee schedule was	The City fee schedule is not considered a	The program should be



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
Continually review development fees to determine whether or not they constitute constraints on development and or improvement of housing.	<i>Responsible Agency:</i> Coalinga Community Development Department	constraint	comprehensively updated in 2005, with subsequent modifications as recent as May 2009. The City adopted a resolution to waive impact fees for most infill development	constraint to development.	modified to address the impact of fees from other jurisdictions.
ACTION PROGRAM 7.1.2 Participate with Fresno County in land banking program to preempt escalating land costs for future development as infill land supply diminishes.	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Fresno County Department of Community Development	Address land cost as a potential constraint	The City’s General Plan substantially expands the City’s Sphere of Influence and potential annexation areas in order to ensure sufficient land for future development. Fresno County has not implemented a land banking program	The objective of the program has been achieved through revisions to the General Plan.	The program should be revised to reflect the City’s current approach.
ACTION PROGRAM 7.1.3 Review, at least annually, potential barriers to “infill” development and formulate incentives, to assist development of by-passed parcels	<i>Timing:</i> Annually <i>Responsible Agency:</i> Coalinga Community Development	Encourage infill development	While the City has not been reviewing this issue on an annual basis, the City has adopted a resolution to waive impact fees for infill development in order to facilitate use of existing parcels.	The program has been partially effective. While the annual review has not occurred, the City has taken steps to alleviate constraints to infill development. The upcoming revision of the	The program should be retained but substantially revised.



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
including identified land sites under 10,000 square feet.	Department			zoning ordinance presents more opportunities to encourage this type of development	
GOAL 8 ADEQUATE NATURAL RESOURCES	Refer to specific policies and programs which follow.				
POLICY 8.1 Coalinga and Fresno County have promoted energy conservation efforts for residential development for several years. The City will continue to promote, advocate and support efforts to conserve natural resources and develop public policy for energy conservation in new and rehabilitated housing units. The City also supports the maximum utilization of	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Various	Encourage energy efficiency	The City has been addressing energy impacts in environmental review documents in response to recent legislation (AB32 and SB 375) and new development is also conditioned to ensure energy efficiency through application of current codes.	This policy has been effectively implemented.	This policy should be retained.



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
federal, state and local programs, which assist homeowners in providing energy conservation measures.					
<p>ACTION PROGRAM 8.1.1</p> <p>Manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area’s natural resource base and overall living environment. For example, encourage the use of passive housing design concepts which make use of the natural climate to increase energy efficiency and reduce shelter costs.</p>	<p><i>Timing:</i> Ongoing</p> <p><i>Responsible Agency:</i> Coalinga Community Development Department</p>	Encourage energy efficiency	<p>Through environmental review, the City ensures that projects reduce their impact on the environment. New housing includes features which address the local climate, which is often extreme. The City also runs a weatherization program which addresses energy use in older homes.</p> <p>The revised General Plan and Land Use Element responds to environmental constraints.</p>	The program has been partially implemented. The revision of the Zoning Ordinance provides an opportunity to specify design criteria which may address energy efficiency more effectively.	The program should be retained, but revised to specify changes to the Zoning Ordinance in the upcoming update.
<p>ACTION PROGRAM 8.1.2</p>	<p><i>Timing:</i> Ongoing</p>	Provide public information about energy savings and	The City currently runs a weatherization program and provides public	The program has been successfully	The program should be



Housing Element

Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
Include information on utility company(s) energy saving program and weatherization programs of non-profit organizations in a brochure developed and distributed by City Planning and Code Enforcement.	<i>Responsible Agency:</i> Code Enforcement/ Planning	weatherization	information regarding the program.	implemented.	continued.
ACTION PROGRAM 8.1.3 Initiate program to provide weather stripping, outlet covers, and hot water heater insulating blankets purchased by the Redevelopment Agency to be made available to low/moderate income families. Arrange needed installation assistance for seniors and/or disabled through local community group(s) or service	<i>Timing:</i> Ongoing <i>Responsible Agency:</i> Coalinga Community Development Department	Assist in energy efficiency efforts for special needs populations	The Redevelopment Agency rehabilitation program provides all of these services.	The program has been successfully implemented. The RDA's Implementation Plan (2008) notes that rehabilitation efforts have exceeded annual targets.	The program should be continued, but modified to reflect the current rehabilitation program and the RDA's other efforts in this area.



Goal/Policy/ Action Program	Timing/ Responsibility	Objective	Result	Evaluation	Continue/ Modify/Delete /Add
organization(s).					



2003 HOUSING ELEMENT UNACCOMMODATED NEED

Government Code Section 65584.09 requires cities or counties that fail to identify or make available adequate sites to accommodate the regional housing need to zone or rezone adequate sites, within the first year of the new planning period, to accommodate any previously unaccommodated portion of the need allocation from the prior planning period.

The previous Housing Element (June 2003) included an RHNA of 256 units. The Element stated, “Based on the research conducted by Quad Knopf, it was determined that adequate residential sites and land inventory exist within the Coalinga City Limits to meet the 256 dwelling unit fair share allocation without additional governmental action to increase residential sites within the Sphere of Influence” (2003 Housing Element, ES-3). At an average of four units per acre, 64 acres of available land were needed to meet the need. The previous Housing Element indicated land available in Coalinga that far exceeded this need including: 3,698 acres of planned residential vacant land with the City’s SOI; over 95 acres of vacant lands within the city limits with a dwelling unit potential of between 726 and 919 units by zoning classification; and vacant parcels in a variety of sizes that can accommodate a variety of major and minor subdivisions (27 parcels of 10,000 square feet or less, 21 parcels of 10,000 square feet to one acre, and 10 parcels larger than one acre in size). The Element identified sufficient vacant land to meet the fair share allocation and no rezoning or annexation was necessary to provide additional residential lands to meet the need.

Though the City’s inventory was found to be more than sufficient for the planning period, the Housing Element did recognize potential impairments to annexation that could become a constraint to future development. Action Program 2.1.4 was included to address this potential constraint, which encouraged changes in Fresno LAFCo policies to permit annexation of properties in advance of specific development projects. As discussed above, this action was advocated on behalf of the City, but LAFCo was not amenable to changing their policies. The action was unsuccessful and it does not appear likely that LAFCo will change annexation policies to reduce this potential constraint. Nevertheless, the provisions of Government Code Section 65584.09 are not applicable to the review of the 2003 Housing Element.



NEEDS ASSESSMENT

The City of Coalinga is required, as part of the update of its Housing Element, to thoroughly and independently assess housing needs in the community. This section provides information on demographics and housing trends in the community and the region to support this analysis, including:

- Population and Employment Trends
- Household Characteristics
- Housing Stock Characteristics
- Special Housing Needs
- Affordable Housing At-Risk of Conversion
- Projected Housing Need

Data supporting the following analysis is obtained largely from the following sources:

- Coalinga Housing Element, 2003
- Coalinga General Plan and Final Master EIR, 2009
- 1990 and 2000 Census
- California Department of Finance
- Council of Fresno County Governments

The outline and content of this assessment is based on HCD's "Building Blocks for Effective Housing Elements" accessed online in Summer 2009, as well as the previous Housing Element for the City of Coalinga and the other Coalinga General Plan Elements (2005-2025). A Table of the requisite analysis set forth in the HCD's "Building Blocks" Guidebook, and references to the relevant discussion located in the Housing Element, has been included as Table A, at the end of this Background Report.



POPULATION, EMPLOYMENT AND HOUSING CHARACTERISTICS

POPULATION TRENDS

The current population of the City of Coalinga is estimated to be 19,109 (DOF Table E-5, January 1, 2009), with 12,338 in households and 6,771 in group quarters (including the Pleasant Valley State Prison (PVSP) and Coalinga State Hospital (CSH)). Growth in the City has been relatively rapid over recent years, as shown in the following tables:

TABLE B-1
COALINGA POPULATION GROWTH, 1990-2000

Jurisdiction	1990	2000	Percent Change 1990-2000	Annual Average Rate of Growth 1990-2000
	Number	Number		
Coalinga	8,212*	16,213**	97.4%	6.8%
Avenal	9,770	14,674	50.2%	4.1%
Huron	4,766	6,306	32.3%	2.8%
Fresno County	667,490	799,407	19.8%	1.8%

Source: Census 1990, 2000

* 110 in group quarters and 8,102 in households

** 5,350 in group quarters and 10,863 in households

In the decade from 1990-2000, the City of Coalinga experienced an annual average growth rate of 6.8 percent, much higher than Fresno County’s average. Nearby communities of Huron and Avenal likewise grew at relatively rapid annual rates, outpacing the county. Annual growth since 2000 has continued at a relatively rapid rate of 2.16 percent, as Coalinga experienced additional growth in employment opportunities at PVSP, the opening of the California State Hospital in 2005, and increased housing development. This average is fairly consistent with the annual growth rate of Fresno County since 2000, which averaged 1.86 percent annual growth based on Department of Finance estimates (DOF E-5). Although average annual percentages are similar for the City of Coalinga and Fresno County, the estimated County population has grown steadily each year by approximately 2 percent (within half a percentage point), whereas Coalinga has experienced wide swings in yearly population increases, increasing by less than one percentage point in 2001, 2002, 2003 and 2009, and over four percentage points in 2004, 2007 and 2008.



TABLE B-2
TOTAL POPULATION GROWTH 2000-2009

Year	Coalinga		Fresno County	
	Amount	% Increase	Amount	% Increase
2000	15,798	N/A	799,407	N/A
2001	15,932	0.8%	812,195	1.6%
2002	16,025	0.6%	828,325	2.0%
2003	16,052	0.2%	846,476	2.2%
2004	16,715	4.1%	864,882	2.2%
2005	17,053	2.0%	881,324	2.0%
2006	17,244	1.1%	897,242	1.8%
2007	17,984	4.3%	912,725	1.7%
2008	19,037	5.9%	928,066	1.7%
2009	19,109	0.4%	942,298	1.5%
Annual Average		2.16%		1.86%

Source: DOFE-5

The inclusion of group quarters in recent estimates and historical records generates an inflated annual growth rate. As stated previously, major increases in population at certain points in history can be attributed to the opening of the Pleasant Valley State Prison (PVSP) in 1994, and the opening of the Coalinga State Hospital in 2005, resulting in higher numbers for group quarters as well as household population (due to increased employment opportunities). While it is important to consider the effect of these facilities on recent trends and on the economy and housing needs of the City in the future, excluding them from analytical tables helps provide a clearer picture of the City's household trends.

HOUSEHOLD POPULATION GROWTH

The period from 1990 to 2000 witnessed relatively consistent annual averages in household growth, but in 2008, due to an increase in housing units, population jumped considerably by about 5.3 percent. As stated above, this jump in population is likely attributable to the opening of the Coalinga State Hospital in 2005, and resulting construction of additional



housing units over the next couple of years to house employees of the hospital as well as families who relocated to Coalinga to be closer to family members in the hospital. The 2000 draft EIR prepared for the Coalinga State Hospital by Myra L. Frank & Associates, Inc. (Draft EIR for the New Mental Health Treatment Facility) estimated that approximately 33 percent of the 3,720 newly-generated hospital employees would reside in Coalinga, accounting for approximately 1,245 new residents.

Household population, which consists of the resident population excluding those living in group quarters, grew from 8,102 in 1990 to 10,863 as reported by the 2000 Census, at an annual average rate of 2.9 percent per year. Growth in the household population slowed in the following decade. Household population is estimated to have increased approximately 16 percent since the 2000 Census, when approximately 10,448 people were reported to reside in households in the City. The Coalinga annual average rate of growth is estimated at 1.88 percent. The Department of Finance data has shown a substantially similar annual average rate of growth for Fresno County of 1.87 percent.

TABLE B-3
HOUSEHOLD POPULATION GROWTH, 2000-2009

Year	Coalinga		Fresno County	
	Amount	% Increase	Amount	% Increase
2000	10,448	N/A	781,740	N/A
2001	10,554	1.0%	794,219	1.6%
2002	10,670	1.1%	810,113	2.0%
2003	10,795	1.2%	828,285	2.2%
2004	11,027	2.1%	846,111	2.2%
2005	11,189	1.5%	862,463	1.9%
2006	11,463	2.4%	878,438	1.9%
2007	11,550	0.8%	893,325	1.7%
2008	12,159	5.3%	908,199	1.7%
2009	12,338	1.5%	922,505	1.6%
Annual Average	1.88%		1.87%	

Source: DOF E-5



TRENDS IN AGING

The age of a community's population, and local trends in aging, can provide important insights into housing needs, including the types of units likely to be in demand (for example, older households will generally prefer smaller units while families will seek larger units to accommodate minor children). Understanding the aging trends of a community can also help jurisdictions identify and prioritize which housing programs will be most useful to their present and emerging demographic.

The median age of residents in Coalinga according to the 2000 Census is approximately 28.6 years. Approximately 8.5 percent of Coalinga's population in the 2000 Census was 65 years of age or older, compared with approximately 11 percent in 1990. The almost 2.5 percent decrease in the senior population was coupled with an increase in working-age adults and minor children during the same period. This could be attributed to the increased employment opportunities in the area during the 1990s, namely, PVSP. The addition of CSH in 2005 is expected to further this trend. Working-age adults are often more established in their careers and lifestyles and may be looking to "move-up" to larger or more modern housing. This may translate into increased demand in the Coalinga area for larger residences on larger lots.

TABLE B-4
COALINGA HOUSEHOLD POPULATION BY AGE

Age/Sex	1990		2000		Change in Percentage 1990-2000
	Number	Percent	Number	Percent	
Under 5 years	879	10.7	1,068	9.2	(1.5)
5 to 9 years	784	9.5	1,151	9.9	0.4
10 to 14 years	625	7.6	1,057	9.1	1.5
15 to 19 years	614	7.5	1,043	8.9	1.4
20 to 24 years	673	8.2	890	7.6	(0.6)
25 to 34 years	1,452	17.7	1,768	15.2	(2.5)
35 to 44 years	1,016	12.4	1,858	15.9	3.5
45 to 54 years	662	8.1	1,119	9.6	1.5
55 to 59 years	288	3.5	408	3.5	0
60 to 64 years	302	3.7	318	2.7	(1.0)
65 to 74 years	480	5.8	528	4.5	(0.7)
75 to 84 years	305	3.7	336	2.9	(0.8)
85 years and over	122	1.5	124	1.1	(0.4)
Median age (years)	N/A	--	28.6	--	N/A



Housing Element

65 years and over	907	11.0	988	8.5	(2.5)
-------------------	-----	------	-----	-----	-------

Source: 1990, 2000 Census

TRENDS IN RACE

Coalinga has seen an increase in the population of every race between the years 1990 and 2000 except white, whose population has decreased by almost 30 percent over the last decade. More specific data for Hispanic or Latino populations within the “white” category, however, have shown an 18.2 percent increase from 1990 to 2000. The 1990 and 2000 Census data show that the Hispanic population in Coalinga increased from 2,593 in 1990 (31.6 percent of Coalinga’s total population) to 5,811 in 2000 (49.8 percent of Coalinga’s total population).

**TABLE B-5
COALINGA POPULATION BY RACE***

Race	1990		2000		Change in Percentage 1990-2000
	Number	Percent	Number	Percent	
White	7,093	86.4	6,687	57.3	(29.1)
Black or African American	66	0.8	276	2.4	1.6
American Indian, Eskimo, Aleut	117	1.4	177	1.5	0.1
Asian or Pacific Islander	118	1.4	221	1.9	0.5
Other	818	10.0	3,769	32.3	22.3
Two or more races	N/A	N/A	538	4.6	N/A
Total	8,212	100.0	11,130	100.0	

* Race statistics from the 2000 Census include a listing of persons consisting of two or more races. Over 95 percent of Coalinga’s total population reported that they belong to only one racial category. As persons of mixed race cannot be classified in the categories above, the data listed for the year 2000 relates to the 95 percent of Coalinga residents belonging to a single race.

Source: 1990, 2000 Census



TABLE B-6
COALINGA POPULATION BY RACE, PERSONS OF HISPANIC ORIGIN

Race	1990		2000		Change in Percentage 1990-2000
	Number	Percent	Number	Percent*	
Not of Hispanic Origin	5,619	68.4	5,667	49.0	(19.4)
Hispanic Origin					
Mexican	2,402	29.2	5,015	44.2	15.0
Puerto Rican	16	0.2	< threshold**		NA
Cuban	1	< 0.1	< threshold**		NA
Other Hispanic	174	2.1	770	6.8	4.7
Total	8,212	100.0	11,130	100.0	

* Race statistics of one race only within the Hispanic Origin are not broken down in the 2000 Census. Available data is limited to a breakdown of races within the Hispanic Origin for the total population, including a listing of persons consisting of two or more races. For analysis purposes, all 2000 percentages have been adjusted downward by an equal percentage (2.1%) to adjust equally for those persons belonging to two or more race, so that estimated percentages can be calculated and meaningful percentage changes from 1990 can be analyzed.

** Numbers were too small to meet the reporting threshold established by the 2000 Census.

Source: 1990, 2000 Census

EMPLOYMENT TRENDS

The Coalinga area was historically supported by mining and agriculture, most notably, oil extraction. According to the City's General Plan, the community recognized the need to diversify its economic base in the 1980s, after a major earthquake leveled much of the City's commercial center in 1983. The City attracted PVSP in 1994, which brought approximately 1,500 direct jobs to the area, and CHS in 2005, which employs approximately 1,000 people. These two facilities have also indirectly created jobs in the area, as employees settle and seek services in the community. The Coalinga Chamber of Commerce provides the following information on their website regarding major employers in the area:



**TABLE B-7
COALINGA MAJOR EMPLOYERS - 2008**

Name	Number of Employees
Pleasant Valley State Prison	1,500
Coalinga State Hospital	1,000
Coalinga-Huron Unified School District	467
Harris Ranch Inn-Restaurant	450
Harris Feeding Co.	300
Coalinga Regional Medical Center	204
City of Coalinga	198
West Hills Community College	180
Harris Farms, Inc.	150
Mouren Farming & Feed Lot	95
Kmart	76
Save Mart	69
Coalinga Distinguished Community Care	67
Terry Johnson Trucking	60-105
Denny's Restaurant (I-5)	51
Aera Energy, LLC	41
R&N Market	40
McDonalds	39
McDonalds (I-5)	36
Walgreens	30
Granite Construction	30
CHRPD	30
Burger King	26
Carls Jr. (I-5)	24
Perko's	24
Social Services	22
West Hills Medical Group	21
Sequoia Packing	20
PG&E	20
Equilon Pipeline	18



Name	Number of Employees
Fatte Alberts Pizza	18
Motel 6 (I-5)	17
Chevron/Texaco	16
Coalinga Valley Medical Group	16
Central Valley Family Health Coalinga	15
Me and Ed's Pizza	15
Big Country Inn (I-5)	14
Coalinga Motors	13
Terry Johnson Concrete	10-15

Source: Coalinga Area Chamber of Commerce Website, <http://www.coalingachamber.com/cdemo.html>. Accessed June 29, 2009.

Government-run facilities, agencies and education combined provide approximately 3,400 jobs in the area, while retail, food and hotel services provide approximately 925 jobs, agriculture and agriculture-related industries approximately 565 jobs (generally non-traditional processing and packaging ag-related jobs), medical services 320 jobs, and energy-, construction- and transportation-related industries less than 100 jobs each.

The 2000 Census reported the following information regarding employed residents of Coalinga. The data corresponds with the information provided in Table B-7 regarding major employers in the area. Most respondents were classified in professional, service or sales occupations (Table B-8), and were classified as working in education, health, social services, public administration or accommodation and food services (Table B-9).

TABLE B-8
COALINGA EMPLOYMENT BY REPORTED OCCUPATION, CENSUS 2000

Occupation	Number	Percent
Management, professional, and related occupations	896	21.5
Service occupations	1,209	29.0
Sales and office occupations	821	19.7
Farming, fishing, and forestry occupations	425	10.2
Construction, extraction, and maintenance occupations	436	10.5
Production, transportation, and material moving occupations	384	9.2



Source: Census 2000

**TABLE B-9
EMPLOYMENT BY INDUSTRY IN COALINGA, CENSUS 2000**

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	669	16.0
Construction	173	4.1
Manufacturing	54	1.3
Wholesale trade	85	2.0
Retail trade	364	8.7
Transportation and warehousing, and utilities	210	5.0
Information	19	0.5
Finance, insurance, real estate, and rental and leasing	59	1.4
Professional, scientific, management, administrative, and waste management services	162	3.9
Educational, health and social services	936	22.4
Arts, entertainment, recreation, accommodation and food services	508	12.2
Other services (except public administration)	149	3.6
Public administration	783	18.8

Source: Census 2000

The Census further reported that approximately 58 percent of employed were private wage and salary workers, while 35 percent were government workers (the remaining were self-employed or unpaid family workers).

WAGES

Typical earnings associated with the major industries and employment positions available in the Coalinga area vary widely both within and among industries. Jobs in the public sector (such as those currently available in the prison system) range from cooks to maintenance mechanics to social and healthcare workers and administrators. CSH is currently posting for positions ranging from medical records transcribers to dentists and other medical personnel. In the private sector, positions and potential wages vary just as widely. For example, jobs currently available in the Harris Ranch company range from a customer service representative at 12.00/hour (approximately \$24,000 annually) to a food and beverage manager with a salary



of between \$75,000 and \$100,000 annually. The wide variation in potential wages available to employment seekers in the Coalinga area would indicate a continuing need to provide a range of housing choices in the area.

Economic data from the census indicates a general improvement in the wages of Coalinga residents as a whole.

TABLE B-10
1989 AND 1999 COALINGA HOUSEHOLD INCOME

Category	1989		1999		Change in Percentage 1990-1999
	Households	Percent of Total	Households	Percent of Total	
Total Households	2,898	100.0	3,534	100.0	636
Less than \$10,000	574	19.8	412	11.7	(8.1)
\$10,000 to \$14,999	371	12.8	264	7.5	(5.3)
\$15,000 to \$24,999	464	16.0	491	13.9	(2.1)
\$25,000 to \$34,999	477	16.5	461	13.0	(3.5)
\$35,000 to \$49,999	519	17.9	634	17.9	0
\$50,000 to \$74,999	372	12.8	697	19.7	6.9
\$75,000 to \$99,999	63	2.2	346	9.8	7.6
\$100,000 to \$149,999	48	1.7	179	5.1	3.4
\$150,000 or more	10	0.3	50	1.4	1.1
Median household income (dollars)	25,794		38,133		--

Source: Census 1990, 2000

The 2000 Census reported an almost 48 percent increase in the median household income since 1990, with significant increases in the percentage of households making more than \$50,000 and corresponding decreases in the percentage of household making less than \$35,000.

FUTURE EMPLOYMENT TRENDS

The current pattern of employment reflects the changing economic base in the Coalinga area and the Central Valley region. The historically dominant industries of resource extraction and



Housing Element

agriculture are being replaced or supplemented by more developed retail and government centers associated with more established residential communities. As stated in the General Plan, Coalinga expects to experience significant additional residential growth over the next two decades, and intends to invest in its downtown area, while continuing to court new large employers (particularly in solar and utility support services) and support the expansion plans of existing businesses. According to a 2007 study prepared by the Fresno County Workforce Investment Board, the following industries were projected to experience the greatest demand countywide:

- Healthcare (including psychiatric care)
- Agile Manufacturing (including production labor)
- Automotive Technology
- Construction/Trades
- Information Technology
- Logistics/Distribution

Locally, growth is expected in each of the currently dominant sectors, including government, education, and services. As discussed above, these sectors offer a wide range of salary potential. The City will need to accommodate both lower-wage and middle- to upper-income range employees over the planning period. However, the overall affordability and smaller size of existing housing stock, in light of improving employment opportunities, increasing wages, and a younger population, may indicate the need to provide larger homes.

JOBS/HOUSING BALANCE

According to the Final EIR for the City's General Plan Update (2005-2025),

"Population growth, based on the Department of Finance projections, would contribute 10,971 persons to the population from 2005 to 2025...With the additional 5,486 persons expected as support for this level of growth, the total addition to the population could be 16,457 people. Based on the 2008 DOF estimated population of 12,185, this addition would result in a total population of 28,642. Proposed housing developments...would provide enough dwelling units to house over 38,000 residents.

Under current zoning and land area allocations, including future growth areas, there is only enough land allocated within the city limits and the SOI to provide employment for 27,060 people...including general and service commercial, manufacturing, agriculture, and public employees. The amount of land proposed for commercial areas

Fresno County Workforce Investment Board. 2007. Fresno County Employment Study. Accessed online at www.workforce-connection.com

within the city limits will not provide enough employment for any of the expected level of growth outlined above, based on a level of 4.0 employees per acre used in the Proposed General Plan.”

The City is therefore projected to be “housing-rich” in the coming planning period. Workers will continue to commute outside the city limits for employment. The General Plan contains several policies to address the relative lack of employment opportunities locally.

- LU 1-2 Retain and expand diversified business opportunities that are compatible with the environment, community values and community vision of the city.*
- LU 1-3 Attract new businesses to the city that are compatible with the community vision and improve the balance among commercial, professional office, and industrial businesses so that the needs of Coalinga residents is provided for without compromising the community character.*
- LU1-5 Encourage consistent and comprehensive planning for the city.*
- Goal LU6 Maintain adequate, appropriately located land for the development of high quality manufacturing and business to maintain a job/housing balance throughout the city.*

Implementation measures associated with the above policies and goals address mixed-use development and Specific Plans, among other tools, to ensure that housing is located proximate to local employment opportunities.

HOUSEHOLD CHARACTERISTICS

As stated previously, DOF estimates approximately 12,159 persons in 4,238 households in the City of Coalinga for 2008. DOF describes the following characteristics of households in the city:

**TABLE B-11
HOUSING CHARACTERISTICS - COALINGA 2008**

Category	Number	Percent
Total Population	19,037	100%
Household Population	12,159	64%
Group Quarters Population	6,878	36%
Total Housing Units	4,238	100%
Detached Single Family	2,849	67%



Category	Number	Percent
Attached Single Family	127	3%
Multi-Family Two to Four Units	387	9%
Multi-Family Five or More Units	556	13%
Mobile Home	319	8%
Occupied Units	3,858	91%
% Vacant	--	8.97%
Average Persons per Household	3.152	--

Source: Department of Finance, Table 2:E-5, City/County Population and Housing Estimates, 2008

Based on the DOF data, the majority of the housing units in Coalinga are detached single-family homes (approximately 64 percent). Attached single-family homes (duplexes) account for three percent of the unit total, mobile homes account for eight percent of the units, and lower-density multi-family units account for 22 percent of the total housing stock. Household characteristics were also described in the 2000 Census.

TABLE B-12
HOUSING CHARACTERISTICS - COALINGA, CENSUS 2000

Category	Number	Percent
Total Population	16,213	100%
Household Population	10,863	67%
Group Quarters Population	5,350	33%
Total Housing Units	3,848	100%
Occupied Units	3,515	91%
Vacant	333	8.65%
Seasonal, Recreational, Occasional	19	0.35%
Average Persons per Household	3.09	N/A

Source: 2000 Census



The vacancy rate and average persons per household have remained fairly consistent between 2000 and 2008. The total number of units has increased by approximately 390 units, or ten percent. Assuming an even dispersion over the period, this equates to an increase of approximately 49 units per year. The total household population has increased by approximately 12 percent during the same period, the discrepancy perhaps leading to the slight increase in average persons per household.

The most recent data regarding tenure (ownership versus rental data) is available from the 2000 Census. The 2000 Census reported the following tenure characteristics for Coalinga:

TABLE B-13
TENURE CHARACTERISTICS, 2000 CENSUS

Category	Coalinga		Fresno County	
	Number	Percent	Number	Percent
Total Occupied Units	3,515	100%	252,940	100%
Owner-occupied Units	2,024	57.6%	142,795	56.5%
Renter-occupied Units	1,491	42.4%	110,145	43.5%
Homeowner Vacancy Rate	--	2.0%	--	1.3%
Rental Vacancy Rate	--	9.3%	--	2.9%
Household size - owner	3.11	--	3.02	--
Household size - renter	3.07	--	3.18	--

Source: 2000 Census (SF1: H3, H4, H5; Fresno County Council of Governments 2000 RHNA)

In 1990, 55.6 percent of units were reported to the census as owner-occupied and 44.4 percent of units were reported as renter-occupied. The 2000 Census data shows a slight increase in the percentage of owner- versus renter-occupied units in the City (approximately two percent). The majority of single-unit, detached residences in the City were occupied by owners in 1989 (approximately 74 percent). Approximately 77 percent of the mobile homes or trailers in the City were likewise occupied by owners, while only a small percentage of attached and multi-family homes were occupied by owners (approximately five percent). This is consistent with the general lack of multi-family products for sale in the City (condominiums, townhouses, etc.). The following information was reported in the 1990 and 2000 Census:



**TABLE B-14
TENURE BY UNITS IN STRUCTURE**

Units in Structure	1990	2000
<i>Owner occupied</i>	<i>1,603</i>	<i>2,039</i>
One unit, detached	1,378	1,764
One unit, attached	24	31
Two units	0	6
Three or four units	6	8
Five to nine units	8	10
Ten to 19 units	0	0
20 to 49 units	0	0
50 or more units	0	8
Mobile home	160	205
Boat, RV, van, etc.	27	7
<i>Renter occupied</i>	<i>1,280</i>	<i>1,461</i>
One unit, detached	491	568
One unit, attached	39	89
Two units	50	45
Three or four units	324	235
Five to nine units	102	83
Ten to 19 units	164	63
20 to 49 units	49	155
50 or more units	0	170
Mobile home	46	53
Boat, RV, van, etc.	15	0
Total	2,883	3,500

Source: Census 2000; STF3, Table H32



In 2000, approximately 76 percent of single-family detached homes were occupied by owners, as were approximately 79 percent of mobile homes. Approximately 93 percent of multi-family units were occupied by renters. The large increase in structures with 50 or more units is likely based on the development of group quarters facilities.

Tables B-12 through B-14 support other Census and Department of Finance data cited, which appears to indicate a slight increase in ownership citywide. The trends towards increasing ownership, along with general improvement in wages, and increases in the working-age adult and minor child cohort, may indicate the need to provide larger housing units, particularly at price points affordable to the new median income. Recent development in the City has included both larger multi-family and square footage development to address the needs of both renters and prospective owners.

OVERPAYMENT AND OVERCROWDING

OVERPAYMENT

California is among the states where overpayment for housing costs is an ongoing concern. Households are considered to be overpaying if total household costs, including taxes and utilities, exceed 30 percent of the household income.

As stated previously, the total number of households in the City of Coalinga as of the 2000 Census was 3,515. The Census provides the following information regarding overpayment in the City of Coalinga.

TABLE B-15
GROSS HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

Income	Total	Less than 20%	20 to 24%	25 to 29%	30 to 34%	35% or more	Not Computed
Renters							
Less than \$10,000	341	0	15	38	12	246	30
\$10,000 to 19,999	341	56	7	15	39	193	31
\$20,000 to 34,999	323	118	64	72	23	46	0
\$35,000 to 49,999	240	183	48	0	0	0	9
\$50,000 to 74,999	107	80	16	0	11	0	0
\$75,000 to 99,999	64	59	0	0	0	0	9
\$100,000 or more	45	41	0	0	0	0	4



Income	Total	Less than 20%	20 to 24%	25 to 29%	30 to 34%	35% or more	Not Computed
Owners							
Less than \$10,000	75	6	8	13	0	48	0
\$10,000 to 19,999	94	52	16	0	0	26	0
\$20,000 to 34,999	359	127	20	52	45	115	0
\$35,000 to 49,999	358	175	88	34	44	17	0
\$50,000 to 74,999	492	258	131	70	26	7	0
\$75,000 to 99,999	243	187	25	31	0	0	0
\$100,000 or more	143	143	0	0	0	0	0

Costs include taxes, insurance and utilities.

Source: Census 2000, STF3, Tables H73 and H97.

According to the Fresno County Regional Housing Needs Plan (RHNP), HCD income levels are defined as follows:

**TABLE B-16
INCOME CATEGORIES AND PERCENT OF COALINGA HOUSEHOLDS
IN INCOME CATEGORIES**

Category	Income Range	Total Coalinga Households	Percent of Coalinga Households
Very Low	\$0 to 17,363	767	21.7%
Low	\$17,364 to 27,780	518	14.7%
Moderate	\$27,781 to 41,670	619	17.5%
Above Moderate	\$41,671 and above	1,629	46.1%

Source: Fresno County RHNP, 2007

The breakdown is based on a 2000 median county income of \$34,725. Based on the tables above, there are approximately 1,285 households (36.4 percent) in the City of Coalinga in the low and very low income categories (household incomes of less than \$27,780). According to the Census data, approximately 55 percent of renter households in this income category pay 30 percent or more of their household income towards housing costs. Approximately 44



percent of owner households in this income category pay 30 percent or more of their household income towards housing costs. The total number of households at any level paying 50 percent or more of their household income towards housing costs cannot be derived directly from the above data. However, the relatively high percentage of very low income and low income households paying more than 35 percent of their household income for housing costs would indicate that this population may be more likely to approach or exceed the 50 percent figure. This large population can be explained in part by the existence of a disproportionately high student population associated with West Hills Community College.

Available Resources and Programs

Several local and countywide resources and programs are available to Coalinga residents to assist with the cost of housing. Programs that the City and County offer are often funded by the Community Development Block Grant allocations from the U.S. Department of Housing and Urban Development (HUD). The City is involved with programs that include the Homebuyer Assistance Program, Rehabilitation Program, and the Individual Development Account (IDA). The City's Homebuyer Assistance Program offers affordable secondary mortgage financing to first-time homebuyers. The City of Coalinga's Rehabilitation Assistance Program offers affordable financing to assist homeowners in making necessary health and safety repairs to their home. The IDA is a special matched savings account used to assist residents with saving money for First-Time Homeownership.

Fresno County also has programs available to assist with the cost of housing. Programs that the County is involved with include the First Time Homebuyer Program, Neighborhood Stabilization Program (NSP), and the Rental Rehabilitation Program. The First Time Homebuyers Program involves the granting of a no interest loan up to 20 percent of the sales price. The NSP has a variety of assistance available for the purchasing of County-owned, foreclosed single family residences, based on household earnings. The Rental Rehabilitation Program offers zero-interest loans to repair rentals.

All of these programs combine with available state and federal policies to reduce costs associated with housing. However, particular low- and very low-income groups will continue to face constraints associated with overpayment.

OVERCROWDING

The most recent information regarding overcrowding is available from the 2000 Census. Therefore, the information from the previous Housing Element (2004) is current. As stated in the previous Housing Element, overcrowding refers to 1.01 or more persons per room (not including kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other storage space) and usually reflects a lack of affordable, appropriately sized housing units.



The following table presents the available census data regarding overcrowding in Coalinga.

TABLE B-17
OVERCROWDING IN COALINGA - 1990 AND 2000 CENSUS

Occupants per Room	1990				2000			
	Owner-occupied		Renter Occupied		Owner-occupied		Renter occupied	
	Number	%	Number	%	Number	%	Number	%
1.00 or less	1,501	93.6	1,037	81.0	1,662	81.5	1,090	74.6
1.01 to 1.50	41	2.6	117	9.1	113	5.5	184	12.6
1.51 or more	61	3.8	126	9.8	264	12.9	187	12.8

Source: 2003 Coalinga Housing Element

According to the adopted Housing Element:

The percentage of the Overcrowded Owner-Occupants rose from approximately 6 percent of the population in 1990 to over 18 percent a decade later. Renter-Occupied housing does not reflect such a dramatic increase (from 19 percent of the population to 25 percent in 10 years), however more people are represented in those numbers. The number of total Renter-Occupied Overcrowded Housing Units in 1990 was 240; in 2000 the number of the same type of households was 371. When also considering 3.09 persons per household, the number of residents affected equals 1,146. This escalation in overcrowded units, affecting both owner and renter occupied housing may indicate the need for more concerted effort in supporting the development of more 3, 4 and 5 bedroom units.

Development trends have progressed in this manner. As discussed previously, in recent years the typical housing unit developed in Coalinga has been larger. Typical new construction (based on review of realtor.com listings for June 2009) offers three or four bedrooms, and approximately 2,500 square feet.

EXTREMELY LOW-INCOME HOUSING

Extremely low-income housing is defined as households with incomes less than 30% of area median income. Fresno County's median income is \$34,725. This results in an extremely low-income level of \$10,417.50 for a four-person household.

Households with extremely low incomes have a variety of special housing circumstances and needs. Many extremely low-income families and individuals receive some form of public assistance, such as social security insurance, or work in minimum wage jobs.



Existing Needs

In 2007, approximately 383 extremely low-income households resided in the City of Coalinga, representing 10.8% of total households. Most extremely low-income households are renters and experience a high incidence of housing problems. For example, in 2000, approximately 72% of renter-occupied extremely low-income households and 44% of owner-occupied extremely low-income households faces cost burdens of greater than 30% of household income. In fact, the large majority of those households paid in excess of 35% of household income on housing costs.

Comprehensive Housing Affordability Data (CHAS data) indicates that in 2000, 396 renter-occupied and 86 owner-occupied extremely low-income households were present in Coalinga. Of these, 76.8% of renter-occupied units and 73.3% of owner-occupied extremely low-income units paid greater than 30% of their income on housing.

Projected Needs To calculate the City's future projected need for extremely low-income housing, it is assumed that 50% of very low-income Regional Housing Need Assessment is extremely low-income. As a result, from the very low-income RHNA of 35 units, the City presumes a projected need of 18 units for extremely low-income households. While there is not a large need, these households will be seeking rental housing and most likely facing overpayment, overcrowding and/or substandard housing conditions. Some extremely low-income occupants could be disabled or have other special needs. To address this need, the City will employ a detailed housing strategy including promoting a variety of housing types, including single room occupancy (SRO) units (See Implementation Measure HE1-1.10).

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after school programs, career counseling, etc. Most transitional housing includes a supportive services component. The City regulates supportive housing as a residential use with no additional requirements or restrictions above that required for other residential uses, provided supportive services are subordinate to the residential use.

In an effort to further address the needs of extremely low-income households, the City will assist with site identification and acquisition, seek out local financial resources, work towards assisting and streamlining entitlements, working with other nonprofit partners, and providing concessions and incentives for this special housing group.

HOUSING STOCK CHARACTERISTICS

HOUSING CONDITIONS

The City of Coalinga is in the process of updating its Redevelopment Plan. As a part of this process, a large portion of lands within the Coalinga city limits (the entire 1983 City limits



Housing Element

except for agriculturally zoned, undeveloped land), including the main downtown core and most of the developed portions of the city, have recently been analyzed by Urban Futures, Inc., a municipal consulting firm, through an assessment of physical, and partly economic, blight conditions within the study area. The set of blight indicators used by Urban Futures, Inc. is based upon the definitions established in the California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.). Blight indicators utilized by Urban Futures, Inc. include the following:

- adult business
- apparent lack of handicap access
- apparent electrical hazard
- addition not permitted (full-time occupancy)
- addition not permitted (part-time occupancy)
- deteriorated appurtenant structure
- bars on windows
- inadequate building maintenance
- boarded window (occupied)
- boarded window (unoccupied)
- damaged chimney
- dilapidated
- exterior support walls
- damaged fence/block wall
- faulty construction materials
- fire hazard
- faulty mechanical equipment
- damaged foundation
- graffiti
- garbage storage and removal
- dangerous gas meter
- garage conversion
- potential hazardous material exposure
- inadequate building exit
- inadequate loading/docking
- infestation potential
- inadequate size of buildings
- inoperable vehicle
- junk
- nuisance
- obstruction of public right-of-way
- poor quality
- deteriorated/missing private infrastructure
- poor site layout
- deteriorated/missing public infrastructure
- damaged roof
- security fence
- deteriorated secondary structure
- unreinforced masonry building
- unsafe stairs, walkways, or balconies
- damaged vertical support
- weather protection - fenestration
- weather protection - paint
- weather protection - roof
- weather protection - wall
- the x factor



Each blight indicator was assigned a blight point value based on its severity (from a minimum of 2 points to a maximum of 20 points). Any parcels that received a blight value of 20 or more total points were considered either physically or economically “blighted”, meeting the California Community Redevelopment Law requirements of severity based upon the methodology used by Urban Futures, Inc. Urban Future’s analysis was done on a parcel-by-parcel basis, based on 2009 field reconnaissance. The Coalinga amended Redevelopment Plan and full report of blight conditions is expected to be finished in mid-2010.

SUBSTANDARD HOUSING STOCK

Based on the analysis performed by Urban Futures, Inc., the condition of housing stock in Coalinga can be characterized as follows:

**TABLE B-18
COALINGA BLIGHT CONDITIONS**

Blight Points	Study Area			
	No. of Parcels	% of Total	Acres	% of Total
0-19	1,941	67.3%	754.6	75.0%
0	782	27.1%	306.1	30.4%
1-9	575	19.9%	286.7	28.5%
10-19	584	20.3%	161.8	16.1%
20 or above	942	32.7%	251.6	25.0%
Total	2,883	100.0%	1,006.2	100.0%

Of the parcels assessed, one in four were considered to be in a “blighted” condition, with a score of 20 points or greater. However, while 25 percent of parcels were considered blighted, over 30 percent of the parcels did not display any of the blight indicators listed above, and were not assigned any blight points. The majority of parcels were found to have one or more of the indicators listed above, but the presence or severity of such indicators was not severe enough to classify the parcel as blighted (44.6%).

HOUSING COSTS AND AFFORDABILITY

Rent

The 2000 Census estimated an average gross rent of \$468 for Coalinga. The previous Housing Element reported that the average amount spent on rent had increased in 2002 to



Housing Element

between \$550 and \$650 for a three-bedroom home, and \$400 and \$500 for a two-bedroom apartment. The average amount reported for Coalinga in the 2000 Census was lower than Fresno County (\$66 less) and the state average (\$279 less).

A survey of property management companies in Coalinga and www.Craigslist.org search for rental properties in Coalinga accessed on July 15, 2009 yielded the following information for gross rent:

**TABLE B-19
COALINGA GROSS RENT, 2009**

# Rooms	High	Low
One	\$735	\$450
Two	\$900	\$575
Three	\$1250	\$705
Four	\$1500	\$1100
Five	\$1600	\$1600

Source: Coalinga property management companies and Craigslist search on 07/15/09 for Coalinga rentals.

According to www.city-data.com accessed on July 15, 2009, the median contract rent for Coalinga apartments in 2007 was \$604. The contract rent in Coalinga was lower than that of Fresno County in 2007, which was \$679, as well as the State of California, which was \$984.

Ownership Costs

The 2000 Census reported a median home value of \$86,900. The previous Housing Element (2003) reported an average price for a new three-bedroom, 1,200 square foot home at between \$115,000 and \$178,000, and an average price for an existing home of the same size at between \$85,000 and \$130,000. A review of recent listings at www.realtor.com, accessed on June 24, 2009, yielded four homes of new construction, with an average of 3.75 bedrooms (most had four bedrooms), and an average of 2,540 square feet of living space. Existing homes likewise tended to be larger, with only one listing near 1,200 square feet, and several hovering around 1,300 or 1,400 square feet. New construction and remodeling in recent years

Available at

<http://fresno.craigslist.org/search/apa?query=Coalinga&catAbbreviation=apa&minAsk=min&maxAsk=max&bedrooms=>

Accessed July 15, 2009.

Available at <http://www.city-data.com/housing/houses-Coalinga-California.html>. Accessed July 15, 2009.

Available at http://www.city-data.com/county/Fresno_County-CA.html. Accessed July 24, 2009.

has resulted in larger typical home size in Coalinga. Therefore, it is perhaps more helpful to discuss home costs in terms of price per square feet. The previous Housing Element averages yield a per square foot cost of between \$95 and \$148 (new construction) and between \$70 and \$108 (existing housing). Recent surveys of listings yielded an average price of \$153 per square foot (new) and \$119 per square foot (existing).

A single family residence search provided by First American Title Company on June 17, 2009 reports the average sales price on full value sales within the last 12 months in Coalinga to be \$134,975. They also report the average loan amount on full value sales within the last 12 months in Coalinga to be \$114,698. Single family home sales that have closed over the last 6 months in Coalinga range from \$22,000 to \$340,000. First American Title Company supplied additional information on July 24, 2009 in regard to multifamily properties in Coalinga. The average sales price on full value sales within the last 12 months of a multifamily unit is \$134,500. They also report the average loan amount on full value sales within the last 12 months in Coalinga to be \$64,159. Multifamily units that have closed in the last 12 months have a sales price ranging from \$65,000 to \$280,000.

Housing affordability in Coalinga can be inferred by comparing the cost of renting or owning a home with the income levels of households. Table B-20 shows the annual income ranges for very low, low, and moderate-income households and the maximum affordable payment based on the standard of 30 percent (as defined by HUD) of monthly household income going towards housing costs. When comparing affordability figures with current housing costs it is evident that the potential of overpayment or overcrowding exists, especially in the very low and low income households.

**TABLE B-20
COALINGA HOUSING AFFORDABILITY**

Category	Max Annual Income	Maximum Affordable Rent (per month)	Maximum Affordable Purchase Price
Very Low	\$17,363	\$434	\$70,600
Low	\$27,780	\$695	\$113,050
Moderate	\$41,670	\$1,042	\$169,500

- *Income Categories defined according to the Fresno County RHNP, HCD income levels.*
- *Monthly affordable rent based on payments of no more than 30 percent of household income.*
- *Property taxes based on 1.0 percent.*
- *Calculations of affordable home sales prices based on a ten percent down payment, annual six percent interest rate, 30-year mortgage, and monthly payments equaling 30 percent of gross income.*



Construction Prices and Trends

The housing market in Coalinga is too small to make market-specific estimates on construction costs in that area. However, based on conversations with local developers and Marshall & Swift Residential Cost Handbook, the price of construction for an average quality single family home in the area ranges from \$70 to \$90 per square foot. These figures reflect the costs directly related to building the home and do not include entrepreneurial profit, permit fees, or other fees. In addition, construction costs were found to be comparable throughout the Fresno County area. The Fresno County Housing Element estimates the cost of development over home size to be approximately \$75 per square foot.

BNi Building News made the following comment on construction trends for 2009, sourcing the U.S. Department of Labor, Producer Price Index: “After a year of significant increases, costs are moderating with overall increases in the five percent range. This is down from rates of six to eight percent during midyear. Housing is still in the doldrums and will most likely have another down year – this will be the third year in a row. As in previous years, the non-residential sectors have not offset the decline in housing this year. Overall, look for a softening in most segments and a decline in construction as a whole”.

Vacancy rates and unit types are discussed under Household Characteristics (pages 13 through 16, above).

UNITS AT-RISK

California housing element law requires all jurisdictions to include a study of low-income housing units which may be lost to the affordable inventory in the future because of the expiration of some type of affordability restrictions. The conversion of public assisted units typically results in three situations:

1. Prepayment of HUD Mortgages: Section 221(d)(3), Section 202, and Section 236 – Section 221(d)(3) assistance is available to a privately-owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market-rate loans with a subsidy to the tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents. Under Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidies may be provided to the tenant.

Available at www.dcd.com/pdf/files/2009j-f_trends.pdf. Accessed July 24, 2009.

2. Opt-outs and Expirations of Project-Based Section 8 Contracts - Section 8 is a federally funded program that provides subsidies to the owners of pre-qualified projects for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage, and generally become more likely as market rents exceed the contract rents.
3. Other - Conversion can occur at the expiration of the low-income use period of various financing sources, such as Low-Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG) HOME and redevelopment funds. Each of these financing sources has a predetermined expiration period depending on the terms of the financing provided.

Inventory of At-Risk Units

Rents at certain housing projects in the City are subsidized by one or more programs to ensure they are affordable to those populations most in need. Sources of government assistance include those listed above, federal programs listed in subdivision (a) of Government Code Section 65863.10, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. The following table lists all assisted rental properties in Coalinga, pursuant to the At-Risk Unit Report prepared by the California Housing Partnership Corporation (CHPC). In addition, two other assisted rental properties were identified through personal communication and contact with property owners and managers in the City (Tara Glenn Apartments and Ridgeview Apartments). Those have been added to the list provided by CHPC:

TABLE B-21
INVENTORY OF AT-RISK UNITS IN COALINGA

Project Name	Address	Type of Assistance	Assisted Units	Market Units	Total Units	Expiration Date
Pleasant Valley Pines Apartments	141 S. Third St.	LMSA ¹	44	8	52	7/31/2025
West Hills Apartments	500 Pacific St.	202/8 NC ²	65	0	65	10/31/2027
Westwood 1 Apartments	301 W. Polk St.	LMSA	88	14	102	12/31/2028
Tara Glenn Apartments*	552 E. Glenn Ave.	RDP ⁴	80	0	80	Expiration date has passed
Ridgeview Apartments*	400 W. Forest Ave.	FCHA ³	8	34	42	6/26/2034

Housing Element

- *Loan Management Set-Aside Program*
- *Section 202 Supportive Housing for the Elderly*
- *Fresno County Housing Authority*
- *Rural Development Program*

Source: *California Housing Partnership Corporation, December 11, 2009.*

*Source: *Personal contact with Tara Glenn Apartments and Ridgeview Apartments*

A total of 285 assisted housing units were identified in Coalinga. The previous Housing Element included the Westwood II Apartments on their list of HUD-subsidized units; however, this complex does not appear on the current HUD-listing and had an opt-out date in 2008. CHPC documentation shows that it was previously lost to conversion. The West Hills Apartments currently serve the elderly population.

None of the units receiving government subsidies in Coalinga were listed as having submitted a notice of their intent to convert their subsidized units to market-rate through the California Department of Housing and Community Development.⁶ The HCD Division of Financial Assistance did not have more current information regarding units at risk of conversion in Coalinga or opt-out dates and expiring affordability controls. The CHPC lists the Risk Assessment for the Pleasant Valley Pines Apartments, West Hills Apartments, and Westwood I Apartments as “Low-Risk”.

The Pleasant Valley Pines Apartments, West Hills Apartments, Westwood I Apartments, and Ridgeview Apartments are not likely to be converted to market-rate units within the next ten years because the restrictive terms of their assistance programs do not expire until the year 2025 or later. However, according to ownership, the expiration date for the Tara Glenn Apartments has already passed, and that property could now convert into market-rate units without penalty. Ownership of the Ridgeview Apartments has stated that the facility was financed with a 30-year mortgage through the Fresno County Housing Authority at the time of purchase in 2004. The existing 8 assisted units can not be converted to market rate during the duration of the mortgage term (expiring in 2034). Therefore, currently the units at the greatest risk of conversion in the City are those in the Tara Glenn Apartments.

Tara Glenn has 80 units, all of which are subsidized in part by some public program. 38 units receive deep subsidies for very-low income (30% of area median income) renters. When the units were constructed in the early 1980s, the restrictive assistance had an initial term of 20 years. Therefore, the expiration date passed several years ago. However, the owners of Tara Glenn have indicated that they have no interest or intention of opting out of the low-income

⁶ California Department of Housing and Community Development. *State Preservation Notice Requirements*. Available at: http://www.hcd.ca.gov/hpd/hrc/tech/presrv/prsv_notice.xls. Accessed on December 10, 2009.

market and converting their assisted units into market-rate units. Therefore, this risk is considered low to moderate over the next ten year period.

No senior housing units in the City are considered to be at-risk of conversion in the next ten years. In fact, the Ridgeview Apartments have indicated an interest in converting many of their units into assisted senior housing units, and are currently looking into government assistance for that purpose. Thus, the number of senior units in the City has a greater likelihood of increasing over the next ten years than decreasing.

The Tara Glenn Apartments are in need of some minor repairs, such as new asphalt in the parking lot and new cabinets in some units. Thus, their preservation cost may be slightly higher than the acquisition price. None of the required repairs in at Tara Glenn Apartments are very cost prohibitive or substantial. In addition, the general housing market in Coalinga is considered to be affordable in most respects. First American Title Company reported that the average sales price on full value sales within the last 12 months of a multifamily unit is \$134,500. They also report the average loan amount on full value sales within the last 12 months in Coalinga to be \$64,159. Multifamily units that have closed in the last 12 months have a sales price range from \$65,000 to \$280,000. Therefore, neither preservation costs nor replacement costs are considered to be a major constraint to the City. Additionally, conversion risks are also very low at all currently assisted properties, except the Tara Glenn Apartments, where the risk is considered low to moderate based on ownership's directive that they wish to remain in the low-income market.

The following entities have been identified by the state as having first right of refusal to purchase formerly subsidized properties in Fresno County. There are several other agencies and organizations that exercise this right throughout the state:

- ACLC, Inc - 42 N. Sutter St., Ste. 206, Stockton, CA 95202
- Affordable Homes - P.O. Box 900, Avila Beach, CA 93424
- Christian Church Homes of Northern California, Inc. - 303 Hegenberger Road, Ste. 201, Oakland, CA 94621-1419
- Community Housing Developers, Inc. - 255 N. Market St, Ste. 290, San Jose, CA 95110
- Foundation for Affordable Housing, Inc. - 2847 Story Rd, San Jose, CA 95127
- Fresno Co. Economic Opportunities Commission - 3120 W. Nielsen Ave., Ste. 102, Fresno, CA 93706
- Fresno Housing Authority - P.O. Box 11985, Fresno, CA 93776
- Housing Assistance Corp - P.O. Box 11863, Fresno, CA 93775
- Self-Help Enterprises - P.O. Box 351, Visalia, CA 93279



Housing Element

- The East Los Angeles Community Union (TELACU) - 5400 East Olympic Blvd., Ste. 300, Los Angeles, CA 90022

Additional agencies that have legal and managerial capacity that may be interested in acquiring and managing assisted housing developments are listed below. This list is not intended to be exhaustive, and other agencies may be interested in participation over time.

- Fresno City/County Housing Authority - In Fresno County, the Housing Authority owns over 2,000 housing units and manages or provides assistance to more than 20,000 families.
- Coalinga Redevelopment Agency (RDA) - The RDA utilizes redevelopment increment housing set-aside funds to acquire, construct and rehabilitate housing for low-income households.
- National Farmworker Service Center - This non-profit housing corporation provides housing and ancillary services for farmworkers and other related persons.

Various other federal, state, and local financing and subsidy programs can be used to preserve assisted housing developments for lower income households. The following funding sources are available in the City of Coalinga for this purpose as replacement housing becomes necessary:

- Community Development Block Grant (CDBG) Program - The U.S. Department of Housing and Urban Development (HUD) provides an annual allocation to the County of Fresno that is dispersed to cities, including Coalinga, for specific projects. These funds can be utilized for the replacement of substantial housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income.
- Redevelopment Tax Increment Housing Set Aside Funds - These funds can be utilized to provide acquisition, construction and rehabilitation of housing developments that are available to low and very low-income households. Twenty percent (20%) of the incremental tax revenues derived from redevelopment project areas must be used for the provision of affordable housing within the community to residents whose incomes do not exceed 120 percent of median income.
- Low-Income Housing Tax Credits - Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehab or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of nine percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a

federal subsidy receive a four percent federal credit each year for ten years and a 13 percent state credit over four years.

The City will utilize funding from these sources to meet its preservation objectives. As of January 2010, there are no funds available under the CDBG Program or Low-Income Housing Tax Credits program; however, there are approximately one million dollars in funds available under the Redevelopment Tax Increment Housing Set Aside Funds. CDBG has been used to the City for many years to accomplish infrastructure, matches for other types of funding, and rehabilitation programs. Redevelopment Housing Set Aside Funds have also been a significant factor in the City's ability to provide housing assistance to low-income families. Pursuant to the Coalinga Redevelopment Agency's Mid-Term Review 2005-2010 Implementation Plan, the estimated assessed value and tax increment projections over the 2006-2013 planning period are shown in Table B-22, below. These funds will also be used by the City for the purposes of increasing, improving and preserving the community's supply of housing for persons and families of low and moderate income.

TABLE B-22
ASSESSED VALUE AND TAX INCREMENT PROJECTIONS IN COALINGA

Fiscal Year	Base Year	Assessed Value	Total Tax Increment 1.0000%	Extension Year Increment	Agency Housing Fund
2006	2007	325,372,186	2,352,231	\$978,849	470,446
2007	2008	351,324,445	2,611,754	\$1,238,372	522,351
2008	2009	367,134,045	2,769,850	\$1,396,468	553,970
2009	2010	383,655,077	2,935,060	\$1,561,678	587,012
2010	2011	400,919,556	3,107,705	\$1,734,323	621,541
2011	2012	418,960,936	3,288,119	\$1,914,737	657,624
2012	2013	437,814,178	3,476,651	\$2,103,269	695,330

Source: Coalinga Redevelopment Agency, Mid-Term Review 2005-2010 Implementation Plan (February 2008)

SPECIAL HOUSING NEEDS

There are certain groups in society that have greater difficulty finding decent, affordable housing due to special circumstances. The State of California has declared that the availability of housing is a matter of vital statewide importance, and places a duty on local



governments to facilitate the development of housing and make adequate provisions for the housing needs of all economic segments of the community. Pursuant to Government Code Section 65583(a)(7), all housing elements are required to contain “an analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.” Special needs are those associated with specific demographic or occupational groups which call for very specific program responses, such as preservation of single-room occupancy hotels or the development of units with larger bedroom counts. These special needs groups often spend a disproportionate amount of their income to secure safe housing and are sometimes faced with disadvantages based on their specific needs or circumstances.⁷

ELDERLY

The 2000 Census figures indicated that there were approximately 35 million persons aged 65 and older in the United States. This represents a 12 percent increase since 1990, when 31.2 million older people were counted. Although the number of people 65 years and older increased between 1990 and 2000, their proportion of the total population dropped from 12.6 percent in 1990 to 12.4 percent in 2000. The 2000 Census was the first time in the history of the census that the 65 years and over population did not grow faster than the total population. Between 1990 and 2000, the total population increased by 13.2 percent, whereas the 65 and older population increased by only 12 percent.

However, the California State Plan on Aging 2005-2009 states that “Currently, this State and the nation are experiencing a slight, temporary decline in the percentage of older adults, caused by the relatively small number of people born during the Great Depression and World War II, who are now reaching their mid- to late 60s and 70s. But this represents a relatively short interval to plan for the dramatic growth of California’s population age 60 and over. The impact of this anticipated population increase, which has been described by some as an ‘age wave’ and by others as an ‘aging tsunami,’ will be felt in every aspect of society.” In order to maintain a satisfactory quality of life, elderly residents must have access to housing which suits their varying physical and financial needs.

In keeping with this statewide trend, the elderly population in Coalinga declined slightly between the 1990 and 2000 Census, as the age of the population in Coalinga trended

⁷ California Department of Housing and Community Development (HCD). 2009. *Building Blocks for Effective Housing Elements*. Available at http://www.hcd.ca.gov/hpd/housing_element2/. Accessed July 21, 2009.

⁸ 2000 Census Brief. *The 65 Years and Older Population: 2000*. Available at: <http://www.census.gov/prod/2001pubs/c2kbr01-10.pdf>. Accessed on July 23, 2009.

⁹ California State Plan on Aging. 2005-2009. Available at: http://www.aging.ca.gov/stats/Aging_California_from_2005-2009_State_Plan_on_Aging-SectionII.pdf. Accessed on July 23, 2009.

towards working-age adults and minor children. Approximately 8.5 percent of the household population in 2000 was 65 years or older. Housing needs which currently affect and will continue to affect the elderly population include:

- Desire to remain in their current residences
- Home modifications and accessibility
- Proximity to medical centers, potential need for health assistance
- Need for ready access to services, limited mobility
- Limited income
- Transportation assistance
- Diminished household size
- Reduced structure size

The Census provides the following information regarding age and tenure:

TABLE B-23
TENURE BY AGE OF HEAD OF HOUSEHOLD IN COALINGA, 2000

Category	Owner Occupied	Percent of Households	Renter Occupied	Percent of Households
15- to 24 years	23	1.1	226	15.2
25 to 34 years	308	15.2	407	27.3
35 to 44 years	536	26.5	394	26.4
45 to 54 years	408	20.2	196	13.1
55 to 64 years	287	14.2	121	8.1
65 to 74 years	240	11.9	84	5.6
75 to 84 years	160	7.9	48	3.2
85 years and over	62	3.0	15	1.1
Total Households	2,024	100.0	1,491	100.0

Source: 2000 Census STF 1, H16

The Census reported that approximately 19.6 percent of households in Coalinga were headed by persons 65 years or older. Approximately 23 percent of owner-occupied households were headed by persons 65 years or older, and approximately ten percent of renter-occupied



Housing Element

households were headed by persons 65 years or older. Of the 609 households with persons aged 65 or above, approximately 76 percent were owner-occupied, while 24 percent were renter-occupied. The Census (STF1:H23) also reported that 289 of the 609 total households in Coalinga headed by older persons (or approximately 42 percent) were one-person households, and 401 (or approximately 58 percent) were households with two or more persons.

POVERTY IN ELDERLY POPULATIONS

The 2000 Census identified 69 elderly persons in Coalinga living at or below the federal poverty level in 1999, or approximately 0.6 percent of the City population, 7.9 percent of the total elderly population (STF3:P87).

NEEDS, RESOURCES AND SERVICES

Research has repeatedly shown that older Americans prefer to remain in their community homes rather than moving into an institutional setting. An AARP national survey on housing issues conducted in 2000 reports that approximately 92 percent of persons between ages 65 and 74 wish to remain in their current houses for as long as possible, and nearly all those age 75 or older wish to do so (95 percent).¹ Because of the often fixed incomes and limited mobility of the elderly population, elderly persons have additional physical and social housing needs that will better enable them to remain in their current houses as long as possible, including home modifications, availability of transportation, social service case management, financial assistance or employment, long-term care for the homebound, adult day care, and short-term institutionalism facilities. The elderly may lack mobility either through physical impairments or lack of transportation alternatives, and can easily become isolated.

National programs are available to assist the elderly with mortgage assistance and other housing aid. In addition to federal program assistance individuals may take advantage of mortgage programs which specifically apply to the elderly. The City of Coalinga and County of Fresno also have a variety of organizations which provide services to the elderly and assist with the specific housing needs of elderly households. A listing of some of the available resources is provided below:

TABLE B-24
AVAILABLE RESOURCES FOR ELDERLY

Organization	Senior Resources Provided
--------------	---------------------------

¹ American Association of Retired Persons (AARP). 2000. *Fixing to Stay - A National Survey of Housing and Home Modification Issues*. Available at: http://assets.aarp.org/rgcenter/il/home_mod.pdf. Accessed July 21, 2009.



Organization	Senior Resources Provided
Coalinga Senior Center	Serves older adults in a social environment through a variety of recreation, health and nutrition, financial, and technological programs and activities.
West Hills Apartments	Provides housing for elderly and disabled persons.
Coalinga Redevelopment Agency	Provides home modification assistance and down payment assistance for low- and very low-income buyers through implementation of its Housing Rehabilitation and Downpayment Assistance Programs.
Coalinga Regional Medical Center	Provides skilled nursing care.
Hopes Haven	Senior assisted living facility.
Fresno-Madera Area Agency on Aging	Coordinate an integrated comprehensive community-based system of care for seniors.
California Department of Aging	Administers programs that serve older adults, and administers funds allocated under the federal Older Americans Act, the Older Californians Act, and the Medi-Cal program.
HUD Section 8 Rental Certificates Program	Provides housing certificates to very low-income families with incomes not exceeding 50 percent of the median income for the area.
HUD Section 202 Housing	Senior citizen housing offered to very low-income or disabled families with supportive services such as meals, transportation, and accommodations for the disabled.
HUD Section 232 Program	Supports the construction and rehabilitation of nursing homes, assisted-living facilities, intermediate-care facilities, and board-and-care homes by providing mortgage insurance to investors and builders.
HUD Housing Security Plan for Older Americans	Funds the coordination of senior citizen services to HUD-subsidized residences and the conversion of existing HUD housing to assisted living facilities for senior citizens who need higher levels of care.
Assistive Technology Funding and Systems Change Project United Cerebral Palsy Associations (UCPA)	UCPA provides funding information on equipping homes with technical support to promote independent living.
Department of Veteran Affairs (DVA)	Provides certain home modification benefits for qualified disabled veterans.
Internal Revenue Service (IRS)	The IRS allows people with disabilities to claim the cost of some home modifications as a deduction.



The housing needs of elderly persons are generally focused in three areas: (1) the desire to remain in their homes, (2) the availability of supportive housing facilities, and (3) affordability. The City of Coalinga Redevelopment Agency has met many of these needs in the past through its redevelopment activities, and has regulations in place that will allow it to continue to meet these needs in the future. The Agency is currently developing plans to implement a senior housing project, and has plans to implement housing rehabilitation and homebuyer programs. The Housing Rehabilitation Program offers deferred payment loans, grants, and below market interest rate loans for owner-occupants to finance home repairs. The Downpayment Assistance Program offers assistance in the form of a silent second mortgage for closing cost assistance and gap financing which provides the homebuyer with an affordable house payment. The Redevelopment Agency has also recognized that housing rehabilitation continues to be a top priority in the City due to the assistance needed for repair of older homes. Since 1992, the Redevelopment Agency has coordinated the construction of over 350 low- and moderate-income single-family housing units with recorded affordability covenants, as well as over 50 multi-family units.

Currently, the West Hills Apartments and Hopes Haven assisted care facility provide housing options for elderly and disabled persons. The City's planned Zoning Code update will also provide clarity to the availability of assisted care and senior facilities. Connecting senior housing units with services such as transportation and social community centers provides opportunities for social interaction for the elderly and allows them to maintain their independence. The Coalinga Land Use Element facilitates this by integrating uses through its Mixed Use designation. The Coalinga Senior Center has confirmed that the needs of seniors in Coalinga are being well met.

PERSONS WITH DISABILITIES

The Americans with Disabilities Act of 1990 defines "disability" as any physical or mental impairment that substantially limits one or more major life activities. Persons with disabilities face several barriers in housing, namely physical and financial constraints. The nature and degree of constraint depends greatly on the type and duration of disability. The 2004 City of Coalinga Housing Element reported that over 23 percent of the total population of Coalinga (non-institutionalized persons only) had some form or type of disability and recognized that

· Coalinga Redevelopment Agency. 2008. *Mid-Term Review 2005-2010 Implementation Plan*. Pages 1-4 and 2-1.

· Coalinga Redevelopment Agency. 2008. *Mid-Term Review 2005-2010 Implementation Plan*. Page 4-3.

· Coalinga Senior Center. July 23, 2009. Telephone communication.

this group may be in need of housing or assistance with special features to allow better physical mobility for occupants.

Disabilities affect approximately one-third of the household population in Coalinga, and approximately one-third of those that are disabled report that their disability poses barriers to employment. Most of the disabilities are in the minor child and working age population (approximately 80 percent). Of the 3,194 people in Coalinga with disabilities, approximately 31.4 percent suffer from a physical or sensory disability, and approximately 14 percent suffer from a mental disability.

· City of Coalinga. *Housing Element*. Adopted January 15, 2004. Page 3-28.



**TABLE B-25
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS**

Employment Status	Number	Percent of Total Population
Age 5-64, Employed Persons with a Disability	765	7.0%
Age 5-64, Not Employed Persons with a Disability	678	6.2%
Persons Age 65 Plus with a Disability	324	3.0%
<i>Total Persons with a Disability</i>	<i>3,194</i>	<i>29.4%</i>
Total Population (Civilian Non-institutional)	10,863	100.0%

Source: Census Bureau (2000 Census SF 3: P42)

**TABLE B-26
PERSONS WITH DISABILITIES BY DISABILITY TYPE**

Disability Type	Number	Percent
Total Disabilities	3,194	100.0%
<i>Total Disabilities for Ages 5-64</i>	<i>2,568</i>	<i>80.4%</i>
Sensory Disability	179	5.6%
Physical disability	451	14.1%
Mental disability	358	11.2%
Self-care disability	136	4.3%
Go-outside-home disability	505	15.8%
Employment disability	941	29.5%
<i>Total Disabilities for Ages 65 and Over</i>	<i>626</i>	<i>19.6%</i>
Sensory Disability	129	4.0%
Physical disability	245	7.7%
Mental disability	94	2.9%
Self-care disability	71	2.2%
Go-outside-home disability	87	2.7%



Source: Census Bureau (2000 Census SF 3: P41)



Housing Element

The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. The Department of Labor's Bureau of Labor Statistics reports that in June 2009, the unemployment rate for persons with a disability was 14.3 percent, compared with 9.5 percent for persons with no disability. The employment-population ratio for persons with a disability was 19.4 percent, compared with 65 percent for persons with no disability.⁶

In order to accommodate the approximately 1,004 people in Coalinga with sensory or physical disabilities, there is a need to adapt houses or apartments for handicap access, ramps, wheelchair accessibility, wider doorways, modified cabinetry and fixtures, and other special requirements. State and federal laws require certain features of adaptive design for physical accessibility in multifamily residential units built after March 1991. However, structures built before that time are not subject to these accessibility requirements and the standards do not apply to individuals - primarily seniors - who choose to remain in their homes rather than move to assisted living facilities or other newly-constructed units.

This need is currently being met by the Coalinga Redevelopment Agency through the implementation of its Housing Rehabilitation Program and related policies and goals. The Redevelopment Agency's Implementation Plan facilitates the City's ability to meet related future needs (Refer to discussion of the Agency in relation to the elderly population, pages B-33 - B-34). The City is also empowered to process modification issues at the staff level, and the existing municipal code does not create any obstacles to needed modifications. The City is capable of properly addressing these needs on a project-specific basis.

Approximately 452 persons in Coalinga suffer from a mental disability. A portion of those suffering from mental disabilities are unable to live independently in their own supported housing units and are a critically under-served population with respect to housing. Programs providing assistance in meals, transportation, and maintaining residences, and short- and long-term treatment facilities and programs can help accommodate the housing needs of persons with mental disabilities. Currently, Coalinga has at least one apartment complex that provides housing options for disabled persons (West Hills Apartments). The City's zoning ordinance currently provides limited opportunities for disabled housing in the Residential Hillside area, and allows construction of disabled housing to serve no more than four mentally disabled children with issuance of a conditional use permit.

Appropriate housing for persons with mental or physical disabilities include very low-cost units in large group home settings near retail services and public transit, supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, inpatient/day treatment programs, crisis shelters and transitional housing. The federal Fair

⁶ U.S. Department of Labor, Bureau of Labor Statistics. 2009. *Labor Force Statistics from the Current Population Survey*. Available at: <http://www.bls.gov/cps/cpsdisability.htm>. Accessed on July 21, 2009.

Housing Act and Americans with Disabilities Act, and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning, building and land-use regulations when necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Coalinga Zoning Ordinance needs to facilitate the development of adequate facilities for the disabled population and address how proposals related to group care facilities will be addressed by the City. This can be done in part through modifications to the ordinance that promote infill development and mixed uses. The City currently encourages infill development through waivers of impact fees and other General Plan policies. The City needs to address and allow supportive housing facilities.

Persons with disabilities have additional national, statewide and local programs that are available to assist them with mortgage assistance and other housing aid. According to www.disabledworld.com, national programs that are available include: U.S. Department of Housing and Urban Development (HUD) section 8, Fannie Mae Community Home Choice, Habitat for Humanity, NBC Capital Impact, National Opportunities for Affordable Housing Foundation (N.O.A.H.), and Homes for Our Troops. Also, the California Housing Finance Agency offers the program Home Choice which assists low and moderate income borrowers who are disabled, or have family members with disabilities living with them in purchasing their first home.

LARGE HOUSEHOLDS

Large households are those households with five or more persons. State law identifies large families with children as having special needs due to their income challenges, child care expenses, and need for affordable housing. The need for a larger number of bedrooms, coupled with tighter income, makes affordability of housing a key concern for these types of households.

According to the previous Housing Element,

...In 1990, there were 410 (19.5 percent) Large Families in Coalinga and by 2000, the number of Large Families increased to 726 (27.6 percent). Fresno County had a higher percentage of Large Families than Coalinga in 1990, and a lower percentage of Large Families than Coalinga in 2000.

...The percentage of Large Owner-Occupied Households in Coalinga in 2000 was 20.0 percent compared to Fresno County which was 17.6 percent. The percentage of Large Renter-Occupied Households in Coalinga in 2000 was 21.8 percent compared to 22.5 percent for the county.

The following tables show information regarding the number and percentage of Large Families, as well as tenure, from the 1990 and 2000 Census.



**TABLE B-27
LARGE FAMILIES, 1990-2000**

Location	1990		2000	
	Number of Large Families	Total Families (%)	Number of Large Families	Total Families (%)
Coalinga	410	19.5	726	27.6
Fresno County	36,852	22.8	49,219	26.4

Source: 1990 and 2000 U.S. Census

**TABLE B-28
LARGE HOUSEHOLDS BY TENURE
COALINGA AND FRESNO COUNTY, 2000**

Location	Owner-Occupied Housing Units	Large Owner-Occupied Housing Units Number	Large Owner-Occupied Housing Units Percent	Renter-Occupied Housing Units	Large Renter-Occupied Housing Units Number	Large Renter-Occupied Housing Units Percent
Coalinga	2,024	405	20.0	1,491	325	21.8
Fresno County	142,795	25,176	17.6	110,145	24,745	22.5

Source: 2000 U.S. Census

The large increase in the number of large families in Coalinga could potentially be related to the simultaneous increase in the number of Hispanic or Latino families residing in the area. The 1990 and 2000 Census data show that the Hispanic population in Coalinga increased from 2,593 in 1990 (31.6 percent of Coalinga’s total population) to 5,811 in 2000 (49.8 percent of Coalinga’s total population).

POVERTY AMONG LARGE HOUSEHOLDS

Budgets are often tighter for larger families, as household income is stretched to meet the needs of more people. The following information is available regarding poverty in large households:



TABLE B-29
HOUSING PROBLEMS AMONG COALINGA'S LARGE HOUSEHOLDS

Household by Type, Income, & Housing Problem	Number
Household Income <= 50% MFI	136
Household Income <=30% MFI	73
% with any housing problems	100.0
% Cost Burden >30%	80.8
% Cost Burden >50%	53.4
Household Income >30 to <=50% MFI	63
% with any housing problems	84.1
% Cost Burden >30%	46.0
% Cost Burden >50%	15.9
Household Income >50 to <=80% MFI	110
% with any housing problems	72.7
% Cost Burden >30%	22.7
% Cost Burden >50%	0.0
Household Income >80% MFI	54
% with any housing problems	37.0
% Cost Burden >30%	0.0
% Cost Burden >50%	0.0
Total Households	300
% with any housing problems	75.3
% Cost Burden >30	37.7
% Cost Burden >50	16.3

Source: CHAS Data Book

MFI: Median Family Income (HUD)

Households with incomes under the HUD-defined category of less than 80 percent median family income are roughly equivalent to HCD's limits for low and very-low income families.



Housing Element

According to the data above, approximately 82 percent of large households could be considered low or very-low income.

CAPACITY OF THE HOUSING STOCK TO ACCOMMODATE LARGE FAMILIES

As shown in Table B-30, the housing stock reported in the 2000 Census consisted primarily of two- and three-bedroom units (approximately 80 percent). Larger units (three or more bedrooms) were more limited in the rental market.

TABLE B-30
NUMBER OF BEDROOMS BY TENURE IN COALINGA

Category	Number	Percent of Total
<i>Owner occupied</i>	<i>2,039</i>	<i>58.3%</i>
No bedroom	187	5.3%
one bedroom	130	3.7%
two bedrooms	461	13.2%
three bedrooms	977	37.9%
four bedrooms	253	7.2%
five or more bedrooms	31	0.9%
<i>Renter occupied</i>	<i>1,461</i>	<i>41.2%</i>
No bedroom	150	4.3%
one bedroom	372	10.6%
two bedrooms	642	18.3%
three bedrooms	257	10.2%
four bedrooms	40	1.1%
five or more bedrooms	0	0
Total	3,500	100%

Source: Census 2000. STF3: H42

NEEDS, RESOURCES AND SERVICES

The data above indicates that the City has a substantial demand for housing units for larger families. With approximately 27 percent of Coalinga households meeting the large family



definition, and only 9.2 percent of housing units offering four or more bedrooms, the City would appear to have an unmet need for larger housing units (based on 1999 conditions). The Coalinga Redevelopment Agency's mid-term review of the 2005-2010 Implementation Plan recognized that current statistics substantiate the need for housing rehabilitation to provide room additions for larger families. The real estate market also appears to be responding to the need, as recent construction trends in the City have been towards larger housing units. A recent survey of www.realtor.com in June 2009 found most new construction listings offering four bedrooms. Measures are proposed in the Housing Element to ensure that the needs of this population continue to be addressed.

As stated above, the citizens of Coalinga also have various local resources and programs that are available to them in order to assist with the cost of purchasing larger housing units. Programs that the City and County offer are often funded by the Community Development Block Grant. Programs that the City is involved with include the Homebuyer Assistance Program, Rehabilitation Assistance Program, and the Individual Development Account (IDA). The City of Coalinga's Homebuyer Assistance Program offers affordable secondary mortgage financing to first-time homebuyers. The City of Coalinga's Rehabilitation Assistance Program offers affordable financing to assist homeowners in making necessary health and safety repairs to their home. The IDA is a special matched savings account used to assist residents with saving money for First-Time Homeownership. The City of Coalinga has contracted with a non-profit organization in Fresno, Self Help Enterprises, to coordinate and implement these programs. The mission of Self Help Enterprises is to improve the lives of low-income residents in the San Joaquin Valley through housing and related programs and services.

FARMWORKERS

Farmworkers are typically defined as persons who earn their primary incomes through permanent or seasonal agricultural labor. Permanent farmworkers are usually employed year round by the same employer. A seasonal farmworker works an aggregate of 25 or more days (or parts of days) and earns at least half his/her income from farmwork, but is not employed in farmwork year round by the same employer. Migrant farmworkers are seasonal workers who have to travel a greater distance for work, which prevents them from returning to their primary residence within the same day.¹⁷

Farmworkers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment. Farmworkers typically have very

¹⁷ Coalinga Redevelopment Agency. 2008. *Mid-Term Review 2005-2010 Implementation Plan*. Page 4-2.

¹⁸ U.S. Department of Labor, Employment and Training Administration. 2009. *Who are Migrant and Seasonal Farmworkers?* Available at: http://www.doleta.gov/programs/who_msfw.cfm. Accessed on December 9, 2009.

Housing Element

limited annual incomes with seasonal variability, which affects their ability to find and retain adequate housing. Many farmworkers have incomes that are too low to qualify for standard home loans. The low incomes provide limited housing options, which often results in overcrowding and substandard housing conditions.

Detailed information in regard to the number of farmworkers in the Coalinga area is general at best. According to the US Census Bureau, in 2007, Fresno County had an average of 43,217 people employed in agriculture, forestry, fishing and hunting industries. With a total population size of 899,348, these employees make up approximately 4.8 percent of the population. However, these numbers do not accurately reflect the population of farmworkers in Coalinga because Coalinga serves as more of a service center than an agricultural center. The largest agricultural-related employers in the City are Harris Feeding Company, Harris Farms, Inc., and Sequoia Packing (refer to Table B-7, above). These companies do not create employment opportunities typical of seasonal farmworkers, but rather offer a more consistent, year-round working environment. The Coalinga Police Department reports that Coalinga does not have a very large migrant seasonal farmworker population. Most of the farmworkers live in farmworker housing camps located onsite at the fields. Fresno County allows such housing camps, and there are not enough seasonal farmworkers in Coalinga to create a need for additional housing.

The Fresno County COG did some research a few years ago - in June 2004 - on migrant farmworker stats in the County, and had a very difficult time finding information about farmworker numbers or locations by area in the County. They sought information from the Housing Authority, HUD, the USDA Rural Development Department, National Farmworkers Service Center, United Farm Workers of America, California Rural Legal Assistance, Caltrans, Bureau of Labor Statistics, the State of California Employment Department, California Labor Market Information Division, Economic Opportunities Commission, the Department of Labor, and various other reports, publications and resources, and were still unable to obtain region-specific farmworker statistics in Fresno County.

Although farmworker housing may be less of an issue in Coalinga than surrounding communities in the San Joaquin Valley, Coalinga may have a seasonal flux of farmworkers that affects housing availability. The 2004 Coalinga Housing Element reports that during peak harvest season, the older motels and most of the rentals within the community are full as they are used to accommodate the migrant farm population. Thus, while seasonal and permanent farmworkers are estimated to be low, they may have a seasonal affect on sections of Coalinga's housing. Specific data is unavailable to determine the extent.

¹ City of Coalinga. 2003. *Coalinga Housing Element*. Page 3-27.

Four motels in Coalinga are available to provide temporary housing for seasonal farmworkers, and various multi-family units, SROs and small apartments in the City are also appropriate for farmworker housing. Additional farmworkers presumably stay with family or friends in the Coalinga area when necessary; these larger households allow workers to share costs. The Coalinga zoning code specifically allows for temporary farmworker camps and trailers to house workers on the agricultural site, and does not impose any special conditions on the development of additional farmworker housing. Coalinga zoning does not require conditional use permits, zoning variances, or other zoning clearance for agricultural employee housing.

Housing programs noted previously in this Housing Element for low income individuals are also equally available to farmworkers who qualify. To facilitate implementation of its Housing Rehabilitation Program, the City of Coalinga has contracted with Self Help Enterprises, an organization dedicated to self-help housing, housing rehabilitation, multi-family housing and homebuyer programs in the San Joaquin Valley. A stated goal of Self-Help Enterprises is to help farm laborers and other low income families to help themselves by providing them the proper tools to improve their living conditions. Through implementation of existing regulations and programs, Coalinga appears to be meeting its farmworker housing needs.

FEMALE HEADED AND SINGLE-PARENT HOUSEHOLDS

Households which are headed by single parents often face specific income constraints which affect housing affordability, including:

- Limits on income (single income)
- Increased child care costs
- Decreased job mobility or ability to obtain training

FEMALE-HEADED HOUSEHOLDS

According to the 2000 Census, of the 3,515 households in Coalinga, 457 (13.0 percent) are Female-Headed with No Husband and 338 (9.6 percent) are Female-Headed with Children and No Husband. Fresno County's percentage of Female-Headed Households is slightly higher than Coalinga's at 15.2 percent.

· Self Help Enterprises. Available at: www.selfhelpenterprises.org. Accessed on July 22, 2009.

**TABLE B-31
FEMALE HEADS OF HOUSEHOLDS, 2000**

Location	Total Households	Female Headed Households (No Husband)	Percent of all Households	Female Headed Households w/ Children Under 18 (No Husband)	Percent of all Households
Coalinga	3,515	457	13.0	338	9.6
Fresno County	252,940	38,569	15.2	24,351	9.6

Source: U.S. Bureau of the Census, 2000 Census

MALE-HEADED HOUSEHOLDS

Male-Headed Households in Coalinga with no wife present totaled 200 (5.7 percent), and male-headed households with children and no wife present totaled 137 (3.9 percent). Fresno County’s percentages of male-headed households with or without children were within one half of a percentage point.

**TABLE B-32
MALE HEADS OF HOUSEHOLD, 2000**

Location	Total Households	Male Headed Households (No Wife)	Percent of all Households	Male Headed Households w/ Children Under 18 (No Wife)	Percent of all Households
Coalinga	3,515	200	5.7	137	3.9
Fresno County	252,940	15,293	6.0	8,512	3.4

Source: U.S. Bureau of the Census, 2000 Census

POVERTY IN SINGLE PARENT FAMILIES

The Census states that of the total families with a female householder, no husband present, 47.9 percent live below the poverty level. The percentage increases to approximately 52.3 percent for female households, no husband present, and related children under 18 years, and to 62.1 percent for female households, no husband present, and related children under five years.



The 2000 Census provides the most recent data regarding single-parent households and therefore the data examined in the previous housing element and detailed above is the most current.

NEEDS, RESOURCES AND SERVICES

The housing needs of female-headed households are typically greater than those of male-headed households because a larger percentage of female-headed households have families and females generally have lower incomes than males. However, it is important to consider the housing needs of both female-headed and male-headed households because both groups typically rely on a single income, creating a heightened need for affordable housing. Single-parent households also depend on the presence of adequate child care services, educational facilities, job training services, and employment opportunities located within a close proximity to their households.

As stated above, the citizens of Coalinga have local resources and programs that are available to them in order to assist with the cost of purchasing housing units. Programs that the City is involved with include the Homebuyer Assistance Program, Rehabilitation Program, and the Individual Development Account (IDA), which are being implemented with the help of Self Help Enterprises, a non-profit organization that provides assistance to low-income residents of Coalinga and surrounding areas through housing and related programs. There are also child care and educational resources available for female-headed and single-parent households in Coalinga, including Sonshine Child Care Center, Weetown Learning, Maternal and Child Care Centers Valley Health, Playtime Daycare, Cheney Kindergarten, and Parkfield Elementary School. As stated above, Coalinga is projected to be “housing-rich” in the coming planning period, meaning workers will be forced to commute outside the City limits for employment. However, the General Plan contains several policies to address the relative lack of local employment opportunities, including expanding diversified business opportunities, attracting new businesses, and a review of the Manufacturing/Business land use designation to ensure that there are adequate areas for industrial development to support a job housing balance in the City.

To address both the housing needs and the supportive service needs of female-headed and single-parent households, the development of additional multi-family housing units should be considered and existing child care and educational facilities should be reviewed to ensure they adequately meet the needs of single-parent households in Coalinga and allow single parents to secure gainful employment outside of the home. More innovative housing options could include co-housing developments where child care and meal preparation responsibilities can be shared. The development of these housing types and the implementation of these programs would be advantageous to all special needs groups and other low-income households. There is a continuing need for the City of Coalinga to ensure that the City’s future development and use of these programs are sufficient to provide low-



income housing opportunities to all special needs housing groups, including female-headed and single-parent households.

FAMILIES AND PERSONS IN NEED OF EMERGENCY SHELTER

Homeless persons are persons who lack a fixed income and a regular nighttime residence, and who are in need of temporary or emergency shelter. Homelessness is a multifaceted problem that affects men, women and children of all ages and ethnicities, including veterans, the disabled, drug and alcohol abusers, hospital and jail discharges, victims of domestic violence, displaced youths, teen parents and their children, immigrants, refugees, and farm labor workers.

There are no formal shelters or transitional housing units in the City of Coalinga and data regarding homeless populations in the City of Coalinga is general at best. The previous Housing Element identified Coalinga's rural, non-urban environment and lack of services and shelters as a constraint to use of the City by homeless populations. The previous Housing Element identified the potential for up to 8 homeless persons in the City based on estimates from the Department of Housing and Urban Development.

The Coalinga Police Department has stated that Coalinga has no real visible homeless population need, though there may be a small homeless population comprised of a few individuals that sleep under bridges as they pass through town. Even this limited population is not consistently present, and the occurrence does not happen very frequently.

Recent legislation adopted at the state level impacts the way cities zone for shelters and transitional housing. As noted on the HCD website:

Chapter 633, Statutes of 2007 considerably strengthened the requirements on zoning for emergency shelters and transitional housing, with an effective date of January 1, 2008. For example, emergency shelters must now be permitted without a conditional use permit (CUP) or other discretionary permits, and transitional housing and supportive housing are considered residential uses and must only be subject to the same restrictions that apply to the same housing types in the same zone. Also, regardless of the need, at a minimum, all jurisdictions must have a zone in place to permit at least one year-round emergency shelter without a CUP or any discretionary permit requirements. Where these requirements are not met, the housing element must include a program to identify zone(s) where emergency shelters are a permitted use, within one year form the adoption of the housing element...

The current zoning code does not specifically allow transient housing or shelters in lower density residential zones. The zoning code specifically prohibits such uses in medium density areas, and prohibits multi-family residential of any kind in the Hillside District. The California Department of Housing and Urban Development (HCD) has created an extensive



memorandum describing and detailing the changes resulting from SB2. In its forthcoming update of the zoning code, the City will need to address the requirements of SB2.

SB2 (Chapter 633, Statutes of 2007) clarifies and strengthens housing element law to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. The law will facilitate efforts to address the critical needs of homeless populations and persons with special needs throughout all communities in California. Generally, SB2 amends housing element law regarding planning and approval for emergency shelters and transitional and supportive housing as follows:

Planning (Government Code Section 65583)

- At least one zone shall be identified to permit emergency shelters without a conditional use permit or other discretionary action.
- Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter.
- Existing or proposed permit procedures, development and management standards must be objective and encourage and facilitate the development of or conversion to emergency shelters.
- Emergency shelters shall only be subject to development and management standards that apply to residential or commercial projects within the same zone.
- Written and objective standards may be applied as specified in statute, including maximum number of beds, provision of onsite management, length of stay and security.
- Includes flexibility for jurisdictions to meet zoning requirements with existing ordinances or demonstrate the need for emergency shelters can be accommodated in existing shelters or through a multi-jurisdictional agreement.
- Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Local Approval (Government Code Section 65589.5, Housing Accountability Act)

- Limits denial of emergency shelters, transitional housing or supportive housing by requiring specific findings.
- Some findings shall not be utilized if new planning requirements of SB2 are not met; such as identifying a zone without a conditional use permit.



Housing Element

Included on the HCD website is a briefing paper informing local governments of SB2 and providing assistance in evaluating these new provisions to effectively implement the new State law. A full copy of the legislation is also available.⁶

Currently, the Coalinga Regional Center provides various services to residents living in Coalinga. The WorkForce Connection is housed at the Center and provides employment services for adults and youths. Additionally, there are representatives from Fresno County's Departments of Behavioral Health and Children and Family Services. The Department of Employment and Temporary Assistance provides Coalinga residents various additional services, including CalWORKs cash aid, employment services for CalWORKs recipients, food stamps, general relief, homeless assistance, and Medi-Cal.

In order to address the needs of the homeless population in Coalinga, the City will need to set forth a realistic strategy for increasing the availability of short-term accommodations for the homeless in need of emergency shelter while also focusing on long-term strategies to provide homeless persons the resources needed to transition back into an independent lifestyle. Implementation of SB2 will provide adequate opportunities for the development of needed emergency shelters and transitional housing units. The City should also consider supporting programs that encourage or assist in the development of these shelters and address long-term solutions to homelessness, including work skills assessment, job training/placement, and permanent housing with supportive services.

The City has implemented implementation measures in the Housing Element to update the Zoning Ordinance consistent with SB2. The City has identified heavy commercial or light industrial zones as potentially suitable for a transitional or supportive housing development. While the Zoning Ordinance update has yet to be completed, these zones are expected to have sufficient capacity to support a year-round shelter through utilization of large vacant warehouses buildings suitable for conversion into emergency shelters or through vacant land or infill development. No known constraints to development exist. These zones are suitable for emergency shelters as they are located within convenient distance to the City's public transportation system (Dial-a-Ride), which provides access to local and county resources available at the Coalinga Regional Center, the WorkForce Connection, the Department of Behavioral Health and Children and Family Services, and the Department of Employment and Temporary Assistance. The City will identify the best-suited zone in the Zoning Ordinance update to allow homeless shelters by right, with no additional requirements in place above those applied to standard residential development in the same zone.

⁶ Available at: http://www.hcd.ca.gov/hpd/housing_element2/SB2memo071708_final.pdf. Accessed on July 24, 2009.

⁷ Available at: <http://www.co.fresno.ca.us/departmentspage.aspx?ID=10440>. Accessed on July 22, 2009.

WEST HILLS COMMUNITY COLLEGE STUDENTS

The student population at West Hills Community College constitutes an additional special needs housing group in the City of Coalinga. Although generally young, many college students qualify as the head of their households, are counted and included in Census data, and should be considered in an analysis of the City's housing needs. Table B-23 shows the number of housing units in Coalinga for heads of household between the ages of 15 and 24. The 2000 Census reported that there are 23 owner-occupied housing units and 226 renter-occupied units headed by persons between the ages 15 and 24. The high number may be attributable to the local college student population residing in apartments and other rental units in Coalinga.

College students who are no longer supported by their parents are typically low- to very low-income. Students generally work only during the summer break, or in part-time positions, as their class schedules and study schedules often prevent them from working traditional, full-time jobs. Students are also more likely to spend the school year in Coalinga and then return home or to some other location during holiday and summer breaks. These factors create the need for very affordable housing that is located near campus and adequate part-time or temporary employment opportunities.

Currently, West Hills Community College is one of the few community colleges in the state to offer dormitory housing for its students, providing a men's dorm with a capacity of 121 people, and a women's dorm that will accommodate 56. However, representatives at the college report that the need for housing exceeds the dormitory's availability, as each fall semester the college receives more requests for dormitory housing than there are rooms available. The dormitory is typically used to house international students and student athletes, while other students rent nearby apartments or do not live in Coalinga, but commute from surrounding communities.

The 2003 Coalinga Housing Element created a goal to support a variety of housing types in the City. Policy 1.2 states that the City will utilize available funding for the provision of a variety of special needs housing, and Action Program 1.2.4 seeks to implement that policy through City encouragement of the development of 10 additional student-housing units on West Hills College property each year of the planning period, and expedited permitting and approval. However, no additional housing units have been built pursuant to this program. To meet the need of its student population, Coalinga should consider ways to further encourage the creation of additional on-campus student housing, and ensure implementation of relevant existing policies and programs.



REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation Plan prepared by Fresno County in 2007 identified the following specified housing needs for the City of Coalinga:

**TABLE B-33
REGIONAL HOUSING NEED, 2006-2013**

Income Category	New Construction Needs
Very Low-Income	35
Other Lower-Income	24
Moderate-Income	30
Above Moderate-Income	26
Total Units	115

Source: Fresno County Regional Housing Needs Allocation Plan, 2007 (as amended)

UNITS BUILT, UNDER CONSTRUCTION AND/OR APPROVED DURING PLANNING PERIOD

The City may take credit for the units constructed between the base year of the RHNA and the beginning of the planning period to meet their housing need allocation. Any units permitted in this period may be credited against the RHNA to determine the balance of site capacity that must be identified. The City of Coalinga has issued 101 building permits since June 1, 2006, which count toward its RHNA. Each of the permits issued was for construction of a detached single family residence (SFR) ranging in size from 1,320 to 3,157 square feet and in estimated value from \$150,000.00 to \$572,838.00.

Based on affordability limits established in the Site Inventory (Section C of this Background Report) and the estimated valuation of units permitted, the building permits approved by the City of Coalinga since June 1, 2006 provided 3 low-income units, 30 moderate-income units, and 68 above-moderate income units to the City’s housing supply. No units have been permitted since June 2006 that would be affordable to the very low-income category. However, these amounts are more than sufficient to meet the current RHNA for both moderate-income and above moderate-income housing units. They also reduce the remaining unmet RHNA for low-income households from 24 units to 21. The remaining RHNA after



consideration of permits issued since June 2006 is provided in Table B-34 (Refer to Section C for more detailed information).

TABLE B-34
UNITS CONSTRUCTED/PERMITTED SINCE JUNE 2006 TO COUNT TOWARDS RHNA

Housing Inventory	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Coalinga RHNA 2006-2013	35	24	30	26	115
Units Constructed/Permitted Since June 1, 2006	0	3	30	68	101
Remaining Unmet RHNA	35	21	0	0	56

A list of the units permitted since June 2006, along with permit numbers, issuance dates, approximate valuations, and square footage amounts has been provided in Section C. The City will need to show sufficient land in its Land Inventory (Section C of this Background Report) to meet the remaining unmet RHNA.



This page intentionally left blank.



SITE INVENTORY/ANALYSIS

Site Inventory/Analysis – (Based on HCD Guidebook)

The City is required to identify specific sites available for development to establish a residential development capacity sufficient to meet the allocated regional housing need. Potential sites include those that are currently vacant, or those on which redevelopment activity or infill development could occur. The inventory must include:

- An identification of vacant and/or underutilized sites
- Suitability of identified sites based on zoning/environmental considerations
- Ability to develop second units
- Opportunities for Energy Conservation

The information contained in this analysis was obtained largely from the following sources:

- Background work for the General Plan Update (adopted 2009)
- Coalinga General Plan 2005-2025
- Zoning Ordinance
- 2003 Housing Element



REGIONAL HOUSING NEEDS ALLOCATION

California state law requires the Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the need to each region in the state. The regional housing need is determined by the HCD in consultation with regional Councils of Governments (COGs), such as the Fresno County COG. The Fresno County COG then distributes the Regional Housing Needs Allocation (RHNA) to Fresno County and the cities within its regional jurisdiction. The allocation is based on the County’s and member cities’ projected share of the region’s population and employment growth.

Regional housing need reflects the number of housing units needed for a range of income levels, based on the standards of very low-, low-, moderate-, and above moderate-income households established by the U.S. Department of Housing and Urban Development. California Housing Element law requires that each county and city revise their General Plans to accommodate the housing allocation they receive, and submit the revised housing elements to the HCD for review and certification.

Coalinga’s RHNA for the current planning period, which extends from 2006 through 2013, is 115 units. Since the planning period began in 2006, any planning and building permits issued since June 1, 2006 can count toward the City’s current RHNA. As discussed below, the City has issued 101 building permits since June 1, 2006 (all for detached single family residences) that will count toward the allocation of 115 total units. The remainder of the City’s RHNA can be met with vacant parcels currently zoned for residential use and/or approved development projects identified in the recently updated General Plan. A summary of the City’s plan to meet the current RHNA is set forth in Table C-1, below.

**TABLE C-1
COALINGA REGIONAL HOUSING NEED ALLOCATION, 2006-2013**

Housing Inventory	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Coalinga RHNA 2006-2013	35	24	30	26	115
Units Constructed/Permitted Since June 1, 2006	0	3	30	68	101
Remaining Unmet RHNA	35	21	0	0	56
Vacant Land Potential	0	0	N/A	N/A	0
Remaining Unmet RHNA	35	21	0	0	56
Approved Affordable Development Projects	36	21	N/A	N/A	56
Unaccommodated 2006-2013 RHNA	0	0	0	0	0



INCOME LEVELS/HOUSING AFFORDABILITY

Data from the HCD and the 2000 Census was utilized to categorize housing units in Coalinga by corresponding income levels. The HCD Division of Housing Policy Development provided a list of State Income Limits for 2009 for all counties in California. The limits were developed for the purpose of determining eligibility of household incomes or calculating housing cost amounts for housing assistance programs, and provide an appropriate indicator upon which to base determinations in the Housing Element as to what types of housing units are suited for very low-, low-, moderate-, and above moderate-income groups. The California Health and Safety Code provides that limits for the extremely low-, very low-, and low-income categories are the same as those in the equivalent levels established by the U.S. Department of Housing and Urban Development for its Section 8 Housing Choice Voucher Program (Health & Safety Code Section 50105).

The average household in Coalinga has 3.152 persons per household based on 2008 Department of Finance estimates. The HCD's 2009 data for Fresno County provided the following income levels for households with three and four persons:

**TABLE C-2
FRESNO COUNTY STATE INCOME LIMITS FOR 2009**

Fresno County Area Median Income: \$55,800	Number of Persons in Household	
	3	4
Extremely Low Income	\$15,100	\$16,750
Very Low Income	\$25,100	\$27,900
Lower Income	\$40,200	\$44,650
Median Income	\$50,200	\$55,800
Moderate Income	\$60,250	\$66,950

Source: HCD Division of Housing Policy Development, State Income Limits for 2009; available at <http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k9.pdf>, accessed January 20, 2010.

The generally accepted definition of affordability utilized by HUD is for a household to pay no more than 30 percent of its annual income on housing and related expenses. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. The costs of living in Coalinga, as well as housing costs in general, are considered to be predominantly affordable to its residents. Thus, HCD Income Limits for a three-person household can be utilized to establish reasonable affordability levels for Coalinga households, despite a slightly larger persons per household average (3.152). Because four-person household income limits are slightly higher, this method represents the more conservative approach. Based on the income



limits established by the HCD, above, monthly payments and corresponding loan amounts listed in the following table, Table C-3, would be considered affordable to the various income groups in Fresno County, based on HUD's recommended spending limit of up to 30% of total income on housing-related expenses.

TABLE C-3
AFFORDABLE RENT AND LOAN AMOUNT VALUES

Income Levels	Income Limits* (3 persons/household)	Approximate Affordable Monthly Payment Amount** (30% of income)	Corresponding Affordable Loan Amounts***
Extremely Low Income	\$15,100	\$377.50	\$67,000
Very Low Income	\$25,100	\$627.50	\$110,000
Lower Income	\$40,200	\$1,005.00	\$180,000
Median Income	\$50,200	\$1,255.00	\$220,000
Moderate Income	\$60,250	\$1,506.25	\$265,000

* Based on HCD Division of Housing Policy Development Fresno County State Income Limits

**Assumes monthly rent or mortgage payments of no more than 30% total income.

***Source: personal communications with Bank of America mortgage loan associate.

The affordable monthly payment amounts listed above are directly related to the average monthly rent and/or mortgage payments affordable to persons within each income group. Affordable monthly rent amounts will be consistent with the values listed in the Approximate Affordable Monthly Payment Amount column. Monthly mortgage payments, however, can vary widely based on down payment amounts, interest rates, property tax amounts, and homeowner's and mortgage insurance. The most conservative approach in determining affordability of home values is to assume loan amounts equaling 100% of the purchase price because this methodology does not assume monthly payments may be reduced by any outstanding factors thereby providing for room to increase the loan amount and still meet the 30% spending limit. Therefore, for purposes of determining whether units in Coalinga's land inventory are affordable for very low-, low-, or moderate-income families, the loan amounts listed above will be considered as the maximum home value affordable to perspective income groups. Households with a combined yearly income of over \$60,250 will be considered above moderate-income households that can afford loan amounts over \$265,000.

LAND INVENTORY

The City's land inventory used to establish the necessary capacity to meet the current RHNA is made up of (1) residential units approved since June 1, 2006; (2) vacant lots currently zoned for residential purposes; and (3) approved residential development projects identified in the updated



General Plan (or through a General Plan Amendment), and for which the zoning ordinance will be updated for consistency.

UNITS APPROVED SINCE JUNE 1, 2006

The City of Coalinga has issued 101 building permits since June 1, 2006. Of those, only one has been approved with construction yet to begin, approximately 14 are currently under construction, and 86 have been completed. Each of the permits issued was for construction of a detached single family residence (SFR) ranging in size from 1,320 to 3,157 square feet. The permitted units have a range of estimated sales prices, ranging from a low of \$150,000.00 to a high of \$572,838.00. Most of the units are zoned R-1, Single Family Residential, except a duplex and a 2,208 square foot SFR zoned R-2, Low Density Multi-Family Residential.

Based on affordability limits established above and the estimated cost of units permitted, the building permits approved by the City of Coalinga since June 1, 2006 provided three low-income units (valued at less than \$180,000), 30 moderate-income units (valued between \$180,001 and \$265,000), and 68 above-moderate income units (valued at over \$265,000) to the City’s housing supply. No units have been permitted since June 2006 that would be affordable to the very low-income category. However, these amounts are sufficient to meet the current RHNA for both moderate-income and above moderate-income housing units. They also reduce the remaining unmet RHNA for low-income households from 24 units to 21. The remaining RHNA after consideration of permits issued since June 2006 is provided in Table C-4, and a list of the units permitted since June 2006, along with permit numbers, issuance dates, approximate unit valuations, site addresses, and square footage amounts, is included in Table C-5, below.

**TABLE C-4
COALINGA REGIONAL HOUSING NEED ALLOCATION, 2006-2013**

Housing Inventory	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Coalinga RHNA 2006-2013	35	24	30	26	115
Units Constructed/Permitted Since June 1, 2006	0	3	30	68	101
Remaining Unmet RHNA	35	21	0	0	56



This page intentionally left blank.



**TABLE C-5
PERMITS ISSUED SINCE JUNE 1, 2006, COALINGA**

Permit Number	Work Description / Construction Description	Date Issued	Permitting Valuation	Estimated Sales Price	Zoning	Site Address	Approved	Under Construction	Completed
-472288	S.F.R New Residential - Single-family houses, detached	6/20/2006	136,656.80	315,000.00	R-1	540 Buena Vista			X
0607-022	S.F.R. New Residential - Single-family houses, detached	7/18/2006	179,968.70	369,990.00	R-1	831 Chianti Circle			X
0608-031	New Duplex New Residential - Single-family houses, detached	9/8/2006	209,892.00	329,530.44	R-2	275 E. Hawthorne Street			X
0608-034	S.F.R. New Residential - Single-family houses, detached	8/30/2006	119,766.00	199,500.00	R-1	132 Arabian St			X
0608-037	S.F.R. New Residential - Single-family houses, detached	8/30/2006	119,766.00	205,000.00	R-1	137 Palamino St			X
-471375	S.F.R New Residential - Single-family houses, detached	10/19/2006	116,758.50	306,000.00	R-1	851 Chianti Circle			X
-471345	S.F.R New Residential - Single-family houses, detached	10/19/2006	223,545.30	404,500.00	R-1	861 Chianti Circle			X
-471314	S.F.R. New Residential - Single-family houses, detached	10/19/2006	179,968.70	409,500.00	R-1	871 Chianti Circle			X
-471283	3075 s.f. Single Family Home New Residential - Single-family houses, detached	10/19/2006	271,822.80	398,500.00	R-1	881 Chianti Circle			X
-471253	S.F.R. New Residential - Single-family houses, detached	10/19/2006	144,964.80	227,594.74	R-1	891 Chianti Circle			X
-471222	S.F.R New Residential - Single-family houses, detached	10/19/2006	116,758.50	277,000.00	R-1	901 Chianti Circle			X
-471192	S.F.R New Residential - Single-family houses, detached	10/19/2006	223,545.30	392,184.00	R-1	911 Chianti Circle			X
0609-013	S.F.R. New Residential - Single-family houses, detached	10/19/2006	179,968.70	328,000.00	R-1	921 Chianti Circle			X
0609-014	S.F.R New Residential - Single-family houses, detached	10/19/2006	223,545.30	392,184.00	R-1	931 Chianti Circle			X
0609-015	S.F.R. New Residential - Single-family houses, detached	10/19/2006	179,968.70	385,000.00	R-1	941 Chianti Circle			X
0610-021	S.F.R. New Residential - Single-family houses, detached	10/12/2006	133,035.80	208,866.21	R-1	845 Mustang Way			X
0610-022	S.F.R. New Residential - Single-family houses, detached	11/6/2006	144,964.80	275,000.00	R-1	951 Chianti Circle			X
0610-023	S.F.R New Residential - Single-family houses, detached	11/6/2006	223,545.30	425,000.00	R-1	961 Chianti Circle			X
0611-016	2619 s.f. SFH New Residential - Single-family houses, detached	2/1/2007	250,411.90	377,500.00	R-1	935 Merlot Way			X
0611-018	S.F.R. New Residential - Single-family houses, detached	2/1/2007	179,741.10	344,500.00	R-1	864 Petite Sirah Lane			X
0611-019	S.F.R. New Residential - Single-family houses, detached	2/1/2007	230,408.90	361,741.97	R-1	874 Petite Sirah Lane			X
0611-020	S.F.R. New Residential - Single-family houses, detached	2/1/2007	237,990.50	249,000.00	R-1	955 Merlot Way			X
0611-021	S.F.R New Residential - Single-family houses, detached	2/1/2007	312,908.50	446,500.00	R-1	945 Merlot Way			X
0611-022	S.F.R New Residential - Single-family houses, detached	2/1/2007	250,411.90	392,000.00	R-1	925 Merlot Way			X
0611-023	S.F.R. New Residential - Single-family houses, detached	2/1/2007	204,368.50	332,000.00	R-1	865 Petite Sirah Lane			X
0611-024	S.F.R New Residential - Single-family houses, detached	7/6/2007	279,127.50	340,000.00	R-1	855 Petite Sirah Lane			X



Housing Element

Permit Number	Work Description / Construction Description	Date Issued	Permitting Valuation	Estimated Sales Price	Zoning	Site Address	Approved	Under Construction	Completed
-437743	S. F. Home New Residential - Single-family houses, detached	1/17/2007	185,234.80	324,971.00	R-1	308 San Ramon Court			X
0701-014	1843 sf. SFR New Residential - Single-family houses, detached	4/4/2007	164,862.50	328,500.00	R-1	344 San Ramon Court			X
0701-015	1843 s.f. - SFR New Residential - Single-family houses, detached	1/23/2007	164,862.50	335,000.00	R-1	273 San Ramon Court			X
0701-017	1557 s. f. - S.F.H. New Residential - Single-family houses, detached	1/31/2007	142,914.60	282,000.00	R-1	155 Adobe Court			X
-437408	1912 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	174,983.20	270,000.00	R-1	953 Chianti Circle			X
-437378	2831 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	250,258.60	349,990.00	R-1	943 Chianti Circle			X
-437347	3075 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	271,822.80	475,000.00	R-1	933 Chianti Circle			X
-437316	2447 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	218,386.60	383,133.00	R-1	923 Chianti Circle			X
-437286	3075 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	271,822.80	377,000.00	R-1	913 Chianti Circle			X
-437255	1550 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	141,093.50	275,531.00	R-1	903 Chianti Circle			X
-437225	1912 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	174,983.20	275,000.00	R-1	893 Chianti Circle			X
0702-013	3075 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	271,822.80	369,000.00	R-1	883 Chianti Circle			X
0702-014	2831 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	250,258.60	340,000.00	R-1	873 Chianti Circle			X
0702-015	3075 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	271,822.80	359,990.00	R-1	863 Chianti Circle			X
0702-016	1550 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	141,093.50	276,500.00	R-1	853 Chianti Circle			X
0702-017	3075 s.f. Single Family Home New Residential - Single-family houses, detached	2/7/2007	271,822.80	359,990.00	R-1	843 Chianti Circle			X
0702-020	1320 sf. S.F.R. New Residential - Single-family houses, detached	2/14/2007	119,766.00	214,000.00	R-1	101 Trotter Street			X
0702-021	1617 sf. S.F.R. New Residential - Single-family houses, detached	2/14/2007	145,972.20	231,000.00	R-1	107 Trotter			X
0702-022	1320 SF. S.F.R. New Residential - Single-family houses, detached	2/14/2007	119,766.00	207,000.00	R-1	150 Palamino Street			X
0702-023	1320 sf. S.F.R. New Residential - Single-family houses, detached	2/14/2007	119,766.00	189,000.00	R-1	138 Arabian Street			X
0702-024	1802 sf. S.F.R. New Residential - Single-family houses, detached	2/14/2007	161,327.20	253,000.00	R-1	113 Trotter Street			X
0702-033	2639 sf SFR New Residential - Single-family houses, detached	2/23/2007	224,340.80	414,500.00	R-1	272 San Ramon Court			X
-436860	2200 sf SFR New Residential - Single-family houses, detached	4/4/2007	204,521.30	358,808.00	R-1	3006 Carmele Court			X
0703-014	2101 sf. S.F.R. New Residential - Single-family houses, detached	3/30/2007	145,972.20	249,000.00	R-1	161 Pinto Street			X
0703-015	2286 sf. S.F.R. New Residential - Single-family houses, detached	3/30/2007	161,327.20	170,000.00	R-1	144 Arabian Street			X
0703-016	S.F.R. New Residential - Single-family houses, detached	3/30/2007	119,766.00	150,000.00	R-1	131 Arabian Street			X
0703-017	2101 sf. S.F.R. New Residential - Single-family houses, detached	3/30/2007	145,972.20	219,000.00	R-1	102 Sacramento Street			X
-436494	2101 sf. S.F.R. New Residential - Single-family houses, detached	4/19/2007	145,972.20	240,000.00	R-1	149 Palamino			X



Permit Number	Work Description / Construction Description	Date Issued	Permitting Valuation	Estimated Sales Price	Zoning	Site Address	Approved	Under Construction	Completed
0704-013	S.F.R. New Residential - Single-family houses, detached	4/30/2007	119,766.00	218,000.00	R-1	150 Pinto St.			X
0704-014	S.F.R. New Residential - Single-family houses, detached	4/30/2007	119,766.00	214,500.00	R-1	750 Mustang Way			X
0705-014	2286 sf. S.F.R. New Residential - Single-family houses, detached	6/5/2007	161,327.20	257,000.00	R-1	155 Pinto			X
-436039	New Single Family Home, New Residential - Single-family houses, detached	8/2/2007	309,228.67	485,489.00	R-1	850 Folsom Street			X
-435429	2285 s.f. S.F.R. New Residential - Single-family houses, detached	7/11/2007	204,368.50	386,500.00	R-1	774 Petite Sirah Lane			X
-435399	1967 s. f. S.F.R. New Residential - Single-family houses, detached	7/11/2007	179,741.10	349,000.00	R-1	754 Petite Sirah Lane			X
0707-013	3157 sf S.F.R New Residential - Single-family houses, detached	7/11/2007	360,207.59	438,500.00	R-1	724 Petite Sirah Lane			X
0707-029	3157 sf. S.F.R New Residential - Single-family houses, detached	7/24/2007	279,127.50	382,000.00	R-1	844 Petite Sirah Lane			X
0708-015	2101 sf. S.F.R. New Residential - Single-family houses, detached	8/21/2007	145,972.20	218,000.00	R-1	138 Pinto St			X
0708-016	S.F.R. New Residential - Single-family houses, detached	8/21/2007	119,766.00	214,000.00	R-1	119 Arabian St			X
0708-017	S.F.R. New Residential - Single-family houses, detached	8/21/2007	119,766.00	214,000.00	R-1	143 Palomino St.			X
-435002	2286 sf. S.F.R. New Residential - Single-family houses, detached	9/13/2007	187,360.56	258,000.00	R-1	125 Arabian Street			X
-434272	2639 sf SFR New Residential - Single-family houses, detached	11/27/2007	251,085.58	440,500.00	R-1	219 Adobe Court			X
-434241	2000 sf. SFR New Residential - Single-family houses, detached	11/27/2007	215,475.64	355,500.00	R-1	1990 Via Robles Dr			X
0711-020	2200 sf SFR New Residential - Single-family houses, detached	12/27/2007	238,600.83	418,596.00	R-1	3007 Carmele Ct.		X	
0711-021	1843 sf. SFR New Residential - Single-family houses, detached	1/2/2008	191,185.39	335,412.00	R-1	2086 Carmele Ct.		X	
0711-023	2285 s.f. S.F.R. New Residential - Single-family houses, detached	11/27/2007	237,017.45	346,000.00	R-1	765 Petite Sirah Lane			X
0711-024	3157 sf. S.F.R New Residential - Single-family houses, detached	11/27/2007	321,925.17	505,422.52	R-1	824 Petite Sirah Lane			X
0711-025	3564 sf S.F.R New Residential - Single-family houses, detached	11/27/2007	360,207.59	374,500.00	R-1	784 Petite Sirah Lane			X
0711-026	2619 sf. S.F.R New Residential - Single-family houses, detached	11/27/2007	287,781.05	402,500.00	R-1	958 Cabernet Way			X
0711-033	2101 sf. S.F.R. New Residential - Single-family houses, detached	12/5/2007	169,959.46	246,000.00	R-1	141 Appaloosa Ct.			X
0711-034	2286 sf. S.F.R. New Residential - Single-family houses, detached	12/5/2007	187,360.56	239,000.00	R-1	120 Appaloosa Ct.			X
0711-035	2200 sf SFR New Residential - Single-family houses, detached	12/27/2007	238,600.83	418,596.00	R-1	3026 Carmele Court		X	
0711-036	2200 sf SFR New Residential - Single-family houses, detached	12/27/2007	238,600.83	418,596.00	R-1	3027 Carmele Court		X	
-433633	2286 sf. S.F.R. New Residential - Single-family houses, detached	12/27/2007	187,360.56	245,000.00	R-1	156 Palomino Street			X
-433602	2286 sf. S.F.R. New Residential - Single-family houses, detached	12/27/2007	187,360.56	225,000.00	R-1	149 Pinto Street			X
-433572	S.F.R. New Residential - Single-family houses, detached	12/27/2007	139,661.40	192,000.00	R-1	156 Pinto Street			X
0712-013	2101 sf. S.F.R. New Residential - Single-family houses, detached	12/27/2007	169,959.46	229,000.00	R-1	144 Pinto Street			X



Housing Element

Permit Number	Work Description / Construction Description	Date Issued	Permitting Valuation	Estimated Sales Price	Zoning	Site Address	Approved	Under Construction	Completed
0712-014	2619 sf. S.F.R. New Residential - Single-family houses, detached	12/21/2007	265,112.59	465,108.00	R-1	845 Petite Sirah Lane		X	
0712-015	2285 s.f. S.F.R. New Residential - Single-family houses, detached	12/21/2007	237,017.45	415,819.00	R-1	735 Petite Sirah Lane		X	
0712-016	2285 s.f. S.F.R. New Residential - Single-family houses, detached	12/21/2007	237,017.45	415,819.00	R-1	804 Petite Sirah Lane		X	
0712-017	2285 s.f. S.F.R. New Residential - Single-family houses, detached	12/21/2007	237,017.45	415,819.00	R-1	744 Petite Sirah Lane			X
0712-018	3157 sf. S.F.R. New Residential - Single-family houses, detached	12/21/2007	321,925.17	564,780.00	R-1	734 Petite Sirah Lane		X	
0712-019	2285 s.f. S.F.R. New Residential - Single-family houses, detached	12/21/2007	237,017.45	415,819.00	R-1	938 Cabernet Way			X
0712-020	2200 sf SFR New Residential - Single-family houses, detached	1/2/2008	238,600.83	418,596.00	R-1	3046 Carmele Court		X	
0712-021	2639 sf SFR New Residential - Single-family houses, detached	1/2/2008	251,085.58	440,500.00	R-1	362 Cabrillo Drive		X	
0712-022	2000 sf. SFR New Residential - Single-family houses, detached	1/2/2008	215,475.64	378,026.00	R-1	344 Cabrillo Drive		X	
0803-029	1843 sf. SFR New Residential - Single-family houses, detached	3/31/2008	191,185.39	335,412.00	R-1	254 Cabrillo Drive			X
0803-032	1843 sf. SFR New Residential - Single-family houses, detached	4/8/2008	191,185.39	335,412.00	R-1	190 Adobe Court	X		
0806-024	New Residential - Single-family houses, detached	7/29/2008	326,518.23	572,838.00	R-1	3047 Carmele Ct.		X	
0806-025	New Residential - Single-family houses, detached	7/29/2008	326,518.23	572,838.00	R-1	236 Cabrillo Drive		X	
0808-035	2286 sf. S.F.R. New Residential - Single-family houses, detached	9/4/2008	187,360.56	328,701.00	R-1	114 Trotter Street			X
0808-036	2101 sf. S.F.R. New Residential - Single-family houses, detached	9/4/2008	169,959.46	205,000.00	R-1	112 Sacramento Street			X
0808-037	S.F.R. New Residential - Single-family houses, detached	9/4/2008	139,661.40	180,000.00	R-1	122 Sacramento Street			X
-397230	2101 sf. S.F.R. New Residential - Single-family houses, detached	12/5/2008	169,959.46	205,000.00	R-1	730 Mustang Way			X
-397200	2286 sf. S.F.R. New Residential - Single-family houses, detached	12/5/2008	187,360.56	225,000.00	R-1	125 Appaloosa Court			X
0902-028	2208 s/f New Residential - Single-family houses, detached	7/20/2009	144,700.20	227,179.31	R-2	126 Jackson Street		X	
TOTALS				101			1	14	86
Very Low-Income Units (Less than \$110,000)				0					
Low-Income Units (Between \$110,001 and \$180,000)				3					
Moderate-Income Units (Between \$180,001 and \$265,000)				30					
Above-Moderate Units (More than \$265,000)				68					

**Estimate Sales Prices were determined by the actual sales prices for units constructed and sold since June 2006 or current for sale listing prices. Actual sales prices averaged 157% of the estimated permit valuations (which are based on hard costs and do not account for developer profits and other price variables. For those units where no actual sales price had been established, an estimated price equal to 157% of the permit valuation was used.*



VACANT LAND POTENTIAL

Specific vacant parcels available for residential development within the City of Coalinga are detailed in the following table, and are shown in Figures C-1 through C-7, below. These parcels are currently vacant and zoned for residential uses in the current zoning ordinance. Recent amendments to the City's General Plan have resulted in the designation of some of the vacant parcels to non-residential uses. Other vacant parcels, although zoned for residential use, are non-conforming parcels that do not satisfy minimum parcel size zoning requirements. All parcels that have been taken out of residential categories and/or are non-conforming are shaded in Table C-7, below, and have not been utilized in calculating parcels suited to meet the City's RHNA.

Table C-7 shows that the City has 252 vacant parcels (for a total of approximately 136 acres) in current zoning districts that allow residential development. Of those, approximately seven parcels comprising 36.85 acres have been designated for uses other than residential in the updated General Plan and will be rezoned accordingly. Four additional parcels in Zoning Map Area 6 are non-conforming and unsuited for residential use. Those parcels have been highlighted below, and will not be counted as vacant land suitable for showing the capacity to meet the City's RHNA. Thus, approximately 241 vacant parcels (comprising approximately 100 acres) remain, which are suitable to include in the City's vacant residential land inventory. Based on the calculations above related to units permitted since June 2006, the City of Coalinga must show additional capacity for 35 very low-income, and 21 low-income homes to meet its current RHNA (Refer to Table C-6, below). The City has more than sufficient vacant lands in the medium- and low-density multifamily residential districts to meet the allocated housing need.

The capacity to establish very low-income and low-income units typically requires a showing that they are subject to some type of affordability or recorded deed restriction to certify that they will be marketed at levels affordable to the very low- or low-income category. None of the vacant parcels identified in Table C-7 are restricted by any such deed restrictions or other affordability restrictions at this time. Thus, the City must utilize approved development projects identified in the updated General Plan or approved through General Plan Amendments (which the zoning ordinance will be amended to comply with and accommodate) to establish capacity for the 35 remaining very low-income units and 21 remaining low-income units in the RHNA.



**TABLE C-6
COALINGA REGIONAL HOUSING NEED ALLOCATION, 2006-2013**

Housing Inventory	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total
Coalinga RHNA 2006-2013	35	24	30	26	115
Units Constructed/Permitted Since June 1, 2006	0	3	30	68	101
Remaining Unmet RHNA	35	21	0	0	56
Vacant Land Potential	0	0	N/A	N/A	0
Remaining Unmet RHNA	35	21	0	0	56



**TABLE C-7
VACANT LAND INVENTORY**

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
Zoning Map Area 1								
07006057S	RH	18,000 sq. ft.	Residential Estate	14.92	36 units	Vacant	Utility extensions needed. Buildout to City limits is possible per the General Plan. Parcels are located in close proximity to residential development.	No onsite constraints.
07224310S	RH	18,000 sq. ft.	Residential Estate	2.19	5 units	Vacant		
07224311S	RH	18,000 sq. ft.	Residential Estate	1.06	2 units	Vacant		
07006058S	RH	18,000 sq. ft.	Residential Estate	2.65	6 units	Vacant		
Zoning Map Area 2								
07103014S	SFRD	6,600 sq. ft.	Residential Single Family	18.44	121 units	Vacant	Utility extensions needed. Buildout to City limits is possible per the General Plan. Parcel is located in close proximity to residential development.	Potential environmental constraints include scattered oak trees and some abandoned oil drilling structures.
Zoning Map Area 3								
07010016ST	MDMFR	7,500 sq. ft.	Residential High Density	3.95	22 units	Vacant	Utility extensions needed. Buildout	No onsite constraints. However, one or both of



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
07010015ST	MDMFR	7,500 sq. ft.	Residential High Density	0.33	1 unit	Vacant	to City limits is possible per the General Plan. Parcel is located in close proximity to residential development.	these parcels are expected to be converted to Public Facilities use for development of a District Office for West Hills Community College in the future, and may not remain available for residential uses.
07009108S	MDMFR	7,500 sq. ft.	Residential Single Family	3.09	17 units	Vacant		No onsite constraints.
07013036S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant	Existing infrastructure in place.	No onsite constraints. A Mitigated Negative Declaration was issued at the time of subdivision approval.
07013040S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07013044S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014023S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014022S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07014015S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014024S	SFRD	6,600 sq. ft.	Residential Single Family	0.17	1 unit	Vacant	Existing infrastructure in	No onsite constraints. A Mitigated Negative



SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
07013045S	SFRD	6,600 sq. ft.	Residential Single Family	0.17	1 unit	Vacant	place.	Declaration was issued at the time of subdivision approval.
07014021S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014016S	SFRD	6,600 sq. ft.	Residential Single Family	0.17	1 unit	Vacant		
07013041S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07013046S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
07014025S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014020S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07014017S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
07013042S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
07013047S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07014026S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014019S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant	Existing infrastructure in	No onsite constraints. A Mitigated Negative



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
07014018S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant	place.	Declaration was issued at the time of subdivision approval.
07013031S	SFRD	6,600 sq. ft.	Residential Single Family	0.26	1 unit	Vacant		
07013026S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07014005S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014006S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014007S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014008S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07013027S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07014009S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07014014S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07014013S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
07014012S	SFRD	6,600 sq. ft.	Residential Single Family	0.21	1 unit	Vacant	Existing infrastructure in	No onsite constraints. A Mitigated Negative



SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
07014011S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant	place.	Declaration was issued at the time of subdivision approval.
07014010S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
07014057S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014055S	SFRD	6,600 sq. ft.	Residential Single Family	0.23	1 unit	Vacant		
07014058S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014056S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07014059S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014060S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014061S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014054S	SFRD	6,600 sq. ft.	Residential Single Family	0.22	1 unit	Vacant		
07014053S	SFRD	6,600 sq. ft.	Residential Single Family	0.22	1 unit	Vacant	Existing infrastructure in place.	No onsite constraints. A Mitigated Negative Declaration was issued at
07014052S	SFRD	6,600 sq. ft.	Residential Single Family	0.22	1 unit	Vacant		



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
07014046S	SFRD	6,600 sq. ft.	Residential Single Family	0.21	1 unit	Vacant		the time of subdivision approval.
07014045S	SFRD	6,600 sq. ft.	Residential Single Family	0.21	1 unit	Vacant		
07014062S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07014047S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
07014044S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
07014063S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014051S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
07014048S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014043S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
07014064S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07014050S	SFRD	6,600 sq. ft.	Residential Single Family	0.22	1 unit	Vacant	Existing infrastructure in place.	No onsite constraints. A Mitigated Negative Declaration was issued at the time of subdivision
07014049S	SFRD	6,600 sq. ft.	Residential Single Family	0.22	1 unit	Vacant		



SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
07014042S	SFRD	6,600 sq. ft.	Residential Single Family	0.23	1 unit	Vacant		approval.
07014065S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
07013008S	SFRD	6,600 sq. ft.	Residential Single Family	0.23	1 unit	Vacant		
07013005S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
07013007S	SFRD	6,600 sq. ft.	Residential Single Family	0.21	1 unit	Vacant		
07013017S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07013011S	SFRD	6,600 sq. ft.	Residential Single Family	0.17	1 unit	Vacant		
07013004S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07013002S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
07013003S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
07013015S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant	Existing infrastructure in place.	No onsite constraints. A Mitigated Negative Declaration was issued at the time of subdivision approval.
07013014S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
Zoning Map Area 4								
07102039S	SFRD	6,600 sq. ft.	Residential Single Family *Open Space / Conservation *Recreation	8.18	53 units	Vacant	Parcel is close to an existing residential area and an extension of utilities would be possible.	Parcel is located in a FEMA flood zone and lies along an abandoned railroad right-of-way. Portions have also been designated for OS/C and Rec. in the updated GP.
07102058S	SFRD	6,600 sq. ft.	Residential Single Family *Open Space / Conservation	15.48	102 units	Vacant	Parcel is close to an existing residential area and an extension of utilities would be possible. Access off of Walnut Avenue is also possible.	Portions of the parcel are located in a FEMA flood zone, are subject to a conservation easement, and/or designated for OS/C and Rec. uses. The remaining 5.6 acres are designated RSF and are suitable for residential development.
07116405S	SFRD	6,600 sq. ft.	Residential Single Family	0.55	3 units	Vacant	Infrastructure in place. Parcel is within an existing subdivision.	No onsite constraints.
07102023S	SFRD	6,600 sq. ft.	Residential Single Family *Open Space / Conservation Residential Multi-Family Medium Density	3.52	23 units	Vacant	Parcel is close to an existing residential area and an extension of utilities would be possible.	Potential environmental constraints present on the parcel. It is located in a FEMA flood zone and lies along an abandoned railroad right-of-way. Portions have also been



SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
07102016S	SFRD	6,600 sq. ft.	Residential Multi-Family Medium Density *Recreation	3.94	26 units	Vacant		designated for Open Space/Conservation in the updated GP.
07128111ST	SFRD	6,600 sq. ft.	*Open Space/Conservation	3.61	23 units	Vacant	Parcel is adjacent to an existing residential area and an extension of utilities would be possible.	No onsite constraints. However, the parcel has been designated for Open Space/Conservation in the updated GP and the City intends to rezone it as Open Space.
07102049S	SFRD	6,600 sq. ft.	*Open Space/Conservation	1.59	10 units	Vacant	An extension of infrastructure is possible to city limits per the updated GP.	Potential environmental constraints present on the parcel as it is located in a FEMA flood zone. Portions have also been designated for Open Space/Conservation in the updated GP.
Zoning Map Area 5								
08339616S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant	Existing infrastructure in place.	No onsite constraints. A Mitigated Negative Declaration was issued at the time of subdivision approval.
08339615S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08339601S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339602S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339614S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339603S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339613S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339604S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339612S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339605S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339611S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339606S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339610S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339607S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		



SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08339609S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339608S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08342003S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
08342004S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08342005S	SFRD	6,600 sq. ft.	Residential Single Family	0.21	1 unit	Vacant		
08341041S	SFRD	6,600 sq. ft.	Residential Single Family	7.83	51 units	Vacant		
08341042S	SFRD	6,600 sq. ft.	Residential Single Family	0.85	5 units	Vacant		
08341028S	SFRD	6,600 sq. ft.	Residential Single Family	0.17	1 unit	Vacant		
08341029S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08341030S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08341031S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
08341032S	SFRD	6,600 sq. ft.	Residential Single Family	0.17	1 unit	Vacant		



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08341033S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08341034S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08341035S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
08341036S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08339546S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339545S	SFRD	6,600 sq. ft.	Residential Single Family	0.24	1 unit	Vacant		
08339514S	SFRD	6,600 sq. ft.	Residential Single Family	0.17	1 unit	Vacant		
08339513S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339847S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08339544S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant	Existing infrastructure in place.	No onsite constraints. A Mitigated Negative Declaration was issued at the time of subdivision approval.
08339512S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339511S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		



SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08339510S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339509S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08338410S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08338411S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339508S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08338409S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339310S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339309S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339308S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339307S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339306S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339303S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08339305S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339302S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339304S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339303S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339302S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339301S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339507S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08338408S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339311S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339314S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339315S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339316S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		



SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08339317S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08338304S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339318S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08338305S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
8338301S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339319S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339320S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339321S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08338406S	SFRD	6,600 sq. ft.	Residential Single Family	0.17	1 unit	Vacant		
08339408S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339406S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08338401S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08339405S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339404S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339401S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08338403S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08341001S	SFRD	6,600 sq. ft.	Residential Single Family	0.31	2 units	Vacant		
08340004S	SFRD	6,600 sq. ft.	Residential Single Family	0.33	2 units	Vacant		
08340005S	SFRD	6,600 sq. ft.	Residential Single Family	0.23	1 unit	Vacant		
08341007S	SFRD	6,600 sq. ft.	Residential Single Family	0.34	2 units	Vacant		
08341006S	SFRD	6,600 sq. ft.	Residential Single Family	0.28	1 unit	Vacant		
08339111S	SFRD	6,600 sq. ft.	Residential Single Family	0.19	1 unit	Vacant		
08339104S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339110S	SFRD	6,600 sq. ft.	Residential Single Family	0.17	1 unit	Vacant		



SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08339109S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339108S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339107S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339106S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08338101S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339105S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08338102S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08338103S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339103S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08338104S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339102S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339101S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08338105S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08338107S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08342002S	SFRD	6,600 sq. ft.	Residential Single Family	0.27	1 unit	Vacant		
08342001S	SFRD	6,600 sq. ft.	Residential Single Family	0.21	1 unit	Vacant		
08341027S	SFRD	6,600 sq. ft.	Residential Single Family	0.25	1 unit	Vacant		
08341026S	SFRD	6,600 sq. ft.	Residential Single Family	0.25	1 unit	Vacant		
08341014S	SFRD	6,600 sq. ft.	Residential Single Family	0.30	1 unit	Vacant		
08341015S	SFRD	6,600 sq. ft.	Residential Single Family	0.23	1 unit	Vacant		
08341025S	SFRD	6,600 sq. ft.	Residential Single Family	0.26	1 unit	Vacant		
08341016S	SFRD	6,600 sq. ft.	Residential Single Family	0.26	1 unit	Vacant	Existing infrastructure in place.	No onsite constraints. A Mitigated Negative Declaration was issued at the time of subdivision approval.
08341024S	SFRD	6,600 sq. ft.	Residential Single Family	0.26	1 unit	Vacant		
08341017S	SFRD	6,600 sq. ft.	Residential Single Family	0.26	1 unit	Vacant		



SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08341023S	SFRD	6,600 sq. ft.	Residential Single Family	0.31	2 units	Vacant		
08341013S	SFRD	6,600 sq. ft.	Residential Single Family	0.26	1 unit	Vacant		
08341018S	SFRD	6,600 sq. ft.	Residential Single Family	0.25	1 unit	Vacant		
08341012S	SFRD	6,600 sq. ft.	Residential Single Family	0.23	1 unit	Vacant		
08341022S	SFR	6,600 sq. ft.	Residential Single Family	0.32	2 units	Vacant		
08341019S	SFRD	6,600 sq. ft.	Residential Single Family	0.26	1 unit	Vacant		
08341011S	SFRD	6,600 sq. ft.	Residential Single Family	0.20	1 unit	Vacant		
08340008S	SFRD	6,600 sq. ft.	Residential Single Family	0.30	1 unit	Vacant		
08341010S	SFRD	6,600 sq. ft.	Residential Single Family	0.21	1 unit	Vacant		
08341020S	SFRD	6,600 sq. ft.	Residential Single Family	0.28	1 unit	Vacant		
08341040S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08341009S	SFRD	6,600 sq. ft.	Residential Single Family	0.34	2 units	Vacant		



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08340007S	SFRD	6,600 sq. ft.	Residential Single Family	0.28	1 unit	Vacant		
08341021S	SFRD	6,600 sq. ft.	Residential Single Family	0.27	1 unit	Vacant		
08341004S	SFRD	6,600 sq. ft.	Residential Single Family	0.23	1 unit	Vacant		
08341039S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08340006S	SFRD	6,600 sq. ft.	Residential Single Family	0.29	1 unit	Vacant		
08340001S	SFRD	6,600 sq. ft.	Residential Single Family	0.30	1 unit	Vacant		
08341003S	SFRD	6,600 sq. ft.	Residential Single Family	0.26	1 unit	Vacant		
08341038S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08341008S	SFRD	6,600 sq. ft.	Residential Single Family	0.24	1 unit	Vacant		
08341005S	SFRD	6,600 sq. ft.	Residential Single Family	0.38	2 units	Vacant		
08340002S	SFRD	6,600 sq. ft.	Residential Single Family	0.39	2 units	Vacant		
08341002S	SFRD	6,600 sq. ft.	Residential Single Family	0.36	2 units	Vacant		



SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08341037S	SFRD	6,600 sq. ft.	Residential Single Family	0.18	1 unit	Vacant		
08339206S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08338203S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339205S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08338202S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339204S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339203S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339202S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339201S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339211S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant	Existing infrastructure in place.	No onsite constraints. A Mitigated Negative Declaration was issued at the time of subdivision approval.
08339212S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339213S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08339214S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339215S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339216S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339217S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08338204S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339218S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08338205S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08338201S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant		
08339219S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08338206S	SFRD	6,600 sq. ft.	Residential Single Family	0.16	1 unit	Vacant	Existing infrastructure in place.	No onsite constraints. A Mitigated Negative Declaration was issued at the time of subdivision approval.
08339220S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08339221S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		



SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
08339222S	SFRD	6,600 sq. ft.	Residential Single Family	0.15	1 unit	Vacant		
08342006S	SFRD	6,600 sq. ft.	Residential Single Family	0.12	1 unit	Vacant		
Zoning Map Area 6								
08311508	LDMFR	4,500 sq. ft.	Residential Multi-Family Medium Density	.11	1 unit	Vacant	Existing infrastructure in place or connections available. Infill development in urban area.	No onsite constraints.
08315214S	LDMFR	4,500 sq. ft.	Residential Multi-Family Medium Density	.13	1 unit	Vacant		
08314301S	LDMFR	4,500 sq. ft.	Residential Single Family	.09	Less than 1 unit*	Vacant		
08323313S	LDMFR	4,500 sq. ft.	Residential Multi-Family Medium Density	.14	1 unit	Vacant		
07102052S	MDMFR	7,500 sq. ft.	Residential Single Family	.10	Less than 1 unit*	Vacant		
07209313	MDMFR	7,500 sq. ft.	Residential High Density	.08	Less than 1 unit*	Vacant	Existing infrastructure in place or connections available. Infill development in urban area.	No onsite constraints.
07209312	MDMFR	7,500 sq. ft.	Residential High Density	.10	Less than 1 unit*	Vacant		
07125311S	SFRD	6,600 sq. ft.	*Open Space/Conservation	.51	3 units	Vacant		

Source: City of Coalinga Zoning Ordinance and Zoning Map, Revised 7/15/2003, and General Plan Update, 2005-2025



Housing Element

SUMMARY OF AVAILABLE SITES								
APN #	Zone	Minimum Lot Size	General Plan Designation	Acres	Max. Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints

SFRD – Single Family Residential District

LDMFR – Low Density Multi Family Residential District

MDMFR – Medium Density Multi Family Residential District

RH – Residential Hillside District

**Highlighted rows indicate parcels that are currently zoned for residential use, but have been designated for other non-residential purposes in the 2005-2025 General Plan Update, or parcels that are non-conforming and of insufficient size to accommodate residential use.*



The following paragraphs, figures and sections describe the vacant land inventory sites in more detail.

ZONING MAP AREA 1

Zoning Map Area 1 (See Figure C-2) includes four vacant parcels in the Residential Hillside District. The parcels range from 1 acre to almost 15 acres in size. The Residential Hillside District is intended to provide for the development of large single-family residential homes on lots not less than 18,000 square feet in size, the largest residential lots in the city (no more than two units per acre). Though no existing infrastructure exists to serve the vacant lots, the lots are in close proximity to an existing Residential Hillside District neighborhood to the east, and an extension of infrastructure is provided for in the General Plan and would be possible to the full extent of the city limits. Houses in this District are typically some of the most expensive homes available in Coalinga and are suitable for above-moderate income residents.

ZONING MAP AREA 2

Zoning Map Area 2 (See Figure C-3) consists of one 18.45-acre, vacant parcel located in the northwest corner of the City and zoned in the Single Family Residential District. The Single Family Residential District is intended to provide for the development of single family residential homes on lots not less than 6,600 square feet in area. Minimum lot size restricts development in this area to no more than six units per acre, and multiple residential uses are expressly prohibited in this District. Development of residential properties on this parcel would require infrastructure extensions as well as remediation of various potential environmental constraints.

ZONING MAP AREA 3

Zoning Map Area 3 (See Figure C-4) includes a large existing SFR subdivision consisting of approximately 0.2 acre lots, and three fairly large parcels currently zoned for medium density multi-family residential uses on the northern boundary of the City. Homes have already been constructed on several lots within the SFR subdivision, and the 67 remaining vacant lots are pad ready with infrastructure in place. There are no onsite environmental constraints, and a Mitigated Negative Declaration was issued at the time this subdivision was approved. Of the three medium-density parcels, two have been designated as Residential High-Density in the new General Plan, and the other has been designated in the lower density Residential Single Family category. However, two of these parcels may be converted into Public Facilities in the future to accommodate development of a district office for West Hills Community College. Therefore, although currently designated and zoned for it, residential development on these two large parcels may not be possible.



ZONING MAP AREA 4

Zoning Map Area 4 (See Figure C-5) consists of seven vacant parcels, currently zoned in the Single Family Residential District. Many of these parcels, however, have been re-designated for various Open Space and Recreational areas in the new General Plan Update, with many of the parcels having more than one designation. Three of the parcels lie along an abandoned railroad right-of-way, which accounts for their unusually narrow shape and may present an obstacle to residential development. Four parcels are located either partially or entirely within an existing floodplain and/or sandy creek bottom and a designated FEMA Flood Zone. Although adjacent to surrounding residential uses, only two areas in Zone 4 appear well suited for residential development: APN# 07116405S and a 5.6 acre portion of APN#07102058S which is, in fact, part of an existing subdivision with existing infrastructure in place and readily available for extension, which is located outside of the FEMA Flood Zone and a conservation easement that covers the remaining 11.16-acre portion of the property (APN# 07102058S). APN# 07116405S and the 5.6 acre portion of APN# 07102058S is designated Single Family Residential and would be suitable for development.

Zoning Map Area 5

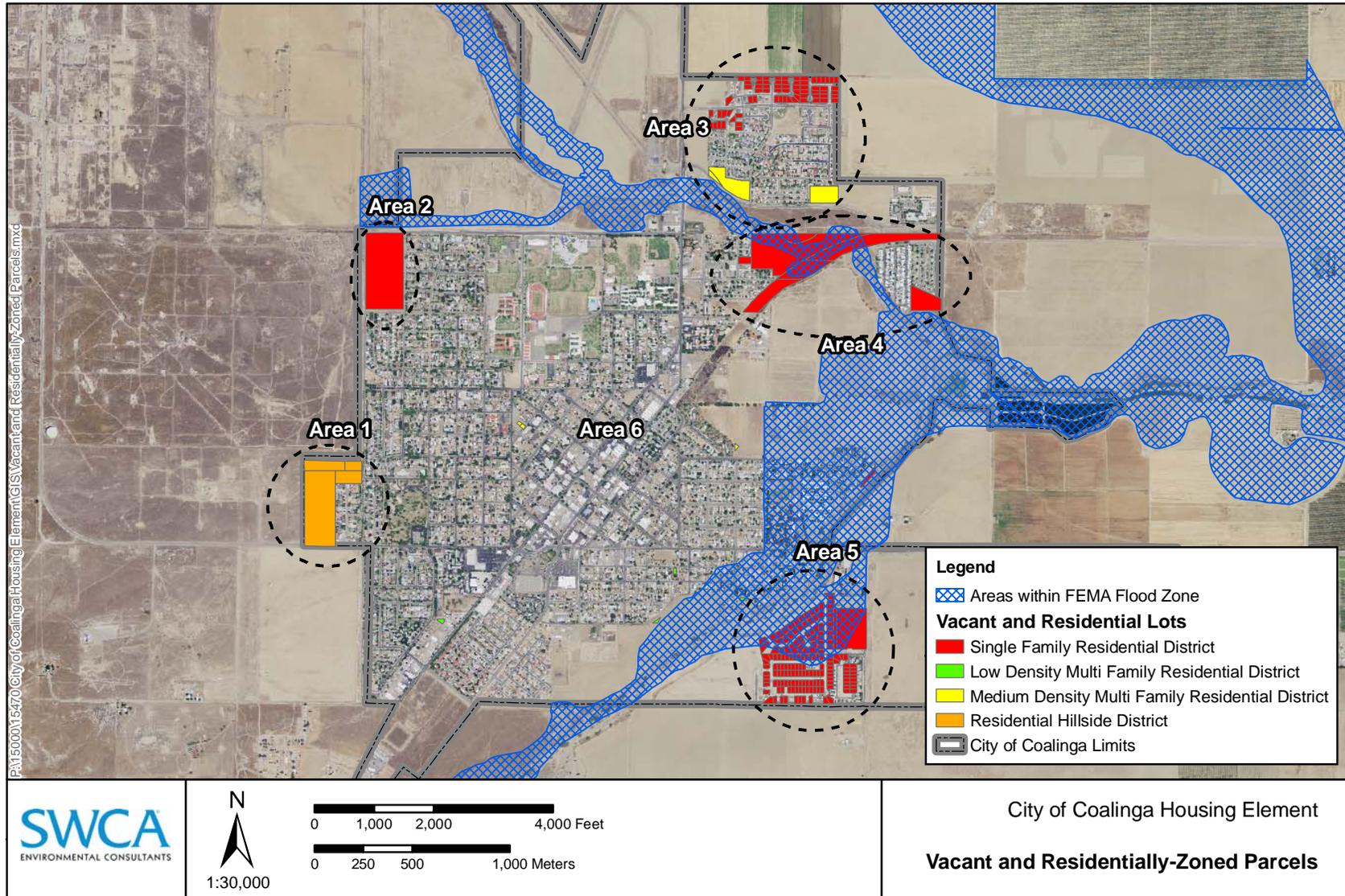
Zoning Map Area 5 (See Figure C-6) includes another large pre-approved and partially developed SFR subdivision. Detached single family homes have been built on some of the lots and approximately 162 additional lots remain vacant and are ready for development with infrastructure in place. Most vacant SFR lots range between .15 and .2 acres in size, but Area 5 also contains a large 7.84 acre parcel zoned in the Single Family Residential District. Although the Area lies near an adjacent floodplain and many of the lots are located in a designated FEMA Flood Zone, a Mitigated Negative Declaration was issued at the time this subdivision was approved that identified and mitigated these impacts. No additional onsite environmental constraints are present.

ZONING MAP AREA 6

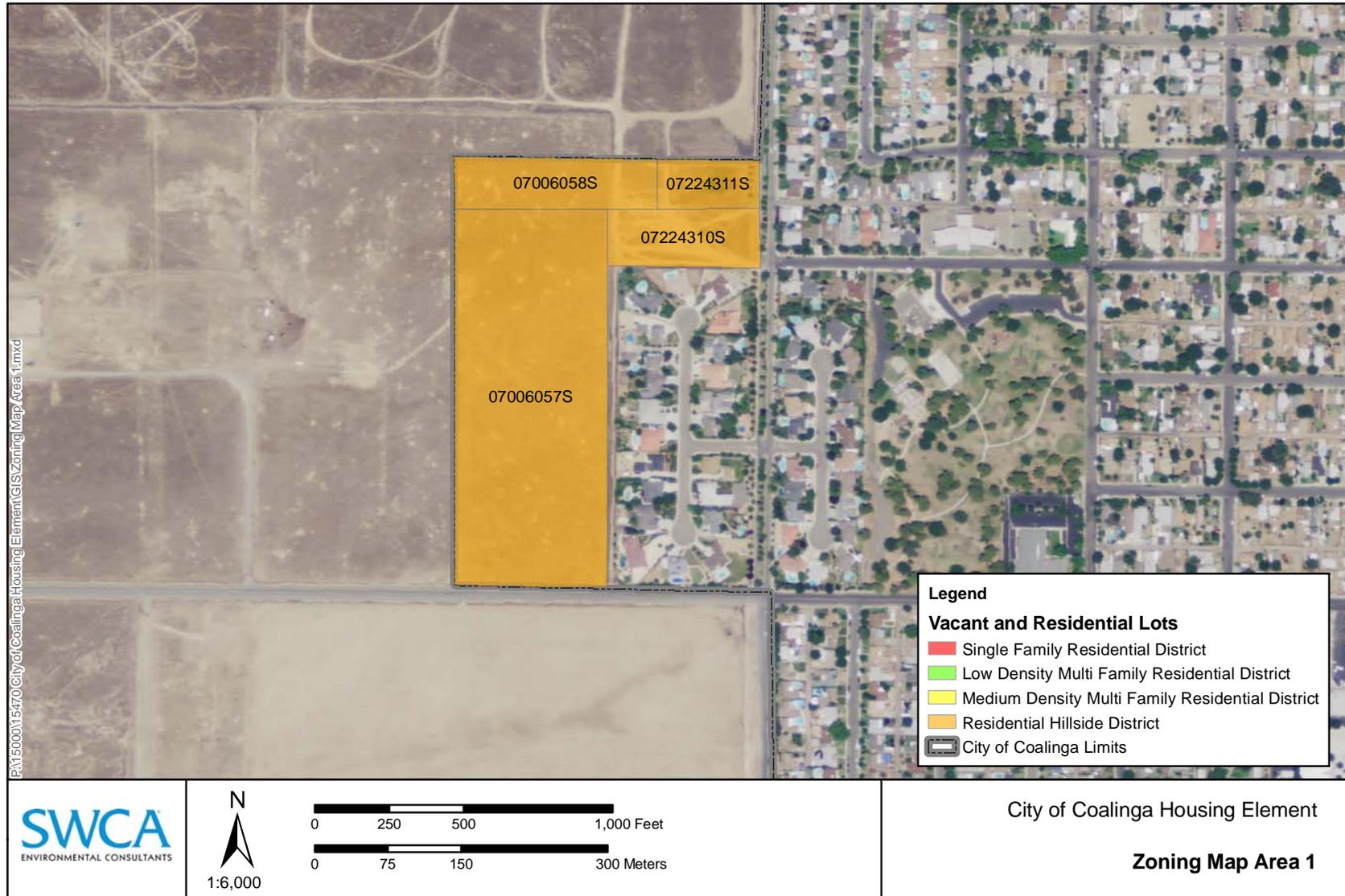
Zoning Map Area 6 (See Figure C-7) is made up of eight vacant lots interspersed within the heavily urbanized central portion of Coalinga. Four of these parcels are non-conforming and do not satisfy minimum parcel size zoning requirements. The remaining parcels will be appropriate for development and consistent with heavily developed surrounding areas, except to the extent the City intends to use any of the parcels for other uses. One such parcel lies along an existing floodplain and, though currently zoned SFR, has been designated Open Space/Conservation in the updated General Plan.



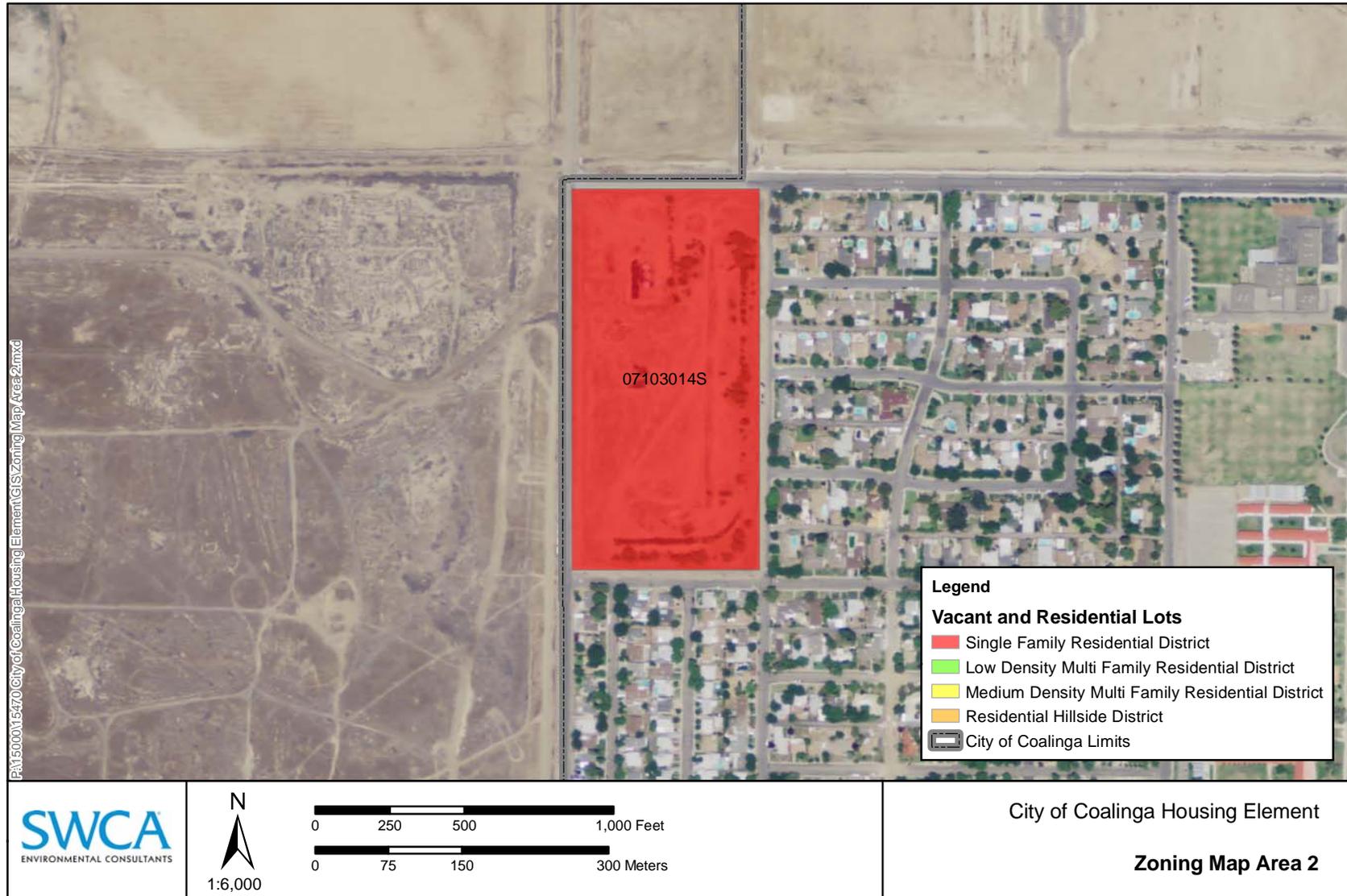
**FIGURE C-1
VACANT AND RESIDENTIALLY-ZONED PARCELS, COALINGA**



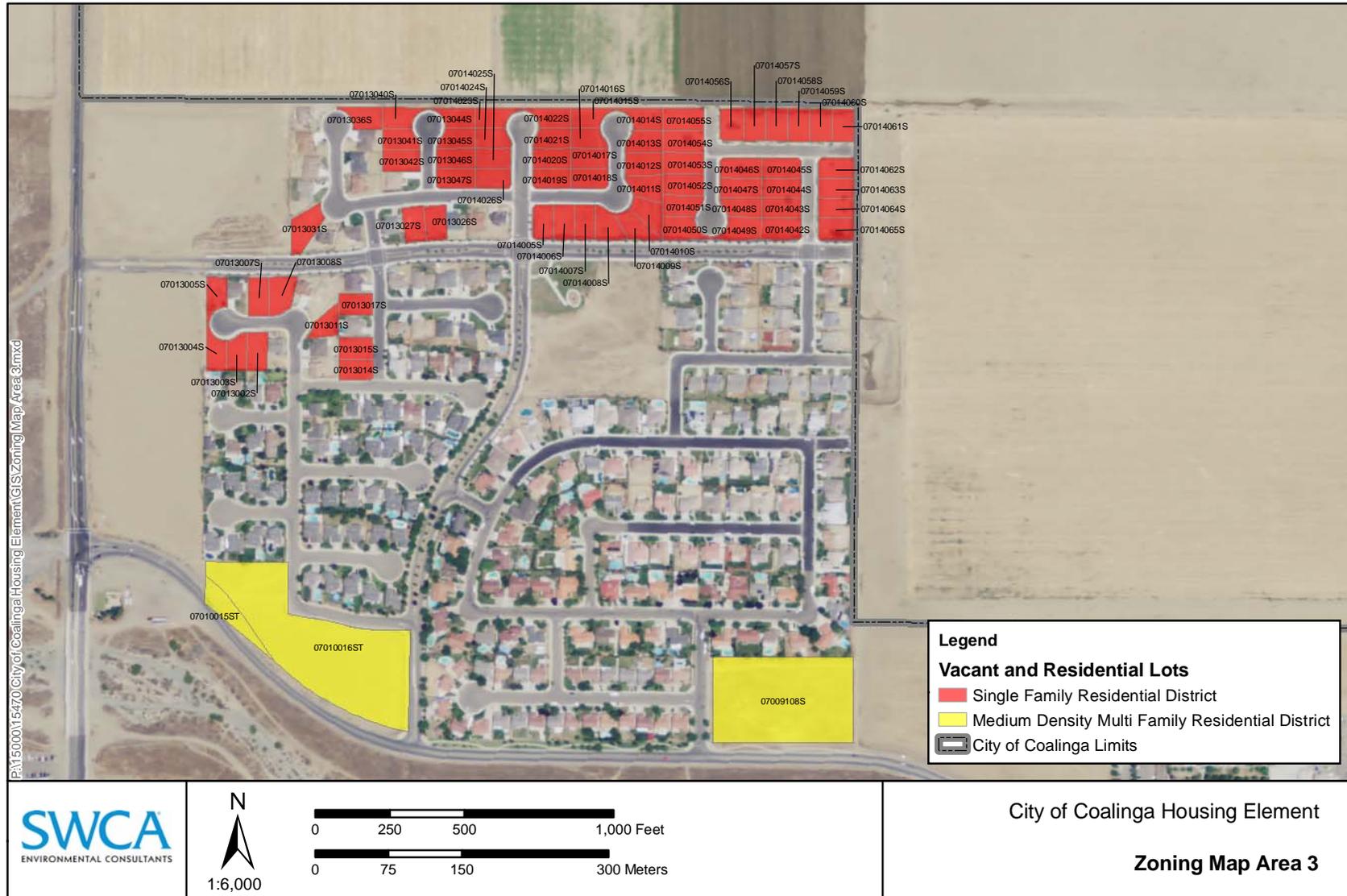
**FIGURE C-2
ZONING MAP AREA 1**



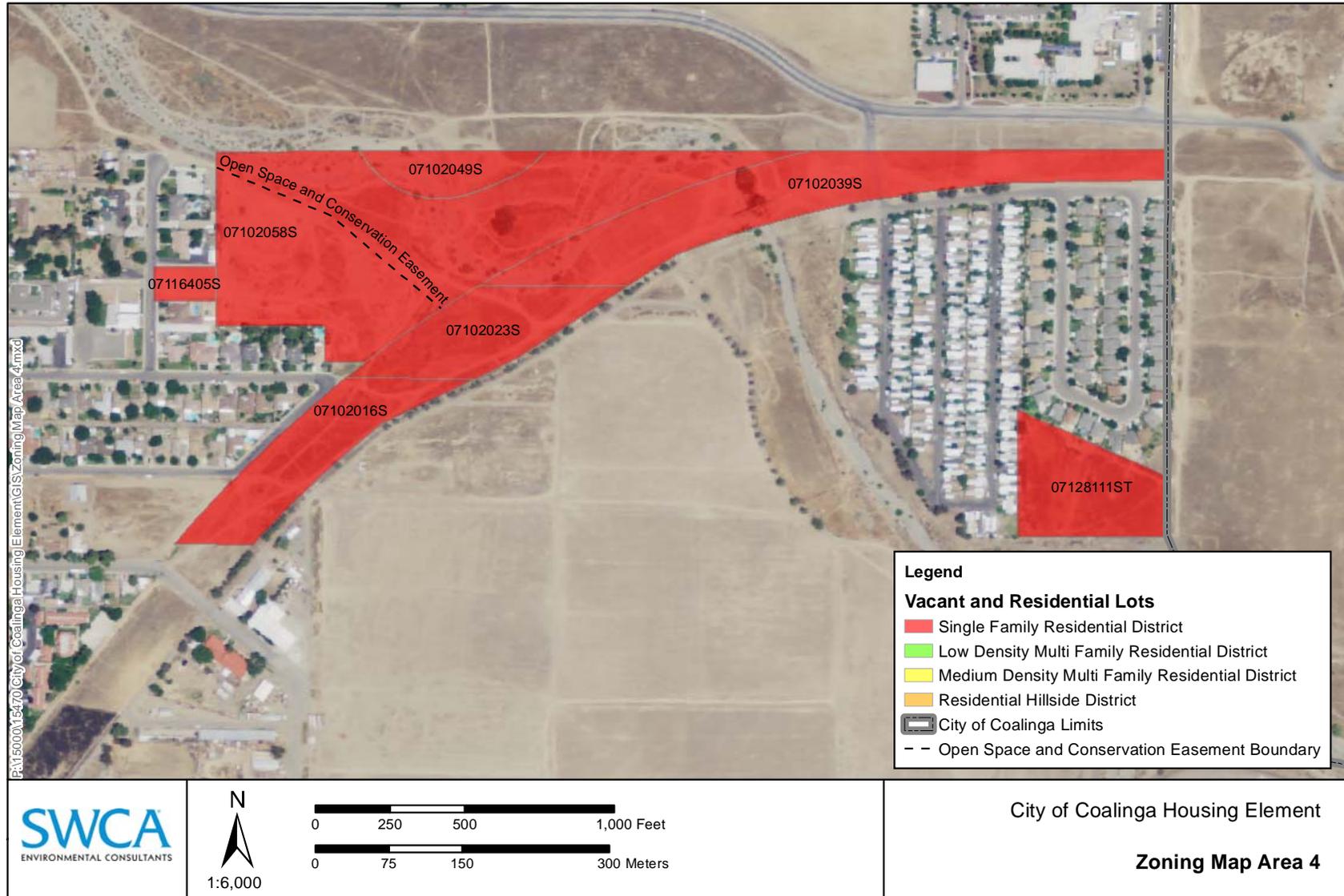
**FIGURE C-3
ZONING MAP AREA 2**



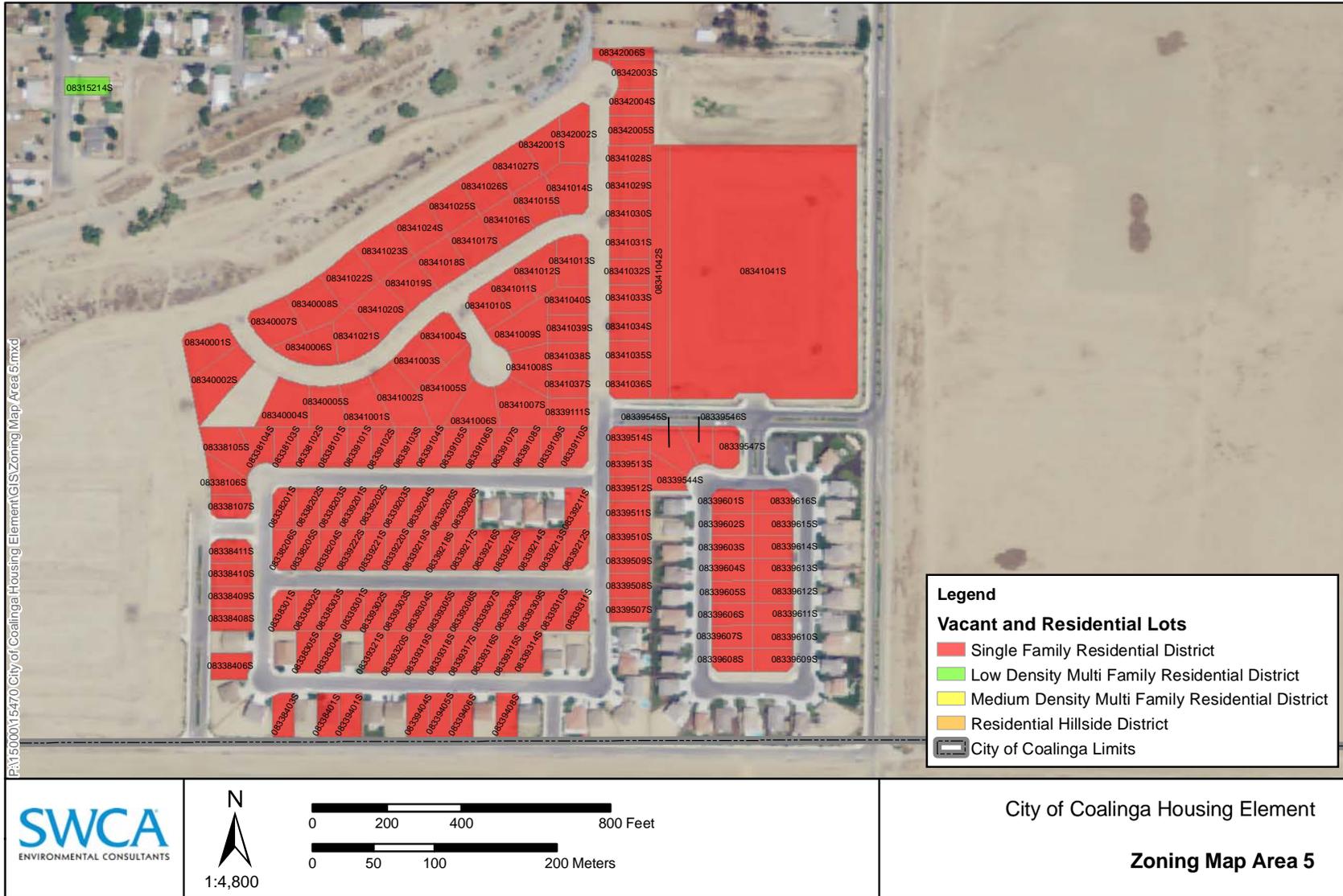
**FIGURE C-4
ZONING MAP AREA 3**



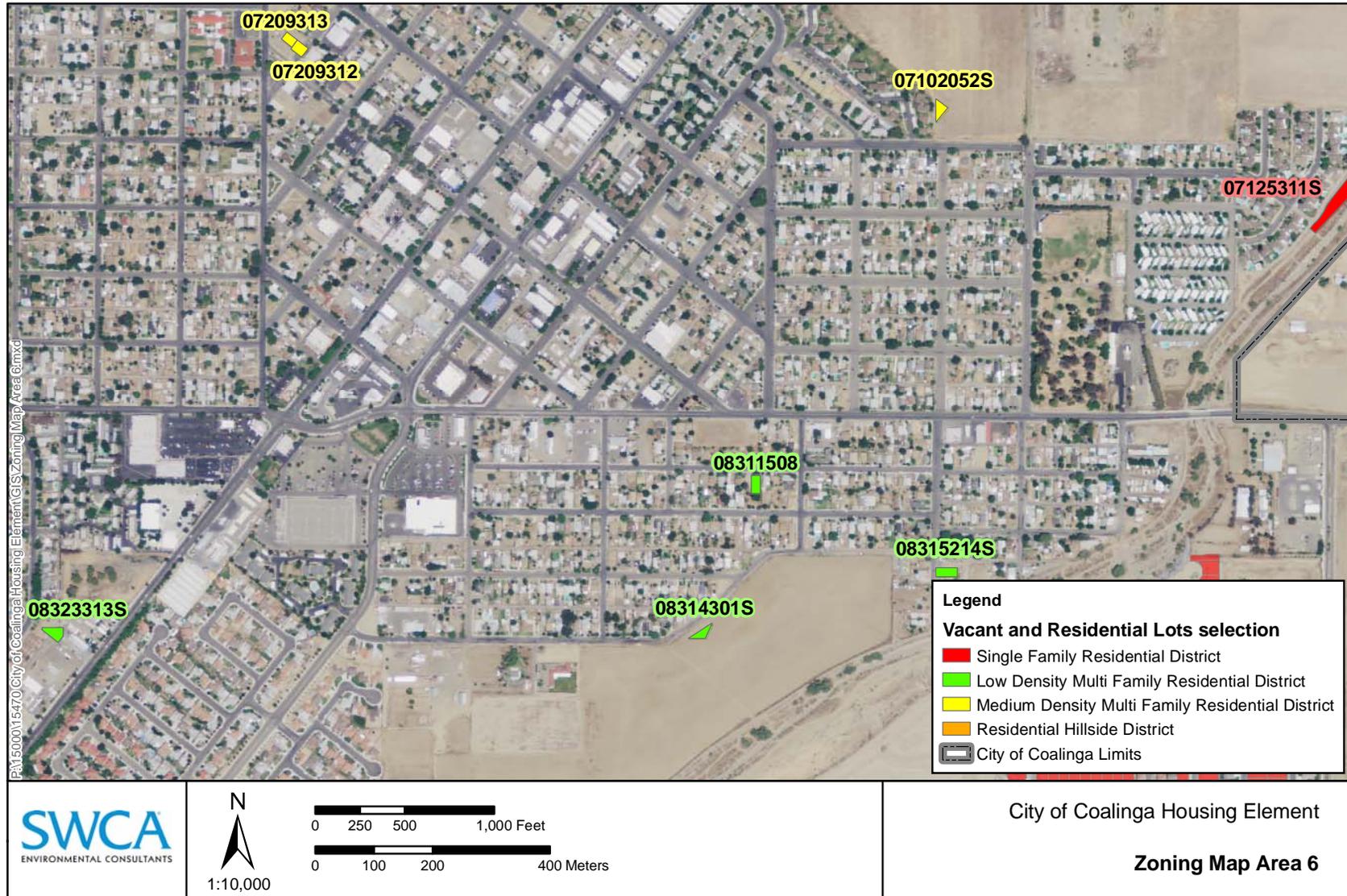
**FIGURE C-5
ZONING MAP AREA 4**



**FIGURE C-6
ZONING MAP AREA 5**



**FIGURE C-7
ZONING MAP AREA 6**



SUITABILITY OF SELECTED SITES

ENVIRONMENTAL CONSTRAINTS AND INFRASTRUCTURE

Environmental constraints are anticipated to have an affect on development in Zoning Map Areas 2 and 4. Area 2 encompasses the former location of an oil drilling operation, and any development on that site will require remediation and removal of a few abandoned oil wells and other remnants of the drilling operations. The parcel also contains scattered oak trees that could create an obstacle to maximum density residential development. These constraints are not expected to result in realistic development capacities on those parcels of less than 80% of maximum capacity (as explained in further detail below).

Zoning Map Area 4 also includes areas with significant environmental constraints. Several of the Area 4 parcels are designated in a FEMA Flood Zone and lie in or adjacent to a historic floodplain. In addition, the land use designations of six of the seven Area 4 parcels have been changed to open space, conservation or recreational uses in the General Plan Update (2005-2025) to accommodate conservation of these environmental resources. Three of the parcels are located along a historical railroad right-of-way, creating unusual parcel configurations that may result in obstacles to residential uses. Due to considerable environmental constraints on these sites, all of the Area 4 parcels except two are considered unsuitable for residential development and have been removed from the City's vacant land inventory. One of those parcels includes a 11.16 acre portion that lies within a conservation easement and is therefore not considered appropriate for residential development. However, the remaining 5.6 acres is well suited for residential development which is, in fact, part of an existing subdivision with infrastructure readily available for extension and located outside of the FEMA Flood Zone and a conservation easement that covers the remaining 11.16-acre portion of the property. (refer to APN# 07102058S in Figure C-5, above). The other remaining parcel is a small SFR infill lot that is part of the same existing subdivision, which has existing infrastructure and no onsite constraints (refer to APN# 07116405S in Figure C-5, above).

No environmental constraints are expected to occur in Zoning Map Area 1 and any constraints in Areas 3 and 5 have already been addressed in the process of subdivision of those lots, and have been mitigated to an insignificant level through Mitigated Negative Declarations issued at the time of subdivision approval. Zoning Map Area 6 consists of infill development within the heavily urbanized central portion of Coalinga. Development will be consistent with surrounding properties, and no environmental constraints are anticipated in this area, except to the extent the City intends to use any of the parcels for other uses. One such parcel lies along a floodplain and, though currently zoned for residential uses, has been designated Open Space/Conservation in the updated General Plan. This parcel is also considered unsuitable for residential development and has been removed from the City's vacant land inventory.

There is no existing infrastructure to serve the vacant lots comprising Zoning Map Areas 1, 2, and 4 (except one Area 4 parcel that is part of a larger subdivision). There are also large parcels in Zoning Map Area 3 that would require an extension of surrounding infrastructure. However, each of these areas is in close proximity to various surrounding residential neighborhoods, and



an extension of infrastructure would be possible with minimal impacts. Such infrastructure extensions are also provided for in the General Plan to the full extent of the city limits.

The Public Facilities and Services Element of the General Plan describes public facilities and utility serviced provided by the City and public agencies within the city and surrounding areas. These public services generally include fire and police protection, public schools, hospitals, libraries, park and recreation services, as well as social and cultural services. The utilities provided by the City include major infrastructure systems such as the water supply and distribution network, the sewage collection and treatment system, and the natural gas network. The General Plan and associated Environmental Impact Report considered the effects of estimated growth of approximately 44,156 additional residents by the year 2025 on municipal infrastructure systems, and concluded that buildout to the full extent of the city limits was possible. Therefore, infrastructure constraints caused by projected growth over the current RHNA period (2006 to 2013) are considered minimal.

Infrastructure currently exists and is available to service the large subdivision developments in Zoning Map Areas 3 and 5, and no infrastructure constraints are anticipated in those areas. Similarly, parcels in Area 6 are located in heavily urbanized portions of the City, and connection to existing surrounding infrastructure systems will result in minimal impacts. The majority of Area 4 is not served by any existing infrastructure, except for one parcel that is part of an adjacent subdivision and a 5.6-acre portion of APN# 07102058S, these un-serviced parcels are located in various flood hazard areas, and have been generally re-designated in the General Plan Update for open space, conservation or recreational Uses.

Therefore, environmental constraints and infrastructure do not pose a significant threat to development of any of the vacant parcels in the City's inventory, except in Zoning Map Area 4, and those parcels have been removed from the inventory entirely.

REALISTIC DEVELOPMENT CAPACITY

Maximum unit capacity in Table C-7, above, was calculated by dividing the total parcel acreage by the applicable minimum lot size. However, maximum densities are rarely achieved. Site design constraints, such as open space designations, height limits, floor area ratio limits, parking, drainage basins, and various environmental constraints can make it difficult to design development that achieves maximum allowable density. In addition, opposition to high-density developments can result in increased costs and builders do not always submit projects that maximize the number of housing units that can be built on a given site. It is estimated that, in general, these constraints may account for the loss of as much as 20% of development capacity. Therefore, realistic unit capacity has been determined by multiplying the maximum unit capacity for each area by 80% to account for site and regulatory constraints. As discussed above, environmental and infrastructure constraints are fairly minimal, except in Zoning Map Area 4, where all parcels except one have been eliminated from the City's vacant land inventory due to such constraints and changes in the parcels' Land Use designations. Table C-8 shows corresponding realistic development capacities for each Zoning Map Area identified above. The



Housing Element

80% estimate is particularly conservative in Zoning Map Areas 3 and 5, where pre-approved subdivisions already exist, and capacity would likely be much higher.

**TABLE C-8
DEVELOPMENT CAPACITIES, COALINGA**

Zoning Map Area	*Maximum Unit Capacity	Realistic Development Capacity
Area 1	49	39
Area 2	121	96
Area 3	107	85
Area 4	3	2
Area 5	223	178
Area 6	3	2
TOTAL	506	402

**Maximum unit capacity does not include any potential capacity on parcels that have been designated for non-residential uses by the General Plan Update, 2005-2025.*

It is estimated that the City's vacant residentially-zoned parcels (which have not been designated for other uses in the updated General Plan) can yield a total of 402 units at 80 percent of maximum capacity.

AFFORDABILITY

Despite the generally affordable cost of land in the City and surrounding areas, new housing units affordable to low-income households will be built predominantly in medium to high density residential zones (allowing the highest number of units per acre). The current Zoning Ordinance does not have a high density category. However, the City intends to update its Zoning Ordinance in the next year to be consistent with the newly updated General Plan land use designations, including rezoning those parcels that have recently been designated Residential High Density in the updated General Plan. Therefore, current General Plan land use designations and densities are used in evaluating what affordability level certain vacant parcels will accommodate. As shown in Table C-9, below, sufficient land identified in the vacant land inventory (Table C-7) has been designated for development at medium and high densities to accommodate approximately 34 new housing units. However, the capacity for 18 units included in this total capacity are located on parcels that the City anticipates will be converted to Public Facilities in the future to support development of district offices for West Hills Community College. Although currently zoned for medium density residential uses, these parcels may not be available for development of housing units in the future.



**TABLE C-9
REALISTIC CAPACITIES IN MEDIUM AND HIGH DENSITY DISTRICTS**

Zoning Map Area	*Max. Unit Capacity within a Residential Multi-Family Medium Density or Residential High Density Designation	**Realistic Development Capacity within a Residential Multi-Family Medium Density or Residential High Density Designation
Area 1	0	0
Area 2	0	0
Area 3	40	32
Area 4	0	0
Area 5	0	0
Area 6	3	2
Subtotal	43 units	34 units
Parcels At Risk of Being Converted to Public Facility Uses for West Hills Com. College		
Area 3	23	18
TOTAL	20 units	16 units

* Maximum unit capacity does not include any potential capacity on parcels that have been designated for non-residential uses by the General Plan Update, 2005-2025.

** Realistic Capacities were calculated by multiplying the maximum unit capacity under each designation by 80 percent.

In addition, the updated General Plan designated a significant amount of vacant land as Residential High Density (RHD), which is not currently zoned for residential use and therefore not listed in the vacant land inventory (Refer to Figure C-8, below). A total of approximately 168 acres of land has been designated in the RHD category in the General Plan Update. Of that, (1) 4.28 acres are currently designated for residential use and therefore included in the vacant land inventory (Table C-7), above; (2) 94.93 acres are not currently zoned for residential purposes and not included in Table C-7 above, but will be made available for affordable residential development once the Zoning Ordinance is updated consistent with the General Plan; and (3) 69.25 acres of lands with some type of existing development have been designated RHD, which will allow for higher-density development on those parcels. The General Plan provides a maximum buildout in the RHD category of 25 units per acre; therefore, the maximum unit capacity within vacant RHD areas not already included in the inventory above is 2373 units (94.93 acres X 25 units per acre). Realistic development capacity (80% of maximum capacity) in these areas equals approximately 1,898 units. .

Additional capacity for low-income units exists in those areas that are not vacant, but have been designated for higher-density development through the new RHD category (also shown in Figure C-8, below). The City also has the realistic capacity to build up to 382 additional housing units to meet the needs of its moderate-income and above moderate-income households. These vacant parcels are predominantly located in the two existing subdivisions (Zoning Map Areas 3 and 5),

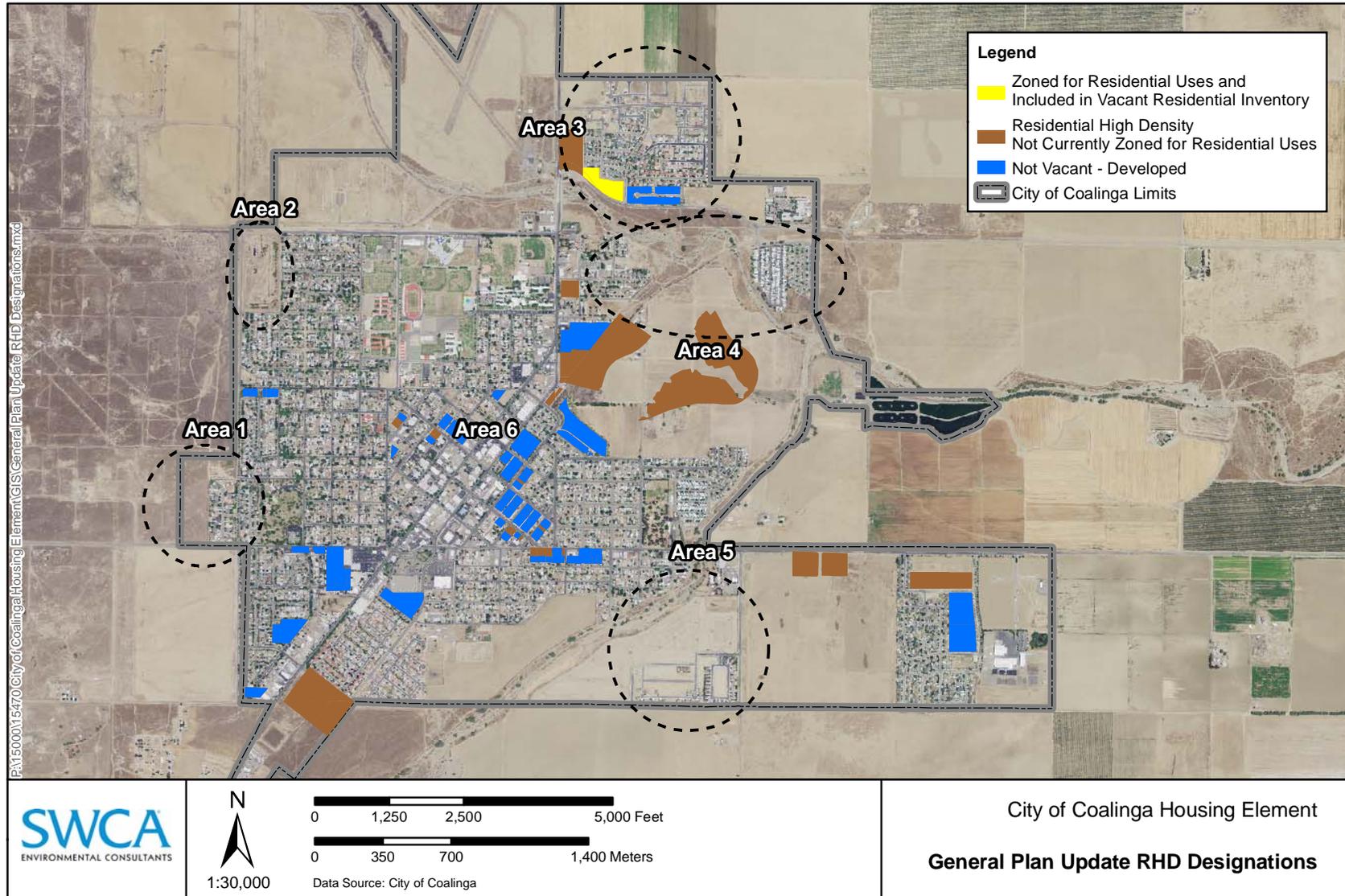


Housing Element

and would support single family residences similar to those permitted since June 2006 with estimated sales prices ranging from \$150,000 to \$572,000.



**FIGURE C-8
RESIDENTIAL HIGH DENSITY AREAS**



Housing Element

Table C-10, below, shows the remaining unmet RHNA after consideration of all units constructed or permitted since 2006 and all vacant residential parcels in the City’s inventory, as well as those designated for high-density use in the updated General Plan. The remaining unmet RHNA (35 very low-income units and 21 low-income units) can be accommodated by current or projected residential development proposals identified in the General Plan Update. The City’s Zoning Ordinance will be updated in the next year to provide consistency with the new goals and community vision set forth in the General Plan.

**TABLE C-10
COALINGA REGIONAL HOUSING NEED ALLOCATION, 2006-2013**

Housing Inventory	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Coalinga RHNA 2006-2013	35	24	30	26	115
Units Constructed/Permitted Since June 1, 2006	0	3	30	68	101
Remaining Unmet RHNA	35	21	0	0	56
Vacant Land Potential	0	0	N/A	N/A	0
Remaining Unmet RHNA	35	21	0	0	56

CURRENT OR PROJECTED RESIDENTIAL DEVELOPMENT PROJECTS

A remaining unmet RHNA of 35 very low-income units and 21 low-income units remains after consideration of the City’s units permitted since June 1, 2006 and inventory of vacant lands.

The Planning Commission approved the Warthan Place Apartments project in December of 2008 through a General Plan Amendment, which re-designated lands previously zoned for Agriculture to a combination of Medium Density Residential, Single Family Residential, Public Facilities and Open Space with a Planned Development Overlay District (Resolution 3309, December 18, 2008). The Warthan Place Apartment project comprises 80 affordable apartments targeted for income levels of 30 to 60% median income. Of those units, 36 units have been designated for very low-income households, with affordability restrictions in place to ensure these units remain suitable for very low-income families. As shown in Table C-3, above, Income Limits established by the HCD allow monthly rent payments of \$627.50 or less to accommodate for the very low-income category. The Warthan Place Apartments include the following apartment units with corresponding rents suitable for very low-income households.

**TABLE C-11
WARTHAN PLACE APARTMENTS, VERY LOW-INCOME UNITS**



No. of Bedrooms	Monthly Rent	No. of Units in Category
2 Bedroom Units	\$305	3
	\$426	3
	\$547	20
3 Bedroom Units	\$351	4
	\$491	4
4 Bedroom Units	\$390	1
	\$546	1
Total	--	36

The Warthan Place Apartment project, which was approved in December 2008, is sufficient to meet the City’s need to accommodate 35 very low-income units in the current planning period. However, the General Plan also identifies several additional current residential development proposals in and surrounding the City, including five such developments proposed in high density categories. Table C-12 provides a listing of the residential proposals identified in the General Plan and their current development status.

**TABLE C-12
CURRENT DEVELOPMENT PROPOSALS WITH RESIDENTIAL COMPONENTS**

Project	Acres	General Plan Land Use Designation	Dwelling Units	Status
Foreseeable Development – Within Existing City Limits				
Juniper Ridge	24	RHD	217	Approved
School Farms	296	RSF, RMD, RHD, MX	955	No permits issued, map to be amended
Promontory Pt. II and III	28	RSF	75	Currently under construction; construction halted due to economic environment
Dorothy Allen III	14	RSF	48	Vacant lots ready for building permits to issue
Posa Chanet III	13	RSF	45	Completed
Warthan Creek	107	RSF	351	Approved; waiting for more building permit applications.



Housing Element

Project	Acres	General Plan Land Use Designation	Dwelling Units	Status
Stallion Springs	27	RSF	95	Completed
Senior Living Facility	7	RHD	94	Map is currently being revised; application for permits expected in near future
<i>Subtotal</i>	<i>516</i>	–	<i>1,880</i>	–
Foreseeable Future Development – Outside Existing City Limits				
Los Gatos Creek	3,310	RE, RSF, RMD, RHD, IND, CG, PF, REC	10,068	No longer expected to go forward.
Warthan Heights	276	RSF, RMD	1,036	No longer expected to go forward.
<i>Subtotal</i>	<i>3,586</i>	–	<i>11,104</i>	–
Total	4,102	–	12,984	–

Source: General Plan Update, 2005-2025, p.2-13

Of the ten projects, five include proposed high density residential development. However, two of those (Los Gatos Creek and Warthan Heights) are no longer expected to proceed. Therefore, only the remaining three are considered suitable for establishing additional housing units. The Juniper Ridge and Senior Living Facility projects are slated solely for high density development, with a combined total of 31 acres and as many as 311 affordable units.

Consistent with and in addition to these projects identified in the General Plan, the City has also approved several residential developments in areas designated for high density residential uses, including a high density component of the Juniper Ridge project, two multi-family affordable income apartment developments, and one affordable SFR development with Rural Development Authority assistance. These approved projects have resulted in the creation of a sufficient number of affordable units to meet the City's RHNA for low-income housing, as follows:

TABLE C-13
APPROVED LOW-INCOME UNIT DEVELOPMENTS

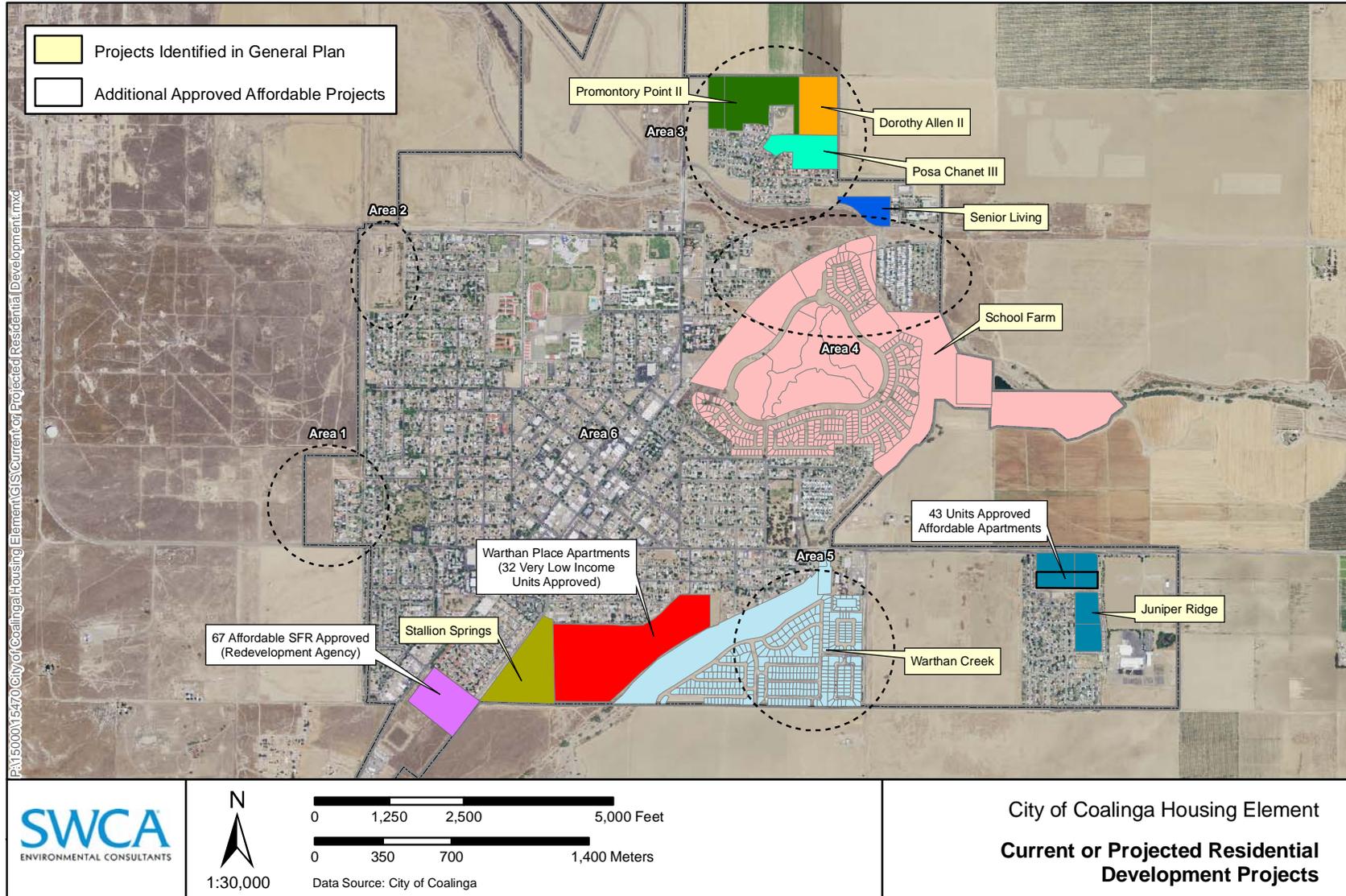


Development	Affordable Units	Affordability Mechanism
67 Affordable SFR units (Redevelopment Agency)	14	Fourteen units are restricted to the low-income affordability level by deed restriction, which is of record, and has already been approved by the City.
43 Units Approved Affordable Apartments	7	Seven units are restricted to the low-income affordability level through deed restriction, which has already been provided in conjunction with the grant of funding for the development.
Total	21	

The location of the Warthan Place Apartments and other approved low-income projects is shown in Figure C-9, below (approved projects are identified by white box markers).



FIGURE C-9
DEVELOPMENT PROPOSALS APPROVED OR IDENTIFIED IN THE GENERAL PLAN 2005-2025



ZONING FOR A VARIETY OF HOUSING TYPES

The Government Code requires housing elements to identify “a variety of housing types including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Government Code Section 65583(c)(1)). Coalinga’s current zoning code, and the future changes to the zoning code recommended in the 2005-2025 General Plan Update, encourage a variety of housing types, including those listed above, to promote diversity in housing price, style and size, and accommodate a diverse income mix. However, the General Plan has been recently updated, and recommends various changes to the Zoning Code and Zoning Map, which changes have not yet been made. As the Zoning Code will be amended in the future to comply with the General Plan Update, the provisions in the General Plan are given precedence in regards to any inconsistencies in any variety of housing types allowed within the city limits. The Housing Element also includes Implementation Measure HE1-1.1, which directs the City to ensure its Zoning Ordinance is comprehensively updated within a year following approval of the Housing Element to conform to the changes recommended in the General Plan.

MULTIFAMILY RENTAL HOUSING

The General Plan allows for multifamily rental housing within the newly-created Residential High Density (RHD) category. The RHD category has density requirements of 15.1 to 25 dwelling units per acre, and applies to higher density, multi-family structures, including condominiums and apartments. Low and moderate-income housing can be developed at this density with density bonuses to reduce housing costs. The updated General Plan Land Use Diagram has recently designated several areas (a total of over 168 acres, approximately 100 acres of which are currently vacant) within the city limits, including currently vacant areas, in the RHD category. The City intends to amend the Zoning Ordinance to bring it into conformity with the General Plan Update.

The existing Zoning Code further allows for multifamily rental housing in the Medium Density Multiple-Family Residential District (R-3). The R-3 District is intended to provide for the development of medium density multi-family residential structures for the purpose of rental or sale to permanent occupants on lots not less than 7,500 square feet in area (Coalinga Zoning Ordinance, Section 9-2.1901, Revised 7/15/03). This use is allowed within the R-3 category by right, and other uses permitted in this category include:

- Single-family residential dwelling units, with not more than one dwelling per lot;
- One-family, two-family, or multiple-family dwellings, either in one structure or in two or more detached buildings;
- Multiple housing facilities, including rooming houses, boarding houses, apartment houses, and apartment courts; and



Housing Element

- Accessory buildings and uses, customarily incidental to any of the uses set forth above when located on the same lot and not involving the conduct of a business.

Various lots within the city limits are zoned in the R-3 District, including approximately five parcels that remain vacant (two of the five vacant parcels are over three acres in size) and can be utilized to construct additional housing of the variety listed above.

FACTORY BUILT HOUSING AND MOBILE HOMES

The existing Zoning Code has expressly created a land use classification for mobile home housing units, the Trailer Park Residential District (T-P). The T-P District was created to provide for the accommodation of residential trailers at a standard consistent with the protection of the health, safety, and welfare of the community on lots not less than three acres in area (Coalinga Zoning Ordinance, Section 9-2.2001). The Zoning Code expressly deems the T-P District to be a Multiple-Family Residential District. Uses permitted in the T-P District are limited to trailer parks and other incidental and temporary uses. The five large parcels zoned in this category are currently developed with mobile homes and/or modulars.

The General Plan also allows mobile homes and factory built housing in its Residential Medium Density (RMD) category. The RMD designation has density requirements of 5.1 to 15 dwelling units per acre, and applies to higher-density, single-family small-lot subdivisions and a variety of attached homes intended to meet the needs of “workforce housing”. Homes may be individually owned or rented, and low and moderate-income housing can be developed at this density with density bonuses to reduce housing costs.

HOUSING FOR AGRICULTURAL EMPLOYEES

The Zoning Code allows housing for agricultural employees in its Exclusive Agricultural District (AE). The AE District is intended to be an exclusive district for agriculture and those uses that are a necessary and integral part of the agricultural operation. Expressly permitted uses include “the maintenance of temporary and permanent farm labor camps when carried on as a secondary function in conjunction with bona fide agricultural operation” and density standards do not apply.

The General Plan does not change this permitted use, and its Agricultural designation is designed for intensive agricultural and related uses and consistent with the Zoning Ordinance.

SINGLE ROOM OCCUPANCY UNITS

The Zoning Code further allows for single room occupancy units in the Medium Density Multi Family Residential District. Uses permitted in this category are listed above, and include multiple housing facilities, including rooming houses, boarding houses, apartment houses, and apartment courts.



Various lots within the city limits are zoned in the R-3 District, including approximately five parcels that remain vacant and can be utilized to construct additional housing of the variety listed above.

SUPPORTIVE HOUSING, EMERGENCY SHELTERS AND TRANSITIONAL HOUSING

There are currently no formal shelters or transitional housing units in the City of Coalinga. The previous Housing Element identified Coalinga's rural, non-urban environment and lack of services and shelters as a constraint to use of the City by homeless populations. The current Zoning Code does not specifically allow transient housing or shelters in lower density residential zones. The Zoning Code specifically prohibits such uses in Medium Density areas, and prohibits multi-family residential of any kind in the Hillside District. The California Department of Housing and Urban Development (HCD) has created an extensive memorandum describing and detailing the changes resulting from SB2. In its forthcoming update of the Zoning Code, the City will need to address the requirements of SB2. For a more detailed analysis of emergency shelters and transitional housing in the City, see pages 46-48 of the Needs Assessment (Section B of this Background Report).

SECOND UNITS

Government Code Section 65583.1(a) allows a city or county to identify sites for second units in meeting its RHNA based on the number of second units developed in the prior housing element planning period, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors. This analysis is only required if secondary units are proposed to meet the City allocated need. Coalinga has sufficient past permitted projects and vacant land to meet its current need. Therefore, the City does not propose to utilize second units and this analysis is not necessary. However, the recently updated General Plan includes policies and implementation measures in the Land Use Element that seek to encourage infill development, such as Implementation Measure LU1-1.4: "The City shall prepare and maintain zoning standards that encourage infill development and intensification of land use through the reuse, redevelopment or mixed-use of vacant, underutilized sites where infrastructure supports such use." The Housing Element policy document includes additional policies and measures to further encourage infill development through developer incentives and streamlined permitting processes.

ADEQUATE SITES ALTERNATIVE

Government Code Section 65583.1(a) and (c) allows, under prescribed conditions, units to be counted towards the adequate sites analysis if they have been substantially rehabilitated, converted from market rate to affordable, or where unit affordability is preserved. This analysis is only required if the jurisdiction intends to rely on rehabilitated, converted or preserved units to meet the current allocated need. Coalinga has sufficient past permitted projects and vacant land to meet its current need. Therefore, the City does not propose to utilize rehabilitated, converted or preserved sites and this analysis is not necessary. The City has nevertheless been very successful in utilizing available programs to assist homeowners with rehabilitation,



weatherization and other home improvements, and the Housing Element includes various policies and measures to ensure these programs continue to be utilized.

ENERGY CONSERVATION

The City of Coalinga complies with the most current building code requirements, including energy efficiency standards through its building permit process. Several methods to improve energy efficiency of buildings are available to residents and businesses in Coalinga:

- **Retrofit.** Existing buildings are often retrofitted to improve water use efficiency (i.e., replacement low-flow toilets, showerheads and other fixtures), heating and cooling efficiency (windows, water heaters, newer heating/cooling systems), and energy efficiency (lighting, appliances, in addition to those previously listed). The City of Coalinga does not currently offer direct incentives for retrofits of existing buildings (such as monetary reimbursements or credits); however, individual utilities such as power and gas companies, often offer rebates for purchase of energy-efficient appliances, and current tax law allows for credits for certain home improvements such as energy-efficient window installation.

Monies recently made available to the state through the federal State Energy Program are intended in part to provide incentives for homeowners to retrofit homes (refer to the California Energy Commission website www.energy.ca.gov/recovery/sep.html). The program is new; more detailed information will be forthcoming.

- **Solar Energy Programs.** The State of California administers federal funds which partially reimburse homeowners who install solar energy collectors on their properties.
- **County Weatherization.** The Fresno County Economic Opportunities offers Coalinga residents assistance through their energy assistance and weatherization programs. The energy assistance program helps low-income Fresno County residents pay their utility bill or provides them with wood, propane or oil. The weatherization program provides qualified Fresno County residents with energy education and energy conservation measures that reduce gas and electricity usage and lower utility bills through a variety of methods, including caulking and weather stripping, attic insulation, and showerhead installation.
- **State Weatherization.** Weatherization encompasses improvements to buildings that enhance energy efficiency associated with the operation of heating and cooling systems. Measures implemented include installation of weather stripping, insulation, caulking, and improvements to heating and cooling systems. The State of California administers the Department of Energy's Weatherization Assistance Program, which assists primarily lower-income households in weatherizing residences. This program received substantive new funding as part of the administration's recovery bill, and California expects to see significant increases in this program statewide as a result (refer to www.energy.ca.gov/Recovery/Recovery.aspx).



Additionally, changes to Government Code Section 65302.1 require cities in the San Joaquin Valley to amend appropriate elements of general plans to include data, analysis, comprehensive goals, policies, and feasible implementation strategies to improve air quality. The City's General Plan Update has established several air quality polices pursuant to such changes, which are incorporated into the Housing Element by the Goals and Policies section. The recently adopted General Plan contains several new policies which address green building. These include the following:

Policy LU1-6

The City shall encourage proposals that help to create a more sustainable community.

Implementation Measure LU1-6.1

The City should adopt green building guidelines in the Zoning Ordinance.

Goal AQ5

Reduce the amount of greenhouse gases emitted by City operations, as well as the residential, commercial and industrial sectors.

Implementation Measure AQ5-1.9

To reduce heating and cooling requirements of new structures, the city shall require new development to include measures such as parking lots and streets with 50% tree cover within 10 years of construction, paving materials that have as light a color as is feasible, roofing materials that reduce transmission of heat to the building below, separation between the ventilation and thermal conditioning systems.

Implementation Measure AQ5-2.3

The City shall evaluate the feasibility of constructing new City structures to LEED standards, and will give preference in approval, water and sewer service, to housing developments that meet the LEED neighborhood design standards.

Implementation Measure AQ5-2.4

The City shall give preference in approval and water and sewer service, to housing developments that incorporate photovoltaic and or solar water heating systems.

Implementation Measure AQ5-2.5

Solar water heating and/or photovoltaic systems shall be required for all new single-family residences with more than two (2) baths, multi-family residential developments larger than four (4) units and commercial buildings larger than 20,000 square feet.

The zoning code, which will be revised over the coming year to implement the new General Plan guidance, will need to address the measures listed above.



Housing Element

The new General Plan also includes efforts towards provision of mixed-use development, and walkable neighborhoods, which may reduce the need for vehicle transportation to accomplish daily tasks (Policy LU5-2 and associated implementing measures).



This page intentionally left blank.



CONSTRAINTS

The City's Housing Element must include an assessment of constraints to development of affordable housing arising from the following:

- Land Use Regulations
- Fees and Exactions
- Processing and Permit Procedures
- Codes and Enforcement, Requirements for On- and Off-Site Improvements
- Housing for Persons with Disabilities
- Non-Governmental Areas

Policies, programs, and governmental and non-governmental requirements may impose costs, delays, or other conditions on prospective housing projects which negatively impact the ability to deliver an affordable project or component.

GENERAL BACKGROUND

The processing and development of proposed housing projects in the City of Coalinga is governed by the City's Development Code. The Development Code is continually updated, and will be comprehensively updated to implement the recently adopted General Plan in the coming year. The Development Code sets forth the standards and procedures with which projects must comply. Most residential projects are processed "over the counter" by staff of the Building and Community Development Departments. However, larger or more complex projects may require one or more hearings before the Planning Commission and City Council in order to obtain approval. Conditions under which projects may face additional requirements are outlined in various sections of the Development Code, and will be addressed herein.



CONSTRAINTS ASSOCIATED WITH LAND USE CONTROLS

SUMMARY OF RESIDENTIAL DEVELOPMENT STANDARDS

The City Zoning Ordinance allows some type of residential development in seven districts: Exclusive Agriculture (AE), Single-Family Residential (R-1), Single-Family Residential 10,000 square foot lot minimum (R-1-10), Low Density Multiple-Family Residential (R-2), Medium Density Multiple-Family Residential (R-3), Trailer Park Residential (T-P), and Residential Hillside (R-H). Certain types of residential uses may also be allowed under a Planned Development (P-D) combining designation as part of a mixed use project in other zones, subject to project-specific conditions. The following table summarizes the City’s development standards in residential districts:

**TABLE D-1
SUMMARY OF COALINGA DEVELOPMENT STANDARDS – RESIDENTIAL ZONES**

Zone	Building Height	Lot Width (min)	Minimum Yard Setback				Minimum Lot Area (sf)	Lot Area per DU (sf)	Parking Spaces per DU	Minimum Open Space (%)
			Front	Side	Rear	Corner				
AE	35'	N/A	35'	20'	20'	35'	217,800 (5 acres)	5 acres	2	N/A
R-1*	25'	60'	25'	5'	20'	10'	6,600	6,600	2	65%
R-1-10*	25'	60'	25'	5'	20'	10'	10,000	10,000	2	65%
R-2	38'	50'	20'	5'	20'	10'	4,500	4,500 for 1 st ; 2,800 for add.	1.5+**	55%
R-3	40'	60'	15'	5'	15'	10'	7,500	1,875	1.5+**	50%
T-P	35'	N/A	15'	5'	10'	10'	3 acres	1,500	1.5***	50%
R-H	25'	120'	25'	10'	10'	25'	18,000	18,000	2	65%

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

* Secondary dwelling units allowed, one per parcel; one parking space required

** 1.5 covered spaces for every unit, plus 1 uncovered parking space for each increment of 5 units in developments having more than 5 units. An additional 0.25 parking spaces per unit of guest parking may also be required if on-street parking is not sufficient to provide 0.25 spaces per unit, or where the development has more than 50% of the units as 3-4 bedroom units.

*** 1 parking space at the trailer site, 0.5 can be elsewhere.



The recently adopted General Plan contains the following land use designations, which are designed to accommodate residential development:

- Residential Ranchette (RR) - 0 to 0.1 DU/Acre
- Residential Estate (RE) - 0.2 to 2.0 DU/Acre
- Residential Single Family (RSF) - 2.1 to 5.0 DU/Acre
- Residential Medium Density (RMD) - 5.1 to 15 DU/Acre
- Residential High Density (RHD) - 15.1 to 25.0 DU/Acre
- Mixed Use (MX) - 0.0 to 15.0 DU/Acre

The necessary amendments have not yet been made to the zoning code to incorporate changes from the revised General Plan (2005-2025). However, the likely corresponding zoning districts are listed in the table below:

**TABLE D-2
NEW GENERAL PLAN LAND USE DESIGNATIONS AND
CORRESPONDING EXISTING ZONING DISTRICTS**

2025 GP Land Use Designation	Corresponding Zoning Classification
RR	AE-10
RE	R-H
RSF	R-1
RMD	R-2, T-P
RHD	R-2, R-3, T-P
MX	C-P, C-4, C-5, R-2, R-3

Source: General Plan Update 2005-2025

The previous and updated General Plans contain a mixed-use land use designation. “Mixed-use” projects can be processed using the existing Zoning Ordinance, which includes a Planning Development Combining District (P-D) to allow for a combination of uses and flexibility in design [Zoning Ordinance §9-2.3401].

Parking

In addition to parking standards listed in Table D-1 above, the Zoning Ordinance lists the following parking standards by use:



Housing Element

- Boarding/room houses, dormitories: One space per 1.5 occupants or 1.5 spaces per bedroom, whichever is greater.
- Convalescent hospitals: One space per four beds (adult); one space per five juvenile occupants.
- Homeless shelters: Two spaces for the facility plus one space for each six occupants at maximum allowed occupancy.
- Motels, hotels, bed and breakfast inns: One per room or group of rooms to be occupied as a suite, plus one for resident manager's quarters, plus eating/assembly area requirements.
- Residential care facilities less than six residents: Same as single-family dwelling.
- Residential care facilities greater than six residents: Two spaces for each facility plus one space per four adult residents and one space per six juvenile residents.

The City's code does not provide for reduced parking ratios for infill or transit-oriented development. The above parking standards are not considered excessive, although to the extent that homeless shelters must be allowed by right in at least one residential district, the existing parking requirements may be a constraint depending on the shelter size.

SPECIFIC STANDARDS AND CONSTRAINTS BY DEVELOPMENT TYPE

Limits to Multiple Residential Development

Multiple residences (except for second units) are expressly prohibited in the R-1-10, R-1, and R-H zones. Multiple residences are allowed in zones R-2 and R-3. Standards outlined in Table D-1, which may pose constraints to achieving the maximum permitted densities in these zones, are limited to slightly higher open space requirements than found in other jurisdictions for higher density housing (open space requirements for higher density housing is typically nearer 40% and in some cases less; or the percentage is waived in favor of a numerical value for both private and common open space). Parking requirements are within accepted levels for the various development densities.

Factory-built Housing and Mobilehomes

The Zoning Ordinance has recently been revised to address manufactured, or factory built housing (Ordinance #748, adopted May 2009). The revised ordinance allows manufactured zoning in the R-1 and R-1-10 zones. The definitions of and standards for manufactured homes are consistent with the California Health and Safety Code. Manufactured housing must obtain a "certificate of compatibility" prior to approval, which ensures that manufactured housing units "blend in" with the existing neighborhood. Other than compatibility guidelines,

and the standards applicable under the overriding zone, there are no special conditions applied to manufactured housing.

The Zoning Ordinance allows for “house trailer” parking in each of the three main residential zones, and sets aside the T-P district to expressly allow the development of mobilehome and manufactured home parks. The City complies with state laws that require that mobilehomes be allowed by right in residential zones. Standards that may limit achievement of maximum densities include requirements to limit structures to 50% of lot coverage.

Farmworker Housing

Permanent farmworker housing is only allowed in the AE zone. Such development is not subject to the density standards that otherwise apply in the AE zone. The Zoning Ordinance does not provide standards specific to farmworker housing except as otherwise provided for residential construction in the AE zone. Refer to the Needs Assessment (Section B of this Background Report) of the Housing Element for a discussion of farmworker housing needs in the Coalinga area. The existing standards are not considered an impediment to the construction of farmworker housing.

Supportive Housing

Residential care facilities and convalescent homes are not expressly addressed as allowed or prohibited uses in the Zoning Ordinance; however, the ordinance does contain parking standards for such uses. Residential care facilities and other supportive housing arrangements for the elderly and/or disabled are currently processed as a planned development (P-D overlay) via the CUP process, and standards are determined on a case-by-case basis. The Goals and Policies section of the Housing Element includes recommendations for changes to the Zoning Ordinance to ensure supportive housing is allowed in residential zones.

Single-Room Occupancy Units

SRO units are currently allowed in the Medium-Density Multi-family Residential District as a matter of right. The Goals and Policies section of the Housing Element includes recommendations for changing the Zoning Ordinance to ensure SRO units continue to be an allowed and encouraged use in residential zones.

Emergency Shelters and Transitional Housing

Emergency shelters and transitional housing developments are not allowed in any of the residential zones, and are expressly prohibited in the R-3 zone [Zoning Ordinance §9-2.1905], although the ordinance does include parking standards for such facilities. The Goals and Policies section of the Housing Element includes recommendations for changes to the Zoning



Housing Element

Ordinance to ensure the City complies with the requirements of SB2. The Housing Element Update has incorporated these upcoming changes to the Zoning Ordinance through Implementation Measure HE 1-1.1, which provides that emergency shelters and transitional housing will be allowed in at least one zone as a matter of right, and be subjected only to those requirements applied to standard residential developments.

Other Limits to Development

Urban Growth Boundaries and Moratoria

Coalinga has not established an urban growth boundary, and does not operate under any moratoria which would limit development.

Efforts to Address Land Use Constraints

The City has recently enacted new code language to allow second dwelling units in two districts, and to waive impact fees for most infill development.

The City's forthcoming revision of its Zoning Ordinance, in addition to addressing changes resulting from the implementation of the General Plan Update (2005-2025), will need to address several issues raised by this Housing Element. Proposed changes related to land use constraints are outlined in the Goals and Policy section of the Element, and include, but are not limited to:

- Measures necessary to comply with SB2, allowing homeless shelters and transitional homes by right in at least one residential district, and amended standards related to these structures such that substantive additional requirements are not made which may limit their development.
- Measures to revise lot coverage and other standards to allow for densities sought in the revised General Plan, including a 20 dwelling unit per acre target in the R-3 zone.
- Measures to clarify the development of supportive housing in residential zones.

FEES AND EXACTIONS

The City is empowered to charge a variety of fees in the processing and approval of residential projects. Fees cover staff expenses and provide revenue for the City. Developers anticipate the application of fees throughout the approval process; however, excessive fees or exorbitant exactions impact a project's bottom line, and may impair the ability to deliver an affordable project. Housing Element law therefore requires identification of fee structures applied to projects, and a determination whether such fees comprise an obstacle to affordable housing development.



CITY FEE SCHEDULE

The City's current fee schedule (July 2009) for typical residential projects is outlined in the table below:



**TABLE D-3
COALINGA PLANNING DEPARTMENT PROCESSING FEES, JULY 2009**

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

Source: City of Coalinga Community Development Department

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



The following table outlines the standard impact fees that the City applies to all new residential development.

**TABLE D-4
RESIDENTIAL IMPACT FEES, MAY 2009**

Category	Low Density Residential	Medium Density Residential
Wastewater	\$5,713	\$5,713
Water	\$2,111	\$2,111
Police	\$485	\$485
Streets, Thoroughfares and Bridges		
Zone 1	\$1,492	\$1,059
Zone 2	\$1,322	\$1,028
Zone 3	\$1,767	\$1,374
Average	\$1,527	\$1,154
Storm Drainage		
Zone AF	\$1,804	\$676
Zone BF	\$1,543	\$579
Zone CF	\$1,227	\$460
Zone DF	\$1,522	\$571
Zone EF	\$1,970	\$739
Zone GF	\$1,611	\$604
Average	\$1,613	\$605
Parks	\$1,601	\$1,177
Community Facilities	\$335	\$329
Total *	\$13,385	\$11,574

Source: City of Coalinga. Development Impact Fee Master List. Updated May 28, 2009

* 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 D-5
HABITAT CONSERVATION FEE, SEPTEMBER 1999**

Permanent Disturbance on In-fill or Cultivated or Irrigated Agricultural Land	Permanent Disturbance on Natural Land	Temporary Disturbance* 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 May 28, 2009

*Temporary 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, the following fees are charged by various regional agencies:

**TABLE D-6
IMPACT FEES IN OTHER JURISDICTIONS**

Jurisdiction	Type of Fee	Single Family Residential	Multi Family Residential
Fresno County	Impact Fee*	\$2,860	\$2,101
Coalinga-Huron Parks & Recreation District	Impact Fee	\$1,070	\$936
Coalinga-Huron Unified School District	Impact Fee	\$5.95 per square ft.	

Source: City of Coalinga. Development Impact Fee Master List. Updated May 28, 2009

* Please be advised that there is a 5 year "grace period" starting from the effective date (September 20, 2008) of the adopted Fresno County Ordinance. The ordinance exempts from the facilities impact fees all Site Plan Reviews and Final Maps that received approval prior to the effective date of the Ordinance, and all Tentative Maps that have submitted a complete application (as determined by the City of Coalinga) prior to the effective date of the ordinance. For other provisions about vesting maps please refer to Section 17.90.30 of the County of Fresno's Ordinance Code.

The Fresno Council of Governments charges the following transportation impact fee:

**TABLE D-7
FRESNO COG TRANSPORTATION IMPACT FEE**

Residential Developments (\$/Dwelling Unit)	2009	2010	2011 and Thereafter
Single Family Dwelling (Market-Rate)	\$1,200	\$1,450	\$1,727
Single Family Dwelling (Affordable)	\$600	\$725	\$864



Multi-Family Dwelling (Market-Rate)	\$843	\$1018	\$606
Multi-Family Dwelling (Affordable)	\$421	\$509	\$606

Source: City of Coalinga. Development Impact Fee Master List. Updated May 28, 2009

Total fees for a typical single-family home (2,000 square feet) and a multi-family complex (at least five units with average unit size of 1,200 square feet and two bedrooms) are as follows:

**TABLE D-8
TYPICAL FEES**

Category	Single-Family	Multi-Family
Plan Check	\$865	\$573
Building Permit	\$1,330	\$882
Building Standards Administration Special Revolving Fund	\$6	\$4
Plumbing	\$85	\$85
Mechanical	\$78	\$78
Electrical	\$143	\$83
Grading	N/A	N/A
Demo	\$50	\$50
Fire Sprinkler	N/A	N/A
Admin	N/A	N/A
Zoning Clearance	\$150	\$150
Earthquake Tax	\$16	\$8
Fresno COG	\$1,200	\$843
Fresno County	\$2,860	\$2,101
CHPRD	\$1,070	\$936
CHUSD	\$11,900	\$7,140
HCP Fee	\$263	\$70
Other City Impact Fees	\$13,385	\$11,574
Total	\$33,401	\$24,577
Percent of Total Cost*	24.7%	18.3%



Category	Single-Family	Multi-Family
----------	---------------	--------------

Source: City of Coalinga. Development Impact Fee Master List. Updated May 28, 2009

** Based on a 7/17/09 search provided by First American Title Insurance Company, on average sales prices of Single Family Residences and Multi-Family Units in Coalinga over the last 12 months.*

The total fee structure charged for a specific project includes several items outside the control of the City, including, but not limited to:

- Fresno COG Traffic Impact Fees
- Fresno County Impact Fees
- Parks and Recreation District Impact Fees
- School District Fees

These fees add significantly to the total fee cost per unit (approximately half the total fees). City-related fees are therefore 12.4% or less of the total cost of a single-family unit, and 9.2% or less of the total cost of a multi-family unit, and 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.

DEDICATIONS

Dedications, on- or off-site, including parks, streets, curbs, gutters, etc., are currently determined on a case-by-case basis. Standards for design of such facilities for subdivisions are outlined in Section 9-1.301 et. seq. of the Zoning Ordinance. Requirements for dedications for subdivisions are outlined in Section 9.1.517 of the Zoning Ordinance. The City has not found a lack of standards for dedications or other improvements to be a constraint to development, and has successfully negotiated for dedications on a project-by-project basis concurrent with other project-related actions.

EFFORTS TO ADDRESS FEE CONSTRAINTS

In an effort to address development fee constraints, the City adopted Resolution No. 3267, which exempts infill residential development from impact fees on parcels created before 1983.

The City Council also has the option to reduce or eliminate most fees for affordable or other special needs projects. Such flexibility to reduce or eliminate fees enables the City to support affordable or special needs projects. Fees are not currently considered a constraint to development of such projects.



PERMIT PROCESSING AND CITY PROCEDURES

Clearly defined processes and expedient review periods assist in the success of affordable housing proposals by limiting the potential for delays, additional work, and associated costs.

PERMITS AND REVIEW PERIODS BY ZONE

The following table provides a summary of the permits currently required for the development of residential uses in each of the zoning districts. Note that anticipated changes to the Zoning Ordinance to comply with this Housing Element Update and the new General Plan include provisions to allow supportive and transitional housing in at least one zone with no restrictions above that required for other residential developments.

**TABLE D-9
PERMITS REQUIRED BY ZONE**

Type of Residential Development	Zone						
	AE	R-1	R-2	R-3	T-P	C-P	RH
SF-Detached	P	P	P	P	NP	NP	P
SF-Attached	NP	NP	P	P	NP	P	NP
2-4	NP	NP	P	P	NP	P	NP
5+	NP	NP	P	P	NP	P	NP
Residential Care <6	NP	NP	NP	NP	NP	NP	NP/CUP*
Residential Care >6	NP	NP	NP	NP	NP	NP	NP
Emergency Shelter	NP	NP	NP	NP	NP	NP	NP
Single-Room Occupancy	NP	NP	NP	NP	NP	NP	NP
Manufactured Homes	NP	P	NP	NP	P	NP	NP
Mobile-Homes	P	P	P	P	P	NP	P
Transitional Housing	NP	NP	NP	NP	NP	NP	NP
Farmworker Housing	P	NP	NP	NP	NP	NP	NP
Supportive Housing	NP	NP	NP	NP	NP	NP	NP/CUP*
2nd Unit	PC	P	NP	NP	NP	NP	NP

P=Permitted

PC= Planning Commission Review

CUP=Conditional Use



Type of Residential Development	Zone						
	AE	R-1	R-2	R-3	T-P	C-P	RH

NP = Not Permitted

** Group housing or other supportive housing is generally not expressly permitted, with the exception of §9-2.2905(h) which allows for day care of mentally handicapped children for no more than (4) children with a CUP. Recent supportive housing projects have been processed via a P-D overlay with a CUP as quasi-medical/residential projects.*

In accordance with state law, mobile homes are allowed in every residential zone by right. The Zoning Ordinance does not specifically address several of the housing types listed above, including residential care, shelters and transitional homes, and other supportive housing, although such projects can be processed with a CUP and a P-D overlay. The Housing Element includes several programs to ensure that these types of housing are more clearly addressed in the Zoning Ordinance update. The Zoning Ordinance has recently been amended to clarify treatment of manufactured housing; manufactured homes are allowed in the R-1 and R-1-10 zones with a certification from the Planning Director that the manufactured structure is compatible with the neighborhood, according to several criteria outlined in the ordinance. Conditional Use Permits are required for small day cares for mentally handicapped children in the Residential Hillside District, which has strict Conditions, Covenants and Restrictions and HOA documents. Daycare facilities that accommodate six children or less are allowed by right; those accommodating seven or more children are allowed with a CUP. CUPs are also typically required for other special needs housing, such as supportive housing and transitional housing facilities. Standards for such projects are currently determined on a case-by-case basis. As stated previously, the Goals and Policies section of the Housing Element includes language to revise the Zoning Ordinance to clarify treatment and processing of such uses, and the application of Conditional Use Permits are otherwise not a constraint to development in residential zones.

Processing

A typical single-family project is approved by staff over the counter through standard plan check and issuance of ministerial permits. Fees are collected up front as deposits, then the actual cost of processing is calculated and adjustments are made. City staff is empowered to make alterations to accommodate features for the disabled, along with other minor deviations from typical standards. Typical multi-family projects are approved in the same manner by staff over the counter. The definition of and procedures for variances are outlined in Article 11 of the Zoning Ordinance, and conditions that merit appeals or hearings are outlined in several sections of the Code. Projects subject to conditional use permits are subject to requirements and processing outlined in Article 7 of the Zoning Ordinance; however, conditional use



permits may be approved without hearings before the City Council. Projects requiring more significant actions on the part of the City, including General Plan Amendments, large-scale residential subdivisions, and the like, often involve extended processes of public hearings, including hearings to consider environmental documents. The following table summarizes the typical timelines for completion of various reviews and permit procedures.



**TABLE D-10
TYPICAL TIMELINES FOR ISSUANCE OF PERMITS**

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

Source: City of Coalinga Community Development Department

**Depending on level of Environmental Review.*

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

PLANNED DEVELOPMENT

Description

The Zoning Ordinance allows for a Planned Development (P-D) overlay to be applied in any portion of the city, either on the initiative of property owners or the City. The P-D zone allows for uses or combinations of uses including single-family development, multi-family development, shopping centers, and professional services, among others. The requirements for development in the P-D zone are outlined in Article 34 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 1-2 months, although timeframes 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.

DESIGN REVIEW

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

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

The design review is primarily used to ensure compliance with existing zoning regulations and land use, and compatibility with surrounding uses. Procedures for design review are outlined in several sections of the Zoning Ordinance, including within each zoning district. Design review is not considered a constraint to development, as the process allows flexibility through determination on a case by case basis and usually occurs concurrent with other actions listed in Table D-10.

EFFORTS TO ADDRESS CONSTRAINTS ASSOCIATED WITH PROCESSING

The City has not identified specific constraints associated with processing. The City maintains a record of relatively rapid review and approval, and utilizes tools such as the P-D overlay to address projects that do not specifically conform to the existing Zoning Ordinance. The upcoming revision of the ordinance will include several efforts to further streamline processing and define specific projects, such as supportive housing, as outlined in the Goals and Policies section of the Housing Element.

CODES AND ENFORCEMENT

The City has adopted the 2007 California Building Code, and enforces the code through its Building and Code Enforcement Departments. The City has not made any amendments to



the Code locally which may constrain development or increase costs above norms. The City Building Department provides information to prospective developers on its website, including typical processing times for various types of projects, and required forms.

Code Enforcement officials perform routine inspections of housing in the City, including targeted surveys for health and safety violations under the Health and Safety Code [Section 17980(b)(2)]. Households found in violation may be cited, but may also qualify for City assistance through programs offered by the Redevelopment Agency, including their Rehabilitation Assistance Program.

REQUIRED ON/OFF-SITE IMPROVEMENTS

Requirements for on- or off-site improvements for subdivisions are outlined in Section 9-1.301 et. seq. of the Zoning Ordinance. Street widths are limited as follows:

- Major thoroughfares - 84 feet
- Secondary thoroughfares - 66 feet
- Local collector streets - 60 feet
- Minor and cul-de-sac streets - 50 feet (cul-de-sac and minor streets shall be subject to individual determination by the City)
- Special local streets where railroads, parkways, grade separations, or other dominant factors are involved shall be subject to individual determination by the City

The City requires the construction of curb, gutter and sidewalk along with new projects or substantial renovations. The Zoning Ordinance provides that in areas where no precise plans exist, the layout of all improvements, including, but not limited to, roadways, curbs, parkways, dividing strips, sidewalks, sewer lines, and water mains, within the right-of-way of all highways, streets, alleys, and utility easements shall be in accordance with standards established by the City Council, and where no such standards have been adopted, the layout shall be subject to approval by the City. Required improvements are considered within accepted norms, and do not add significantly to cost or adversely affect the ability to supply housing. The City considers level of service D to be the minimum acceptable level of service for its roadways. According to the City's recently adopted General Plan, most roadways operate as level of service C or better. The City has not otherwise adopted mitigation thresholds; however, the application of mitigation measures by the City has not been a constraint to most development in the past. Mitigation required by other agencies, such as the Department of Fish and Game or the Air Pollution Control District is not within the control of the City and may pose further constraints to development.

CONSTRAINTS TO HOUSING PERSONS WITH DISABILITIES

As stated in the Needs Assessment (Section B), persons with disabilities face limits to housing which are both financial and physical. This discussion addresses physical barriers to housing, specifically, whether City codes and standards for modifications are clear and current, and whether processing of modifications creates undue delay or cost.

LAND USE CONSTRAINTS

In general, the City of Coalinga complies with Fair Housing Law; however, the current version of the Zoning Ordinance lacks specific measures to ensure clarity in this area.

The current definition of “family” in the Zoning Ordinance will be amended in the upcoming revision to address current law regarding fair housing and unrelated individuals cohabitating.

The City Zoning Ordinance does not specifically address group homes, or supportive care facilities in any zone, except for small (less than four) day cares for mentally handicapped children in the Residential Hillside District with a conditional use permit (CUP). Such facilities are currently being processed through P-D overlays, with CUPs.

The Zoning Ordinance likewise 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.

The Housing Element Policy document includes programs to ensure the above issues are addressed, and that the City continues to comply with Fair Housing Law.

PROCESSING AND PERMIT CONSTRAINTS

City staff is empowered to make alterations to proposed projects to accommodate disabilities or retrofit existing structures over the counter. The current Zoning Ordinance does not address group housing specifically, and does not specifically allow residential care facilities with less than six persons by right in any residential zone. The Housing Element policy document includes programs to ensure the upcoming Zoning Ordinance revision takes into account these changes. The program includes measures to ensure that such projects are not subjected to inordinate conditions or review which may adversely affect feasibility.

BUILDING CODE CONSTRAINTS

The City’s new building code went into force January 1, 2008. 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.



Housing Element

REASONABLE ACCOMMODATION

Staff is empowered to make changes to projects to provide reasonable accommodation. Such accommodations are processed concurrently with other project approvals, and as such, processing and approval does not constitute a constraint to such requests.

EFFORTS TO ADDRESS CONSTRAINTS ASSOCIATED WITH PERSONS WITH DISABILITIES

The treatment of supportive care facilities is currently being handled effectively through the CUP/P-D process; however, the City Zoning Ordinance update will provide more clarity as to the treatment of such facilities to further streamline the approval process.

NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of total housing development costs. Since the mid-1960s, raw land has cost significantly more in California than in the rest of the United States. According to Fresno MLS and realtor.com, listings for vacant residential lots within the Coalinga city limits range from \$20,000 to \$225,000. Per First American Title Company on July 17, 2009, there have not been any closed sales of vacant land in the last 12 months.

As noted in the 2003 Housing Element, currently “measures to reduce land costs, which are traditionally available to local governments, include the use of Community Development Block Grant (CDBG) and Redevelopment Agency 20 percent set-aside funds, and the use of government-owned surplus lands for housing projects. These measures generally benefit the construction of assisted, low-income housing. Coalinga, historically has relied more upon Redevelopment Agency funds and programs to promote affordable housing than the use of federal or state assistance.”

AVAILABILITY OF FINANCING

According to www.allaboutnews.com, a couple of years ago the mortgage process was fairly simple and many unconventional mortgage products existed. The recent credit crunch has created a mortgage market in 2009 that looks a lot like it did ten years ago before the proliferation of the exotic and unconventional mortgage products that flooded the market from 2000 to 2006. While the unconventional mortgage products no longer exist, buyers with job stability, cash, credit, and income still have mortgage options available to them.¹ Over the last four years interest rates for a 30 year fixed loan have ranged between 4.75 and 7

Available at www.allaboutnews.com/vc.php?a=y&b=38&i=245&u=tbraheem. Accessed July 20, 2009.

percent. In 2008, interest rates decreased and currently remain low. A chart provided by www.escapesomewhere.com on July 20, 2009 illustrates interest rate trends for a 30 year fixed home loan over the last three years.²

**TABLE D-11
INTEREST RATE TRENDS, 30 YEAR FIXED RATE MORTGAGE**



Several local and countywide resources and programs are available to Coalinga residents to assist with financing. The City is involved with several programs, including the Homebuyer Assistance Program, Rehabilitation Program, and the Individual Development Account (IDA). The City of Coalinga’s Homebuyer Assistance Program offers affordable secondary mortgage financing to first-time homebuyers. The Rehabilitation Assistance Program offers affordable financing to assist homeowners in making necessary health and safety repairs to their home. The IDA is a special matched savings account used to help residents save money for First-Time Homeownership.

Fresno County also has programs available to assist with financing. Programs that the County is involved with include the First Time Homebuyer Program, Neighborhood Stabilization Program (NSP), and the Rental Rehabilitation Program. The First Time Homebuyers Program provides a no interest loan up to 20 percent of the sale price. The NSP has a variety of assistance options available for the purchasing of County-owned, foreclosed single family

² Available at www.escapesomewhere.com/cgi-bin/mort_rates/year_mort_rates.cgi?month=day. Accessed July 20, 2009.



Housing Element

residences, based on household earnings. The Rental Rehabilitation Program offers zero-interest loans to repair rentals.

All of these programs combine with available state and federal policies to make financing available to homebuyers. However, particular low- and very low-income groups will continue to face constraints associated with financing.

CONSTRUCTION COSTS

Per conversations with local developers and Marshall & Swift Residential Cost Handbook, the price of construction for an average quality single family home ranges from \$70 to \$90 per square foot. These figures reflect costs directly related to building the home and do not include entrepreneurial profit, permit fees, or other fees.

BNi Building News made the following comment on construction trends for 2009, sourcing the U.S. Department of Labor, Producer Price Index. “After a year of significant increases, costs are moderating with overall increases in the five percent range. This is down from rates of six to eight percent during midyear. Housing is still in the doldrums and will most likely have another down year - this will be the third year in a row. As in previous years, the non-residential sectors have not offset the decline in housing this year. Overall, look for a softening in most segments and a decline in construction as a whole”.³

³ Available at www.dcd.com/pdf/files/2009j-f-trends.pdf. Accessed July 24, 2009.

This page intentionally left blank.



PUBLIC PARTICIPATION

Section 65583(c)(7) of the Government Code states that “The 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.”

Housing issues affect the entire community, including residents, employers, seasonal workers, and visitors in both the public and private sectors. The public participation requirement of housing element law presents an opportunity to engage constituents in a discussion, defining overall housing needs and constraints, as well as identifying housing problems and facilitating the creation of solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively developed, evaluated and implemented. During preparation of the Housing Element Update, citizen participation was actively encouraged through an extensive public participation outreach program, an informational Housing Element meeting, participation at a Coalinga Chamber of Commerce community event, and the public hearing and review process. A description and approximate timeline of the public participation efforts undertaken by the City are identified in Table E-1, below.

**TABLE E-1
PUBLIC PARTICIPATION ACTIONS AND TIMELINE**

Task	Timing
Personal contact of individuals and organizations who may be interested in the Housing Element Update	Continuing throughout drafting process
Bilingual insert in all City water bills providing a preliminary discussion of Coalinga’s existing housing conditions and inviting participation in the September 10, 2009 informational meeting	August 28 th mailing date
Bilingual slides for Public Access Cable television, announcing September 10, 2009 informational meeting and encouraging attendance and participation	Exposure once every 5 minutes from August 27, 2009 through September 11, 2009, for a total of 46,080 exposures
Public informational meeting at West Hills Community College	September 10, 2009
Booth with Housing Element materials at Coalinga Fest	October 3, 2009
Published Housing Element brochure and questionnaire in the Coalinga Recorder, requesting comments on housing needs and community input.	Week of October 4, 2009
Public Hearing before the Planning Commission	March 8, 2011
Public Hearing before the City Council	April 7, 2011



Housing Element

PUBLIC PARTICIPATION OUTREACH PROGRAM

The City attempted to contact any members of the community or organizations that would potentially have an interest in Coalinga's Housing Element in an effort to encourage public participation in the Housing Element update process. Phone calls were made to organizations and individuals known to have a potential interest in housing matters in the City, including realtors and financial lenders, builders and developers, existing housing unit owners and managers, special population organizations, non-profit housing providers or supporters, and other local and regional organizations and boards. A summary of the comments and suggestions provided by these organizations and community members is provided in Table B-2, below. Copies of the contact list along with Records of Conversation and comments provided are attached as Appendix E1 to this Background Report.



TABLE B-2
PUBLIC PARTICIPATION CONTACT LIST AND SUMMARY OF COMMENTS

Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
Realtors and Financial Lenders			
B&B Realty & Property Management	9/15/2009	Left message; no comments.	N/A
Brannon Real Estate	9/15/2009	Left message; no comments.	N/A
Fernandez Real Estate	9/15/2009	They are receiving a high number of demands for 4 bedroom homes, or homes with an office space. However, many large families cannot afford the high cost associated with a large home. There is also a need for houses with a higher number of bathrooms, to facilitate families sharing housing due to economic constraints. Bathrooms that are designed to accommodate the elderly are also needed. Several projects that have been started and have stalled need to be finished.	Implementation Measures HE1-1.1, HE1-1.2, HE2-1.3, HE3-1.2, and Policy HE2-4
Field Financial	9/17/2009	Left message; no comments.	N/A
McMillin Lending Group	9/17/2009	The most popular loan is currently the USDA Rural Development Loan, which provides 100% financing with no mortgage insurance for a 30 year fixed rate. It is only available for communities with 20,000 or less people (current estimated population of Coalinga is 19,109). FHA loans are popular too. The City's down payment assistance program through Self Help Enterprises is working well; however, the program quickly runs out of funds. Currently, the economy is a big problem, dropping housing prices and causing lost jobs and wages.	Implementation Measures HE5-1.3 and HE5-1.4



Housing Element

Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
Mid State Realty	9/15/2009	Left message; no comments.	N/A
Mountain View Real Estate	9/15/2009	<p>FHA loans are currently the easiest to get, requiring a 3.5% down payment and a credit score of 620 or better. However, there is still a problem with meeting the financial amount needed and cleaning up credit scores. The City has a down payment program that is working great through Self Help Enterprises. Appraisals are also currently a problem; no comparable sales are available for appraisal of larger homes.</p> <p>There is a limit on affordable 4 bedroom homes available on the market. Builders need to build 1600 to 1800 square foot entry level homes in the \$250,000 range. Buyers are looking for 3 or 4 bedroom houses with at least 2 bathrooms, and many are also looking for office space. Recently, a large number of very large and expensive homes have been built, perhaps in anticipation of state hospital employees moving to Coalinga, but they are not being sold. Current developments include:</p> <p>Promontory Point: 75 total lots, 24-25 are completed and owned, 10-12 are still under construction, and approximately 40 are still vacant.</p> <p>Bellera: 49 total lots, 20 are partially built and 2 are vacant and for sale. Large homes being rented out. Land is available for 100-105 lots; however, the market has stalled development.</p> <p>Chaparral: 76 total lots, 18-20 currently sold and approximately 50 left. Last home sold in January 2009. An auction of the unsold properties is a possibility.</p> <p>SB Collection: 24 lots sold in clearance sales, 24 lots still available. House sizes are in the 1500, 1800, and 2600 square foot range.</p>	Implementation Measures HE5-1.3, HE5-1.4, HE1-1.1, Policies HE2-3 and HE2-4, and additional General Plan policies.



Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
		Current developments have been allotted sewer and water permits, but any new projects will need to get these permits, which may not be available.	
Peggy V. Donaldson Agency	9/15/2009	No longer an active agency.	N/A
Rodeo Realtors	9/15/2009	<p>Rodeo Realtors is the largest property management company in the area. They are receiving a lot of rental requests for 1 bedroom SFRs. Coalinga has a sufficient amount of rental properties available to meet this need. Requests for 4 bedroom and 3 bedroom SFRs are common as well. There are a limited number of large acreage/rural properties in Coalinga, and those that are available are difficult to finance. Property prices are down to 1980's amounts, but properties continue to be sold. Water continues to be a major issue for farming and development.</p> <p>Many employees of Pleasant Valley State Prison live outside of Coalinga, and utilize the county bus system to take them to surrounding communities (typically Lemoore, Clovis or Hanford), perhaps because more rural living opportunities are available in these towns. Motels account for most seasonal labor camp needs, but they are in poor condition. One bed and breakfast is full most of the time. Some remodels are in progress, but a nicer hotel is needed.</p> <p>Community rehabilitation programs (i.e. grant money available to individuals) appear to be working, and rehabbed residences are selling as well.</p>	Implementation Measures HE1-1.8, HE2-1.3, HE5-1.1, HE5-1.2, HE6-1.2, and Policy HE2-3



Housing Element

Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
USA Real Estate	9/15/2009	Foreclosures are a problem and the resale market has stopped. Water could be a limiting factor for future single family residence (SFR) needs. There are currently a lot of vacant rental properties. Highest demand is for 4 bedroom homes or 3 bedroom homes with an office. There are only fourteen condos in town, and there may be a need for more in the future; however, currently SFRs are fairly inexpensive and available, so there is limited demand for condos. The City offers Down Payment Assistance, which is being used and is helpful. The Government First Time Buyer Program and USDA Rural Loan for 100% financing also appear to be working.	Implementation Measures HE1-1.1, HE2-1.3, HE5-1.3, HE5-1.4, and Policy HE2-3
Builders/Developers			
Mel Reynolds Construction	9/17/2009	Left message; no comments.	N/A
Owners/Managers of Existing Housing Units			
Amandako Mobile Home Park	9/17/2009 11/11/2009	No answer. Unable to leave message. Left message; no comments.	N/A
Buckingham Property Management	9/17/2009	Both of Buckingham's two complexes of market units are full with no vacancies, and typically remain that way. The City is growing and there is always a need for more properties to be built.	Implementation Measures HE1-1.1, HE2-1.2, HE2-1.3, HE2-2.1, HE2-2.2, HE2-3.1, HE2-3.3, HE6-1.2, and Policy HE2-4
Carmella Arms	11/17/2009	Left message; no comments.	N/A
Casa Monterey	11/17/2009	The complex is more family oriented with 2 and 3 bedroom units only. Generally remain at full occupancy until the economic	Implementation Measures HE1-1.1, HE2-1.2, HE2-1.3, HE2-



Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
		downturn of the last year or so.	2.1, HE2-2.2, HE2-3.1, HE2-3.3, HE6-1.2, and Policy HE2-4
Coaling Station B	11/13/2009	<p>The complex has 105 total units, most of which are 2 bedroom apartments. They also have eight 1 bedroom apartments and eight 3 bedroom apartments. They typically remain at full capacity or close to it (90% or higher). They receive a lot of requests for 1 bedroom apartments, and cannot always accommodate these requests. Many times, the small apartments are requested by college students, who may have to find a roommate and rent a larger apartment.</p> <p>Their prices seem to be affordable to Coalinga residents since they generally remain full, but some of their tenants are people who cannot afford to purchase a house in the current economy. A lot of their renters work at the mental hospital, but do not live there permanently; they return home on the weekends to the houses they had in surrounding communities before taking the job.</p>	Goal HE1, Policy HE1-1, Implementation Measure HE1-1.9, and additional General Plan policies.
Echo Canyon Villas	9/17/2009	Of 133 total units, currently 11 are vacant. There appears to be a sufficient amount of housing available in Coalinga and has no additional concerns.	Continuance of a majority of the goals, policies and implementation measures in the previous Housing Element (2004)
Fairview Mobile Home Park	9/17/2009	No comments.	N/A
Melinda Apartments	11/13/2009	Managed by B&B Realty. Left message with B&B; no comments.	N/A
Palmcourt Apartments	11/13/2009	Total of 22 units, which typically remain around 70% full. They have very high rental standards for their tenants, including a credit check and criminal background check. They do a rental survey	Additional General Plan policies, such as LU1-2 through LU1-3



Housing Element

Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
		<p>every month, and don't seem to receive many complaints from their existing tenants.</p> <p>Coalinga is a small town, with no real draw for people to move there because there are no businesses, shops, etc. The state hospital and prison employees did not bring their families to live here. Instead they rent apartments and return home to surrounding communities in their off time. New houses are being built but not bought, perhaps because of the recession, but citizens' main complaint is that there is nothing in town to enjoy, spend money on.</p>	
Peppertree Apartments	9/17/2009	There is a need for more apartments in the City, specifically moderately priced units in the \$500-\$600/month range. Many residents do not qualify for low income assistance, but cannot afford a higher rent amount.	Implementation Measures HE1-1.6, HE2-1.2, and HE2-1.3
Pleasant Valley Pines	11/13/2009	Left message; no comments.	N/A
Princeton Place Apartments; Casa Nueva Apartments	11/11/2009	<p>Princeton Place Apartments: 6 units total, 2 and 3 bedroom apartments priced at market rent, currently at full occupancy.</p> <p>Casa Nueva Apartments: 50 units total, priced at market rent (not lower income units), typically also at full occupancy.</p> <p>Approximately 85% of their units are rented by state employees. Both are moderate income, market rate facilities. Most of their requests are for smaller 1 bedroom studios or 2 bedroom apartments. Prison and hospital employees have not relocated to Coalinga and bought houses as expected. Instead, they rent small apartments in Coalinga and return home to surrounding communities during their off time.</p> <p>Coalinga needs more low income rental units; there hasn't been</p>	Implementation Measures HE1-1.6, HE1-1.7, HE2-1.2, HE2-1.3, and additional General Plan policies, such as LU1-2 through LU1-3



Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
		any construction of new apartment units in Coalinga in a long time. The two higher rent complexes in the City appear to typically have several vacancies. Several surrounding communities have built very nice low income apartment facilities with recreation rooms, computer access, etc., which provide a huge benefit to their citizens.	
Ridgeview Apartments	9/17/2009	The complex is interested in changing their complex into a senior living facility (not a senior care facility). They would like to first convert their 2 bedroom, 2 bathroom units, which are handicapped accessible but the bathtubs would need to be converted. They are looking into possible government funding to help convert the tubs. If funding is available, they would then like to consider conversion of a larger number of their units, including 3 bedroom units as well, as seniors typically enjoy roommates and company to talk to.	Implementation Measures HE1-1.2, HE1-1.3, HE1-1.4, HE3-1.2, HE3-1.4, HE5-1.1, and HE5-1.2
Tara Glenn	11/13/2009	Left message; no comments.	N/A
The Palms	11/17/2009	The complex has a total of 16 units, all are larger, higher priced 2 bedrooms units. Currently there are three vacancies. Of the three jointly managed complexes, these higher priced units are the only ones that do not typically remain at full occupancy.	Implementation Measures HE2-1.2 and HE2-1.3
Warthan Valley Apartments	11/13/2009	The complex has a total of 10 units, all with 2 bedrooms. This complex remains full or very close to full; turnaround time on units is approximately 1 week. The larger units are typically rented by families or state employees staying in Coalinga for 3-4 days at a time, and then returning to surrounding homes for the rest of the week.	Additional General Plan policies



Housing Element

Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
West Hills Apartments	9/17/2009	<p>64 total units plus one manager's quarters. The senior living facility is currently at full capacity and has approximately 10 people on the waiting list. Their wait could be as short as one week or as long as six months to a year, depending upon when units become available for a variety of reasons.</p> <p>There appears to be a sufficient amount of senior housing available in Coalinga. Another senior housing complex was built in the past, but it never took off due to low demand.</p>	Implementation Measures HE1-1.1, HE1-1.2, and HE3-1.3
West Hills Community College Housing	7/23/2009	<p>Dorm capacity is approximately 121 for guys and 56 for girls. Student population is much greater than that, approximately 2000. Most students commute to classes and return home to surrounding communities. The dorms are typically occupied by international students and student athletes. There are generally more requests for dormitory housing than there is availability, resulting in waiting lists. The dorms are typically full during the fall semester; however, there are usually some vacancies in the Spring because not all students return. The dorms also serve as summer housing for high school students who take summer classes on campus.</p>	Implementation Measures HE1-1.1, HE1-1.3, HE1-1.6, and HE1-1.9
Westwind Apartments	11/17/2009	Left message; no comments.	N/A
Westwood I Apartments	11/17/2009	<p>They have 102 total units: 14 regular market rent units and 88 low income units. They are typically at full occupancy or very close to it. Currently have approximately 50 people on the waiting list for a 1 bedroom apartment, and about 75 people waiting for 2 bedroom apartments. Their market rent units are typically rented by working citizens or state hospital or prison employees. Low income unit occupants are employed or receive government aid.</p>	Implementation Measures HE1-1.1, HE1-1.3, HE2-1.3, HE3-1.2, and HE3-1.3



Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
		There are two other low income complexes in the City, but believes they are waitlisted as well. Of their 1 bedroom units, four are handicap accessible, and the others are designed to help accommodate the elderly. However, many seniors would prefer to move to West Hills Apartments, which are strictly senior housing units, and it is quieter.	
Westwood II Apartments	11/17/2009	The complex has a total of 40 units, eight of which are 1 bedroom units that always remain at full occupancy. There is a high need for smaller rental units and low cost housing in the City. The management recently dropped the rental price of the 2 bedroom units so that renters requesting 1 bedroom units could afford to rent the bigger apartments (their 2 bedrooms are currently renting for \$50 more than their 1 bedroom apartments). The only low cost housing available in the City is at Westwood I, Tara Glenn, and Pleasant Valley Pines. They also receive a lot of rental requests from people with very bad credit.	Implementation Measures HE1-1.3 and HE2-1.3
Special Population Organizations			
Carmen Mesa Center	11/17/2009	The rape counseling center only offers crisis counseling. The local Chapel Grace Church provides limited shelter, typically a one night stay. Clients are also referred to the Marjaree Mason Center in Fresno for other shelter options.	Implementation Measures HE1-1.1, HE1-1.3, HE2-3.2, HE3-1.3, HE3-1.5, and HE6-1.3
Coalinga Regional Center	9/17/2009	No comments; suggested speaking to the City or the Coalinga Chamber of Commerce.	N/A
Coalinga Senior Center	7/23/2009	Senior housing needs are pretty well met by the City, with West Hills Apartments, Hopes Haven and another apartment complex. Transportation is good; bus service is sufficient for senior needs.	Implementation Measures HE1-1.1, HE1-1.2, HE1-1.3, HE3-1.3, HE5-1.1, HE5-1.6, and HE6-1.3



Housing Element

Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
	9/17/2009	Low income senior housing is available through West Hills Apartments. Status of availability or waiting list is unknown. Many Coalinga seniors are long time residents that still reside in their homes. There is a strong need for a senior assisted living facility; Coalinga currently does not have one. There is apparently one home that has been converted to provide senior assisted living housing, but it can only accommodate 3-4 people at a time. The City needs a larger scale facility.	
Coalinga Family Crisis Network	11/18/2009	No current contact information available. Unable to leave message.	N/A
Fresno County COG	11/18/2009	Their office did some research a few years ago - in June 2004 - on migrant farmworker stats in the County, and had a very difficult time finding information about farmworker numbers or locations by area in the County. They tried calling the Housing Authority, HUD, the USDA Rural Development Department, National Farmworkers Service Center, United Farm Workers of America, California Rural Legal Assistance, Caltrans, Bureau of Labor Statistics, the State of California Employment Department, California Labor Market Information Division, Economic Opportunities Commission, the Department of Labor, and various other reports, publications and resources, and still were unable to obtain region specific farmworker statistics in Fresno County.	Implementation Measure HE1-1.8
Fresno County Social Services	9/17/2009	No comments; suggested speaking to the City or the Coalinga Chamber of Commerce.	N/A
Marjaree Mason Center	11/17/2009	The center provides confidential shelter and supportive services to domestic violence victims throughout Fresno County. To their knowledge, there are no shelters in any part of western Fresno County. When the need for assistance arises in Coalinga or	Implementation Measures HE1-1.3, HE3-1.3, and HE6-1.3



Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
		surrounding cities, the center offers emergency transportation and shelter in downtown Fresno, but this forces the victims to be uprooted and moved from their communities. There is a continuous need for services and shelter in Coalinga, and this need is likely underreported. The center would be thrilled to see some type of incentive to provide a shelter in western Fresno County.	
Non-Profit Housing Providers or Supporters			
Fresno County Economic Opportunities Commission	11/18/2009	The Commission does not really deal with housing issues, except for their energy assistance and weatherization programs. The energy assistance program helps low-income Fresno County residents pay their utility bill or provides wood, propane or oil. The weatherization program provides qualified Fresno County residents with energy education and energy conservation measures that reduce gas and electricity usage and lower utility bills, including weather stripping, attic insulation, and showerhead installation.	Goal HE6 and Policy HE6-1
Fresno Housing Authority	11/19/2009	Left message; no comments.	N/A
Self-Help Enterprises	11/19/2009	The organization manages the Homebuyer Assistance Program through the City of Coalinga Redevelopment Agency. The program provides up to \$65,000 in downpayment assistance to qualified applicants. They generally have around 25 applicants in a fiscal year, about 15 of which meet assistance qualifications. The program generally funds 5 to 6 applicants per year. However, they do not turn qualified applicants away; those who don't receive assistance either wait to purchase homes, or roll over into the next	Implementation Measures HE5-1.1, HE5-1.2, HE5-1.3, and HE5-1.4



Housing Element

Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
		<p>fiscal year, etc.</p> <p>Coalinga has a fairly stable moderately-priced housing market, with prices ranging from \$120,000 to \$170,000. There is not a huge supply of either low income or top-of-the-line houses. However, the large amount offered for downpayment assistance allows lower income people to buy into this moderately- priced market. If a lower amount were offered, it would not be sufficient; the \$65,000 amount allows the program to be effective.</p>	
Other Local and Regional Organizations			
Chapel Grace Church	7/22/2009	Left message; no comments.	N/A
Coalinga Chamber of Commerce	7/22/2009	No particular comments on homes, farmworker housing or emergency shelter needs; suggested speaking to Salvation Army, Chapel Grace Church, and Coalinga Senior Center.	N/A
Coalinga Community Foundation	11/19/2009	Left message; no comments.	N/A
Coalinga Police Department	7/22/2009 7/29/2009	<p>Left message; no comments.</p> <p>There are no real visible housing needs for any homeless population in Coalinga. Several religious facilities assist in providing food and shelter, but other than a few homeless persons passing through the City, there is no real problem.</p> <p>Coalinga does not have a very large migrant seasonal farmworker population either. Most of the farmworkers live in farmworker housing camps located onsite at the fields. Fresno County allows such housing camps, and there are not enough seasonal farmworkers in Coalinga to create a need for additional housing.</p>	Implementation Measures HE1-1.1, HE1-1.8, HE3-1.5, and HE4-1.2



Person/Organization Contacted	Date Contacted	Comments/Suggestions	How Implemented in Housing Element
Coalinga Recorder's Office	11/19/2009	Left message; no comments.	N/A
Coalinga Women's Club	11/19/2009	They are a women's club that sponsor local high school and college scholarships, participate in City beautification projects, etc. They do not specifically work with single mothers, female heads of household, or any other special population of women. However, they believe the City needs additional assisted living quarters. There was a facility proposed near the hospital in the past, but it has not been developed.	Implementation Measures HE1-1.2, HE1-1.3, and Policy HE2-4
Fresno County Workforce Investment Board	11/19/2009	They provide job training and assist people in finding jobs. Don't deal specifically with housing issues, but do provide financial assistance with childcare, gasoline and other living expenses for employees in school.	N/A
Neighborhood Watch	11/19/2009	Left message; no comments.	N/A



SEPTEMBER 10, 2009 PUBLIC INFORMATIONAL MEETING

On September 10, 2009, the City hosted a public Housing Element information meeting at West Hills Community College, 300 Cherry Lane, Everett Hall. The meeting was advertised on public access television with bilingual TV slides that ran once every five minutes from August 27, 2009 through September 11, 2009 for a total of 46,080 exposures. Copies of the television slides are shown in Figure E-1, below.

FIGURE E-1
PUBLIC ACCESS TELEVISION SLIDES

**DO YOU HAVE A
HOUSING NEED?**



The City of Coalinga is revising its Housing Element.

You are cordially invited to a
Housing Element informational meeting, to be held:

**SEPTEMBER 10, 2009, 6:00 P.M.
WEST HILLS COMMUNITY COLLEGE
300 CHERRY LANE IN EVERETT HALL**

We would like to hear about your housing needs. Please
join us on September 10, 2009 for more information.

**¿TIENES UNA NECESIDAD
DE VIVIENDA?**



La ciudad de Coalinga está revisando su elemento
vivienda.

Cordialmente Estás invitado a una reunión informativa elemento
vivienda, que se celebrará:

**10 de septiembre de 2009, 6: 00 P.M WEST HILLS COMMUNITY
COLLEGE 300 CHERRY LANE, habitación en Everett Hall**

nos gustaría conocer sus necesidades de vivienda. Por favor únase a
nos en 10 de septiembre de 2009, para obtener más información.

Citizens and residents were also encouraged to attend and participate in the informational meeting through a bilingual insert in the August 28, 2009 water bills distributed to all Coalinga households and business hooked up to City water. The water bill insert is shown in Figure E-2 below.

**FIGURE E-2
AUGUST 28, 2009 COALINGA WATER BILL INSERT**

DO YOU HAVE A HOUSING NEED?

The City of Coalinga is revising its Housing Element.

You are cordially invited to a Housing Element informational meeting, to be held:

**SEPTEMBER 10, 2009, 6:00 P.M.
WEST HILLS COMMUNITY COLLEGE, 300 CHERRY LANE IN EVERETT HALL**

The City has recently completed a draft housing needs assessment, which analyzed data on current housing conditions in Coalinga. A preliminary review has revealed information on Coalinga's current housing conditions. For example:

- ◆ Data from the 1990 and 2000 Census indicate that Coalinga has a substantial need for housing units for larger families. Approximately 27% of households are considered "large households," yet only 9.2% of housing units in Coalinga offer four or more bedrooms.
- ◆ Based on 2000 Census data, approximately 55% of low and very low income renter households, and approximately 44% of low and very low income owner households, are overpaying for housing in Coalinga.
- ◆ From 1990 to 2000, Coalinga experienced an average annual growth rate of 6.8%, much higher than Fresno County's average growth rate of 1.8%.

The City would like to hear from local residents to find out what they believe their housing needs are, before finishing the report. Please join us on September 10, 2009 for more information.

¿TIENES UNA NECESIDAD DE VIVIENDA?

La Ciudad de Coalinga está revisando su Elemento Vivienda.

Está cordialmente invitado a una reunión informativa elemento vivienda, que se celebrará:

**10 de Septiembre de 2009, 6: 00 P.M. WEST HILLS COMMUNITY COLLEGE, 300 CHERRY LANE,
habitación EVERETT HALL**

la ciudad ha completado recientemente un proyecto de evaluación de necesidades, que analiza datos sobre las condiciones actuales de la vivienda en Coalinga de vivienda. Un examen preliminar ha revelado información sobre las condiciones de vivienda actuales del Coalinga. Por ejemplo:

- ◆ Datos desde el censo de 1990 y 2000 indican que Coalinga tiene una necesidad sustancial para unidades de vivienda para las familias más grandes. Aproximadamente el 27 % de los hogares se consideran " hogares grandes ", pero sólo el 9,2 % de unidades de vivienda en Coalinga ofrecen habitaciones cuatro o más.
- Basado en 2000 datos del Censo, aproximadamente el 55 % de hogares de inquilino de ingresos bajos y muy bajo y aproximadamente 44 % de baja y familias de propietario de ingresos muy bajos, son overpaying para la vivienda en Coalinga.
- Entre 1990 y 2000, Coalinga experimentó un crecimiento promedio anual del 6,8 %, muy superior crecimiento del Condado de Fresno promedio del 1,8 %.

La ciudad gustaría escuchar de los residentes locales para averiguar lo que ellos creen que son sus necesidades de vivienda, antes de terminar el informe. Por favor únase a nos en 10 de septiembre de 2009, para obtener más información.



Housing Element

Signs were posted around the campus directing interested persons to the meeting location. Participants were given an overview of the Housing Element update process and purpose, an opportunity to review a draft Needs Assessment discussing Coalinga's housing conditions and trends, provided with a Frequently Asked Questions information sheet, given a voluntary sign-in sheet where they could request that they be kept informed on the progress of the update, and allowed ample time to ask any questions or provide any feedback they had on housing conditions or the update.

COALINGA FEST - OCTOBER 3, 2009

On October 3, 2009, the Chamber of Commerce hosted Coalinga Fest, an afternoon and evening festival at Coalinga Plaza and Frame Park featuring food, crafts and info booths, live entertainment, a car show, and a beer and wine garden. The Chamber of Commerce estimated total attendance at the event to be between 500 and 800 people. The City of Coalinga had a booth present at the event from 12:00 p.m. to 5:00 p.m. Signage was set up to encourage Coalinga Fest participants to provide input and comments on the Housing Element, and a steady flow of people stopped by the booth for the duration of the event. Various informational Housing Element materials and pamphlets on Coalinga's housing assistance programs were available to participants, including materials on the City's Homebuyer Assistance Program, Home Rehabilitation Program, and Individual Development Account Program. Several giveaway items provided by the California Department of Housing and Community Development (HCD) were given out to visitors to the booth, including pencils, bookmarks and an informational packet on the Myths and Facts about Affordable and High Density Housing in California. Representatives from the City were available to answer any questions about the Housing Element Update and housing assistance programs, and visitors were asked to fill out a quick survey related to the types of housing most needed in Coalinga. Pictures of the event have been provided in Figure E-3, below, and materials available at the event have been attached as Appendix E2 to this Background Report.



FIGURE E-3
COALINGA FEST



BROCHURE PUBLISHED IN THE COALINGA RECORDER

In an effort to expand the reach of the survey related to the types of housing most needed in Coalinga and increase community feedback, the City published a brochure in Coalinga's local newspaper, the Coalinga Recorder, which gave an overview of the purpose of housing elements and existing housing conditions in Coalinga, and requested feedback and comments on the short survey. The newspaper ad was published the week of October 4, 2009, a copy of which is shown in Figure E-4, below.

FIGURE E-4
COALINGA RECORDER NEWSPAPER AD

LOCAL NEWS Coalinga Recorder, Coalinga, Calif.

CITY OF COALINGA HOUSING ELEMENT UPDATE

What is the Housing Element?

The Housing Element sets out Goals, Policies, and Programs that the City will undertake to ensure an adequate supply of sound housing, affordable to all residents of the city. This plan must be updated every five years. The Draft Housing Element Update, currently being prepared, includes new requirements set by State legislation. These requirements include provisions for emergency shelters, supportive and transitional housing, and how the City will meet its fair share of the County's regional housing demand for very low-, low-, and moderate-income housing.

The City encourages you to participate in the update process.

We hope to see you involved in your city as we plan for the future. Your input is important. Please join us!





Facts about Coalinga's Housing Conditions

The City has recently completed a draft housing needs assessment, which analyzed data on current housing conditions in Coalinga. A preliminary review has revealed information on Coalinga's current housing conditions. For example:

- ◆ Data from the 1990 and 2000 Census indicate that Coalinga has a substantial need for housing units for larger families. Approximately 27% of households are considered "large households," yet only 9.2% of housing units in Coalinga offer four or more bedrooms.
- ◆ Based on 2000 Census data, approximately 55% of low- and very low-income renter households, and approximately 44% of low and very low income owner households, are overpaying for housing in Coalinga.
- ◆ From 1990 to 2000, Coalinga experienced an average annual growth rate of 6.8%, much higher than Fresno County's average growth rate of 1.8%.

What do you want to see in the Housing Element?

1. What type of housing is MOST NEEDED in Coalinga?

- Smaller Lot Single Family Homes
- Larger Lot Single Family Homes
- Condominiums
- Apartments/Higher Density Developments
- Mobile Home Parks
- Group Housing
- No Change
- Not Sure

2. What KIND OF HOUSE are you looking for?

- Smaller Lot Single Family Homes
- Larger Lot Single Family Homes
- Condominiums
- Apartments/Higher Density Developments
- Mobile Home Parks
- Group Housing
- No Change
- Not Sure

3. Do you RENT or OWN your residence?

- Happy to own.
- Happy to rent.
- Rent, but would prefer owning.
- Own, but would prefer renting.

Your Contact Information

Name _____

Address _____

Phone _____

PUBLIC HEARING PROCESS

A Public Review Draft Housing Element was issued in March 2010, and a copy was transmitted to the HCD for its review. The City provided notice to all persons that had elected to be placed on the Housing Element contact list that the draft Housing Element was available for review at City Hall. Local agencies and other members of the public were informed of their ability to submit comments on the project within the 60-day public comment period. Properly noticed public hearings were held before both the Planning Commission and City Council during the adoption of the Housing Element.



This page intentionally left blank.



ATTACHMENT E-1:
PUBLIC INVOLVEMENT CONTACT LIST AND
RECORDS OF CONVERSATION





ATTACHMENT E-2:
COALINGAFEST MATERIALS





TABLE A. HCD HOUSING ELEMENT CHECKLIST

Check	Requisite Analysis	Page No.
Effectiveness of the Previous Housing Element (Section A)		
✓	Review the actual results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible.	A-2
✓	Analyze the significant differences between what was planned in the previous element and what was achieved.	A-2
✓	Describe how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element.	A-2
N/A	Discuss the adequate sites implementation/rezone program (Gov. Code Section 65584.09); if needed.	N/A
Needs Assessment (Section B)		
<i>Population Trends</i>		
✓	Discuss current population and recent trends	B-2
✓	Description of amount and rate of population growth.	B-2
✓	Compare population and rates of growth to the countywide or regional total and to surrounding jurisdictions	B-2
✓	Population by age	B-4
<i>Employment Trends</i>		
✓	Describe employment by industry trends using at least the 2000 Census.	B-7
✓	Discuss recent and anticipated changes in employment and impacts on the housing market.	B-11
✓	Discuss opportunities for promoting and improving job housing balance, such as mixed-use and other zoning opportunities to facilitate housing located convenient to local jobs and job centers.	B-12
✓	Identify some of the larger employers in the area and typical types of jobs and earnings.	B-7
✓	Generally discuss wage ranges of major employers and employment sectors and relative housing needs.	B-10
<i>Household Characteristics</i>		
✓	Describe current number of households by tenure.	B-14
✓	Describe and analyze changes in proportion of renter and owner households.	B-15
✓	Discuss trends and relate to needed housing types	B-16

Check	Requisite Analysis	Page No.
✓	Discuss numerical annual household growth.	B-14
✓	Describe how the housing needs of owners and renters are being met	B-16
✓	Discuss the number and change of renters in single-family units versus multifamily units.	B-15
<i>Overpayment</i>		
✓	Describe total households and Identify and analyze the number of lower-income households, by tenure, paying more than 30 percent of income for housing and number of households who pay 50 percent or more of gross income for housing	B-16
N/A	Where possible, identify households most significantly impacted by cost burdens (large families, seniors, etc)	N/A
✓	Identify potential resources and programs to address the need	B-18
✓	An estimate of the number of existing households with extremely low-income.	B-17
✓	An estimate of the number of projected households with extremely low income.	B-17
<i>Overcrowding</i>		
✓	Identify and analyze the number of households by tenure type that live in overcrowded and severely overcrowded units.	B-19
✓	Identify potential resources and programs to address identified needs. For example, jurisdiction may develop programs and incentives to promote the development of affordable apartments with three or four bedroom. To address overcrowding for lower-income owners, a community could target a portion of their CDBG funds for rehabilitation of housing to add additional bedrooms.	B-18
<i>Housing Conditions</i>		
✓	Estimate the total number of substandard units (e.g., those in need of rehabilitation [repair] and those in need of replacement [demolition]). The number of units to be rehabilitated and/or replaced may be estimated from a recent (within the last five years) windshield survey or sampling, estimates from the local building department, knowledgeable builders/developers in the community, nonprofit housing developers or organizations and redevelopment agencies.	B-21
✓	Discuss housing costs and affordability	B-21
✓	Discuss housing construction prices and trends	B-23
✓	Discuss housing units by type	B-13

Check	Requisite Analysis	Page No.
<i>Units at Risk</i>		
✓	<p>If there are units at-risk, the element must include a detailed inventory and analysis. The inventory must list:</p> <ul style="list-style-type: none"> - each development by project name and address; - type of governmental assistance received; - earliest possible date of change from low-income use; and - the total number of elderly and non-elderly units that could be lost from the locality's low-income housing stock. - Where a property has more than one subsidy type, analyze each type separately (see IV. Links for research resources assistance). 	B-25
✓ ✓ ✓	<p>Assess the Conversion Risk</p> <p>Risk of conversion and displacement of low-income tenants varies significantly from project to project depending on market, ownership, and project-based factors (size of units, location, condition of property, etc.).</p> <p>Assess overall potential conversion risk based on the total number and type of units at-risk, total number of potentially displaced households, conversion intent of the ownership, and the economic condition of the local housing market, especially in areas with high housing costs and/or low vacancy rates.</p> <p>Determine the condition of existing assisted housing developments to facilitate the replacement versus preservation cost analysis. Depending on the age and condition of the project, rehabilitation costs often have to be added to the acquisition costs in order to preserve the project.</p>	B-26
✓	<p>Estimate and Analyze the Costs of Replacement Versus Preservation for Units At-Risk in the Current Five-Year Planning Period.</p> <p>This purpose of this is to determine whether replacement (new construction), or preservation (acquisition and rehabilitation, and/or direct rental subsidy commitments) will be the most economical approach to preserving at-risk units. Current local market rents are the key to determining whether use restrictions and affordability controls can be feasibly extended under other federal, State (tax credit, revenue bonds, HCD's multifamily program, etc.) or local preservation programs.</p> <p>The element should estimate the costs of producing new rental housing (comparable in size and rent levels to existing at-risk units) to replace the units that could change from low-income use. Use current land costs and either current construction costs (square footage rates for multifamily development) or the actual cost of recently completed units.</p> <p>Estimate the cost of preserving the identified assisted housing developments including acquisition and rehabilitation costs long-term affordability controls and project-based rent subsidies.</p> <p>A project-by-project cost estimate is not required (Government Code Section 65583(a)(8)(B)). The element can make an assessment of the</p>	B-26

Check	Requisite Analysis	Page No.
	appropriate strategy (replace vs. preserve) based on sample cost estimates as described above.	
✓	<p>Identify Entities Qualified to Preserve At-Risk Units</p> <p>Identify local public agencies, public or private nonprofit corporations, and for-profit organizations with the legal and managerial capacity to acquire and manage at-risk projects (Government Code Section 65583(a)(8)(C)). New purchasers must agree to long-term affordability controls.</p>	B-27
✓	<p>Identify Financing and Subsidy Resources</p> <p>Identify and consider the use of all federal, State, and local financing and subsidy programs as preservation resources. At a minimum, include federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency, and the administrative fees received by a housing authority operating within the community as well as other available local financing/subsidy programs. Also include HOME funds as a potential source of revenue.</p> <p>Identify the amount of funds under each program, which have not been legally obligated for other purposes and could be available for use in preserving assisted housing development (Government Code Section 65583(a)(8)(D)).</p> <p>Indicate which available federal, State, and local financing and subsidy programs, will be targeted for specific preservation program actions (e.g., replacement, preservation through acquisition, extended affordability controls, regulatory actions, direct rental subsidies, rehabilitation, tenant and sponsor technical assistance, etc.).</p>	B-28
<i>Elderly</i>		
✓	A quantification of the total number of persons and households in the special housing needs group, including tenure, where possible.	B-31
✓	A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs.	B-31
✓	Identification of potential program or policy options and resources to address the need.	B-33
✓	The number of elderly households by tenure.	B-31
✓	The number of seniors living at or under the poverty level.	B-31
✓	A listing of available resources and services addressing senior housing needs in the jurisdiction. Such services or resources could include local senior citizen centers, existing senior housing complexes and retirement communities, food banks/second harvest programs, volunteer operators of	B-32

Check	Requisite Analysis	Page No.
	local meals on wheels programs, hospital geriatric departments, skilled nursing facilities, residential care, and licensed assisted living facilities.	
✓	Identification of potential housing problems faced by the elderly and assessment of unmet needs. For example, if the analysis indicates a high percentage of lower-income elderly homeowners live in substandard housing, the jurisdiction should consider including a rehabilitation program targeted to seniors. In addition, a substantial portion of affordable rental housing developments statewide are at-risk of conversion to market-rate use. This situation threatens thousands of low-income elderly households and families, exacerbating local housing needs.	B-31
<i>Persons with Disabilities</i>		
✓	A quantification of the total number of persons and households in the special housing needs group, including tenure, where possible.	B-35
✓	A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources or programs, and an assessment of unmet needs.	B-36
✓	A discussion of resources, including existing housing and services for persons with disabilities. Contact local service providers such as Centers for Independent Living, county health/mental health departments, health-related nonprofits (United Cerebral Palsy, Crippled Children's Society, Heart Fund, Lung Association, Diabetes Association, Cancer Society, etc.), or school districts that maintain the number of students enrolled in special education programs, students requiring special accommodations and/or transportation, and students participating in home schooling.	B-36
✓	Identification of housing types (i.e., residential care facilities) which can accommodate persons with disabilities and discuss zoning and capacity available to facilitate these housing types.	B-36
✓	Based on findings from analysis of special housing needs for persons with disabilities, identify housing programs or strategies planned to address identified needs.	B-37
<i>Large Households</i>		
✓	A quantification of the total number of persons and households in the special housing needs group, including tenure, where possible.	B-38
✓	A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs.	B-40
✓	Identification of potential program or policy options and resources to address the need.	B-41

Check	Requisite Analysis	Page No.
✓	Number of large households with lower-incomes.	B-39
✓	Number of large households by tenure. Information on tenure will assist the local government in developing appropriate housing policies and prioritizing housing resources. For example, if the tenure data reveals a significant share of large family households are renters, the local government could develop and implement programs to facilitate the development of rental housing with three or more bedrooms.	B-38
✓	Housing stock by number of bedrooms.	B-40
✓	Analysis of the impacts on larger household families where the housing market does not meet the needs. For example, overcrowding can result from the lack of adequate housing. The jurisdiction should consider these impacts in designing appropriate programmatic responses	B-40
<i>Farmworkers</i>		
✓	A quantification of the total number of persons and households in the special housing needs group, including tenure, where possible.	B-42
✓	A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs.	B-42
✓	Identification of potential program or policy options and resources to address the need.	B-43
✓	An estimate of the number of permanent and seasonal farmworkers within the community.	B-42
✓	A description of different housing types (e.g., single-family, multifamily, group quarters) appropriate to accommodate the housing needs of permanent and seasonal farmworkers.	B-42
✓	A description of local development standards and processing requirements, including any special conditions of approval imposed on farmworker housing.	B-42
✓	Demonstration that zoning is consistent with Health and Safety Code Section 17021.6 which precludes a local government from requiring a conditional use permit, zoning variance, and or other zoning clearance for certain agricultural employee housing.	B-42
✓	Identification of zones with appropriate development standards and permit process procedures to encourage and facilitate the development of housing affordable to farmworkers (individuals and families).	B-42
N/A	Where there is insufficient capacity to accommodate the identified need for farmworker housing, the element must include a program to provide sufficient sites with zoning that permits farmworker housing by right.	N/A

Check	Requisite Analysis	Page No.
✓	A description of the local government's role in working cooperatively with local growers, ag-related businesses such as packing and distribution facilities, the farm bureau, and advocates for farmworkers such as the California Rural Legal Assistance (CRLA) for the purposes of determining available resources and shortfalls.	B-43
N/A	As necessary, the element should include a program that commits the local government to collaborating with agricultural employers in identifying sites and pursuing funding sources available through HCD and the USDA's Rural Development programs.	N/A
<i>Female Headed and Single Parent Households</i>		
✓	A quantification of the total number of persons and households in the special housing needs group, including tenure, where possible.	B-43
✓	A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs.	B-45
✓	Identification of potential program or policy options and resources to address the need.	B-45
✓	Number of female-headed households.	B-44
✓	Number of such households with incomes below the poverty level.	B-44
✓	While U.S. Census data does not include tenure (owner/renter) information for female-headed households, the analysis should include data on quantifying households with and without children 18 years and younger.	B-44
✓	A description of changes in the percentage/number of female-headed households as identified in the prior housing element update.	B-45
✓	In addition, while the statute specifically mentions female headed households, the element could quantify the number of all single parent headed households (male and female).	B-44
✓	Identification of available resources and unmet needs. For example, female-headed households often lack the resources needed for adequate child care or job training services. Jurisdictions should consult with local service providers in the development of programs to address shortfalls in needed services or lack of housing-related resources for female-headed households.	B-45
<i>Families and Persons in Need of Emergency Shelter</i>		
✓	A quantification of the total number of persons and households in the special housing needs group, including tenure, where possible.	B-46
✓	A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs	B-46

Check	Requisite Analysis	Page No.
	groups, a description of any existing resources, and an assessment of unmet needs.	
✓	Identification of potential program or policy options and resources to address the need.	B-48
✓	An estimate or count of the daily average number of persons lacking shelter, wherever possible	B-46
✓	An inventory of the resources available including shelters	B-46
N/A	Optional - The local need may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness. To be credited toward the need	N/A
<i>Regional Housing Needs Allocation</i>		
✓	Projected housing need, including the locality's share of the regional housing needs as determined by the COG or HCD.	B-49
✓	Credit for units after June 1, 2006	B-50
Site Inventory (Section C)		
<i>Land Inventory</i>		
✓	<p>The housing element must identify specific sites or parcels that are available for residential development. Land suitable for residential development has characteristics that make the sites appropriate and available for residential use in the planning period. Sites identified that require rezoning may be included in the inventory provided the element includes a program to accomplish the rezoning early within the planning period. Other characteristics to consider when evaluating the appropriateness of sites include physical features (e.g. susceptibility to flooding, slope instability or erosion, or environmental considerations) and location (proximity to transit, job centers, and public or community services). Land suitable for residential development includes all of the following:</p> <ul style="list-style-type: none"> - vacant residentially zoned sites; - vacant non-residentially zoned sites that allow residential development; - underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and - non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions). <p>The inventory can also include sites that are in the process of being made available (i.e., planned) for residential uses via rezones or specific plans, provided the housing element includes a program that commits the local government to completing all necessary administrative and legislative actions early in the planning period.</p>	C-11

Check	Requisite Analysis	Page No.
✓	1. A parcel-specific listing of sites, including the parcel number or other unique reference such as address. Sites identified in the inventory as available to accommodate the regional housing need for above moderate-income households, located in areas not served by public sewer systems, need not be listed on a parcel by parcel basis.	C-13
✓	2. The general plan and zoning designations of sites.	C-13
✓	3. A description of parcel size; this is important as parcel size can be a key factor in determining development viability, capacity and affordability.	C-13
✓	4. A map showing the location of sites. In terms of scale, a jurisdiction's general plan land-use diagram or map is appropriate.	C-38
✓	5. A description of existing uses of any non-vacant sites.	C-13
✓	6. A general description of any known environmental constraints.	C-45
✓	7. A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities.	C-45
<i>Suitability of Selected Sites</i>		
✓	Statement of realistic development capacity, including methodology (GP or DC max's not acceptable)	C-46
N/A	Analysis of non-vacant and underutilized sites (if applicable)	N/A
✓	<p>Zoning which accommodates low income housing: The analysis must, at a minimum, describe the following:</p> <ul style="list-style-type: none"> - market demand and trends; - financial feasibility; and - information based on residential project experience within a zone(s) where the densities facilitated the development of housing for lower-income households. <p>Information gathered from local developers, and examples of recent residential projects that provide housing for lower-income households is helpful in establishing the appropriateness of the zone. It is recognized that housing affordable to lower income households requires significant subsidies and financial assistance. However, for the purpose of the adequate sites analysis and the appropriateness of zoning, identifying examples of lower density subsidized housing projects alone, is not sufficient or appropriate to demonstrate the adequacy of a zone and/or density to accommodate the housing affordable to lower-income households. In addition, the analysis of "appropriate zoning" should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program as this tool is not a substitute for addressing the "adequate sites" requirement. For example, most communities have found that inclusionary policies work</p>	C-47

Check	Requisite Analysis	Page No.
	<p>best when the underlying zoning and development standards act to significantly promote housing affordability, including the provision of higher densities and flexible development standards.</p> <p>As an alternative to preparing the analysis described above, Government Code Section 65583.2(c)(3)(B) allows local governments to utilize “default” density standards deemed adequate to meet the “appropriate zoning” test. The purpose is to provide a numerical density standard for local governments, resulting in greater certainty in the housing element review process. Specifically, if a local government has adopted density standards that comply with the population based criteria summarized on the next page, no further analysis is required to establish the adequacy of density standard. The default densities for each jurisdiction in the State can be found in HCD’s AB 2348 Technical Assistance paper.</p>	
✓	<p>The housing element must analyze the suitability of the sites which are identified for residential development relative to environmental conditions or issues. This analysis should address the degree of certainty the proposed development potential of these sites is subject to, addressing the following:</p> <p>a. The housing element must include a general description of any known environmental features (e.g., presence of floodplains, protected wetlands, oak tree preserves) that have the potential to impact the development viability of the identified sites. This site suitability analysis must demonstrate that the existence of these features will not preclude development of the sites identified in the inventory at the projected residential densities/capacities as indicated in the element.</p> <p>b. The element should also describe the status of the sites regarding the environmental determinations, along with any adopted mitigation measures, that have been made or are pending for the areas identified, pursuant to the California Environmental Quality Act (CEQA). The element need only describe those environmental constraints where documentation of such conditions is available to the local government.</p> <p>The analysis could identify which sites would likely be subject to negative declarations or mitigated negative declarations, versus any sites which are not covered by an applicable an environmental impact report. For example, many of the sites identified in the land inventory may qualify for one of the exemptions pursuant to CEQA (Public Resource Code Sections 21083.3(e), 21159.21, 21159.22, 21159.23, or 21159.24). The element should also describe whether any of the sites identified pursuant to Government Code Section 65583.2 are subject to pending litigation on environmental grounds that</p>	C-45

Check	Requisite Analysis	Page No.
	<p>could impact their availability for development during the planning period; the circumstances should be described in the element.</p> <p>c. The analysis could also describe housing element policies or objectives that will result in outcomes with environmental benefits. The element could describe how specific sites in inventory or particular programs or policies will avoid or minimize environmental impacts that might otherwise occur. For example, planned siting of affordable infill housing or higher density transit-oriented development accessible to employment and services are supportive of objectives to minimize an increase in vehicle miles traveled (VMT) or greenhouse gas emissions and air quality objectives.</p> <p>Also, while the statute requires a general analysis of environmental constraints, local governments will find it beneficial in demonstrating site suitability and realistic buildout capacity to describe site specific environmental conditions.</p>	
✓	<p>The element must include a general description of the public infrastructure necessary to serve housing development. The analysis must include a description of how the infrastructure capacity associated with the identified development potential can be accommodated, to establish the feasibility of the sites for development within the planning period. This analysis is also related to the evaluation of development fees and exactions and permit processing, particularly where development fees are planned to enable construction of infrastructure improvements.</p> <p>The analysis should indicate whether the housing development potential would require expansion or improvement of existing facilities, or new infrastructure development, and should identify the requirements of all applicable agencies, including the county, special districts, and any regional bodies. Where mitigation of particular infrastructure constraints is beyond the capacity of the local government alone (e.g., regional water facility construction, or levee repair), the element should describe what role the local government is or will play in supporting mitigation of the constraint. If the requisite infrastructure capacity is not available upon adoption of the element, the element must include program actions (e.g., implementation of capital improvement plans, financing through general obligation or special district bonds, etc.) to address infrastructure capacity limitations or shortfalls (see Program Screens).</p> <p>The element must include sufficient detail to determine whether the service levels of water delivery/treatment systems and sewer treatment facilities are sufficient to accommodate development on the identified sites. Those sites in the inventory identified as being suitable and available for housing to accommodate the regional housing need for above moderate-income</p>	C-45

Check	Requisite Analysis	Page No.
	households, but located in areas not served by public sewer systems, need not be listed on a parcel-by-parcel basis.	
<i>Zoning for a Variety of Housing Types</i>		
✓	<p>A housing element must demonstrate the availability of sites, with appropriate zoning, that will encourage and facilitate a variety of housing types, including multifamily rental housing, factory built housing, mobile homes, housing for agricultural employees, emergency shelters and transitional housing. At minimum, the analysis must:</p> <ol style="list-style-type: none"> 1. Identify zoning districts where these housing types are permitted. 2. Analyze how development standards and processing requirements facilitate development. 	C-55
✓	This section must include information regarding homeless shelters in response to SB2; this includes allowing by-right, shelters in at least one residential zoning district within one year regardless of need	C-57
<i>Second Units</i>		
✓	<p>In addition to identifying vacant or underutilized land resources, local governments can employ a variety of development strategies and/or commit to specific program actions to address the adequate sites requirement. Local governments can address a portion of their adequate sites requirements through the provision of second units. To rely on second units as part of an overall adequate sites strategy to accommodate (a portion) of the regional housing need, the element must include an estimate of the potential number of second units to be developed in the planning period based on an analysis that considers the following factors:</p> <ol style="list-style-type: none"> 1. the number of second units developed in the prior planning period, 2. community need for these types of housing units, 3. the resources and/or incentives available that will encourage the development of second units, and 4. other relevant factors as determined by HCD. 	C-57
<i>Adequate Sites Alternative</i>		
✓	<p>Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement through existing units that will be:</p> <ol style="list-style-type: none"> 1. substantially rehabilitated; 2. units in a multifamily rental housing complex of 4 or more units that are converted from non-affordable to affordable, or 3. units that will be preserved at affordable housing costs to low-or very low-income households, where the local government has provided those units with committed assistance. 	C-57

Check	Requisite Analysis	Page No.
<i>Energy Conservation</i>		
✓	The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development.	C-58
Constraints (Section D)		
<i>Constraints Associated with Land Use Controls</i>		
✓	The element should identify all relevant land-use controls, discuss impacts on the cost and supply of housing and evaluate the cumulative impacts of standards, including whether development standards impede the ability to achieve maximum allowable densities. The analysis must also make a determination whether land-use controls constrain the development of multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. The types of land-use controls appropriate to analyze will vary from jurisdiction to jurisdiction.	D-2
✓	The following is a list of typical development standards which should be identified and analyzed by zoning category: - density	D-2
✓	- parking requirements (including standards for enclosed or covered and guest spaces) Excessive parking standards can pose a significant constraint of housing development by increasing development costs and reducing the potential land availability for project amenities or additional units and are not reflective of actual parking demand. Therefore, the element should include an analysis of the jurisdiction's parking standards by zone. The analysis should examine whether parking standards impede a developer's ability to achieve maximum densities, and if there are provisions in place to provide parking reductions where less need is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development.	D-3
✓	- lot coverage	D-2
✓	- height limits Limitations on height can constrain a development's ability to achieve maximum densities especially in culmination with other development controls. Height limits of two stories or less in multifamily districts is one example of development standards that can constrain achieving maximum	D-2

Check	Requisite Analysis	Page No.
	<p>densities.</p> <p>In addition, the analysis should identify floor area ratios and any underlying development standards for mixed-use districts and evaluate the cumulative effect of development standards such height limits on the ability to achieve maximum permitted densities and the cost and supply of housing.</p>	
✓	- lot size requirements	D-2
✓	- unit size requirements	D-2
N/A	- floor area ratios	N/A
✓	- setbacks	D-2
✓	- open space requirements	D-2
✓	- growth controls including urban growth boundaries and any moratoria and prohibitions against multifamily housing	D-6
✓	In addition, as appropriate, discuss efforts to remove governmental constraints, especially relating to single-room occupancy units, supportive housing, transitional housing, and emergency shelters.	D-6
<i>Fees and Exactions</i>		
✓	Identify and analyze permit processing and planning fees, and development and impact fees and exactions and how they have been established relative to the above statutory requirements, including any in-lieu fees.	D-7
✓	Identify exactions such as land dedication requirements (e.g., streets, public utility and other right-of-ways, easements, parks, open space, etc.) and other exactions imposed on development.	D-11
✓	Describe other sources of public finance used to balance development fees assessed for individual projects. Estimate and analyze total development fees imposed by the city/county by unit type such as typical single family and multifamily development and total cost of fees.	D-11
✓	Include information on how fees are collected, i.e. at the beginning of the approval process, at the time of building permit issuance, or deferred until the project receives certificate of occupancy.	D-11
✓	Identify any policies or efforts to moderate high fee impacts for housing for lower-income households, such as fee waivers, fee deferrals, streamlined fee processing, and consolidated fee schedules.	D-11
✓	Include estimated proportion of total development costs	D-11
<i>Permit Processing and City Procedures</i>		
✓	Describe and analyze the types of permits, extent of discretionary review	D-12

Check	Requisite Analysis	Page No.
	including required approval findings, procedures, and processing time required for residential development by zoning district.	
✓	Describe and analyze the total permit and entitlement process for a typical single-family unit, subdivision, and multifamily project. Description should include typical processes required for single-family and multifamily projects and an estimate of total typical time necessary to complete the entitlement process.	D-12
✓	Describe and analyze the permit requirements and process for emergency shelters, transitional housing, supportive housing, single-room occupancy units, and farmworker housing.	D-12
✓	Describe and analyze all permits applicable to residential development, including conditional use permits and additional mechanisms that place conditions and performance standards on development (i.e., community plan implementation zones, hillside overlay zones, environmentally sensitive areas, etc.). For example, if the jurisdiction requires a conditional use permit for multifamily housing in a multifamily zone, the element should analyze this permit procedure as a constraint.	D-13
✓	In the case where discretionary approval from the local legislative bodies is required for permitted uses, the element should describe how the standards of decision-making promote development certainty.	D-12
✓	Describe and analyze other applicable regulations and processes such as design review and planned unit development (PUD) districts.	D-14
✓	If the jurisdiction has a design review process, the element should describe and analyze review approval procedures and decision-making criteria. The analysis could also indicate whether objective standards and guidelines exist to allow an applicant for a residential development permit to determine what is required in order to mitigate cost impacts.	D-14
✓	The element should also describe the typical processing time and procedures of a residential PUD, from the “preliminary review” process to final approval by the governing board, and how development standards (e.g., setbacks and minimum lot area) and allowable densities are determined for the (PUD) zone.	D-14
<i>Codes and Enforcement</i>		
✓	Identify current Uniform Building Code (UBC) adopted and enforced by the jurisdiction. Describe how the building code is implemented and whether the process optimizes predictability for developers. A code amendment, which specifies expensive materials and/or methods, can pose a significant constraint to housing development or maintenance.	D-15
✓	Identify and analyze any local amendments to the State housing law or UBC.	D-15
✓	Discuss the type and degree of enforcement.	D-15

Check	Requisite Analysis	Page No.
✓	Describe any efforts to link code enforcement activities to housing rehabilitation programs.	D-15
✓	Describe Compliance with Health and Safety Code 17980(b)(2).	D-15
<i>Required On/Off-Site Improvements</i>		
✓	The element must identify and analyze street widths, curb, gutter, and sidewalk requirements, water and sewer connections, landscaping, circulation improvement requirements, and any other on/off-site improvement required by the jurisdiction. In addition, the element must describe any generally applicable level of service standards or mitigation thresholds.	D-15
<i>Constraints to Housing Persons with Disabilities</i>		
✓	Review Zoning and Land-Use Policies and Practices to Ensure: compliance with fair housing laws;	D-15
✓	provision for group homes over six specifically for the disabled, other than those residential zones covered by State law;	D-16
✓	a broadened definition of family that 1) provides zoning code occupancy standards specific to unrelated adults and, 2) complies with Fair Housing Law;	D-15
N/A	siting or separation requirements for licensed residential care facilities, to determine extent to which the local restrictions effects the development and cost of housing;	N/A
N/A	any minimum distance requirements in the land-use element for the siting of special needs housing developments in relationship to each other do not impact the development and cost of housing for persons with disabilities; and	N/A
✓	Alternate residential parking requirements, including reduction, for persons with disabilities.	D-16
✓	Evaluation of the Permit and Processing Procedures for: process to request accessibility retrofits;	D-16
✓	compliance with all State laws regulating a “by right” designation and/or permit requirement of licensed residential care facilities with fewer than six persons in single-family zones;	D-16
✓	conditions or use restrictions on licensed residential care facilities with greater than 6 persons or group homes that will be providing services on-site and the extent to which they effect the development or conversion of housing for persons with disabilities; and	D-16
N/A	group home public comment period and the extent to which it differs from other types of residential development.	N/A

Check	Requisite Analysis	Page No.
✓	Review of Building Codes to identify: the year of the Uniform Building Code adoption;	D-16
✓	any amendments that might diminish the ability to accommodate persons with disabilities; and	D-16
✓	adopted universal design elements that address limited lifting or flexibility (i.e., roll-in showers and grab bars), limited mobility (i.e., push/pull lever faucets, wide swing hinges) and limited vision (i.e., additional stairwell and task lighting).	D-16
✓	Review for Reasonable Accommodation Procedure to: identify and analyze whether the locality has an established reasonable accommodation procedure;	D-16
✓	describe the process for requesting a reasonable accommodation retrofit (i.e. ramp request); and	D-16
✓	describe the extent to which existing requirements constrain or facilitate the application of an existing or proposed reasonable accommodation procedure (i.e., permit processing, zoning, building codes, accommodating procedures for the approval of licensed residential care facilities and Fair Housing Amendment Act (FHAA) physical accessibility efforts [i.e., ADA retrofit efforts or other measures that provide flexibility]).	D-16
✓	Review for Programs that: - address the needs of persons with disabilities and the extent to which the local process for accommodation is different from that for other types of residential development; - remove or mitigate identified constraints and address the housing needs of the disabled; - ensure information is available on how to request a reasonable accommodation with respect to zoning, permit processing, or building laws; and - assist in meeting identified needs. Contact local service providers of special needs groups to assist in the identification and analysis of constraints to the provision of housing for persons with disabilities, including lack of capacity and available resources and unmet needs.	D-16
<i>Non-Governmental Constraints</i>		
✓	Land Costs - Estimate the average cost or the range of costs per acre for single-family and multifamily zoned developable parcels.	D-17
✓	Construction Costs - Generally estimate typical total construction costs includes materials and labor.	D-19
✓	Availability of Financing - Consider whether housing financing, including	D-17

Check	Requisite Analysis	Page No.
	private financing and government assistance programs, is generally available in the community. This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community. The financing analysis may also identify the availability of financing from private foundations (including bank foundations) corporate sponsors, community foundations, community banks, insurance companies, pension funds, and/or local housing trust funds.	
Public Participation (Section E)		
✓	The jurisdiction must make a diligent effort to include all economic segments of the community and/or their representatives in the development and update of the housing element.	E-1
✓	The element should clearly describe how public participation was encouraged (types of outreach, meetings, etc.) throughout the development and implementation of the housing element process.	E-2
✓	Describe who was invited to participate, which groups actually participated, general comments received and how comments were incorporated into the housing element.	E-3
✓	Describe any ongoing efforts to engage the public and stakeholders in the implementation of the housing element.	E-21