

**Please Start Here**

General Information	
Jurisdiction Name	Coalinga
Reporting Calendar Year	2025
Contact Information	
First Name	Sean
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**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

### Submittal Instructions

**Please save your file as Jurisdictionname2025 (no spaces).** Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

If you like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

<b>Jurisdiction</b>	Coalinga	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	12/31/2023 - 12/31/2031

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
<b>Total Units</b>		<b>1</b>

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0

Single-family Detached	0	1	1
2 to 4 units per structure	0	0	0
5+ units per structure	62	0	0
Accessory Dwelling Unit	0	0	1
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>62</b>	<b>1</b>	<b>2</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	1	1
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

<b>Units Constructed - SB 423 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

<b>Ministerial and Discretionary Applications</b>	<b># of</b>	<b>Units</b>
Ministerial	0	0
Discretionary	0	0

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	87
Sites Rezoned to Accommodate the RHNA	0





# ELEMENT PROGRESS REPORT

## Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculations

Comes - Completed Entitlement					5	6	Affordability by Household Incomes - Building						
Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low- Income Deed Restricted	Acutely Low- Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted
62	0	0	0	0		62	0	0	0	0	0	0	0
						0							
						0							
62					8/12/2025	62							
						0							
						0							



Types of Occupancy			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
			11	12	13	14	15	16	17	18
Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N <sup>+</sup>	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)
0	0	0		2						
			12/16/2025	1	NONE	No	Y	Other	Other	This unit was determined to be low-income based on the assumption of the sales price of the housing being \$100,000. According to the affordability calculator provided by HCD, in Fresno County this home would be considered low-income.
			7/1/2025	1	NONE	No	Y	Other	Other	Based on Housing Element estimations, 50% of ADUs are assumed to be affordable to lower-income households and 50% are assumed to be affordable for moderate income. Given the unit size, the assumption for this ADU is lower-income.
				0	NONE	No	Y	Sec 202	Other	
				0						
				0						



<b>Jurisdiction</b>	Coalinga	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/31/2023 - 12/31/2031

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
		1	Projection Period	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-	
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	157		-	-	-	-	-	-	-	-	-	-	157	
Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	96		-	-	1	-	-	-	-	-	-	1	95	
Moderate	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted	89		-	-	-	-	-	-	-	-	-	-	89	
Above Moderate		224		-	-	-	-	-	-	-	-	-	-	224	
Total RHNA		566													
Total Units				-	-	-	1	-	-	-	-	-	1	565	

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):  
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"  
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).  
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

<b>Jurisdiction</b> Coalinga								
<b>Reporting Year</b> 2025 (Jan. 1 - Dec. 31)								
<b>Table D</b>								
<b>Program Implementation Status pursuant to GC Section 65583</b>								
<b>Housing Programs Progress Report</b>								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Projected Completion Date in Housing Element</b>	<b>Applicable Cycle</b>	<b>Status of Program Implementation</b>	<b>Program Implementation Details</b>	<b>Quantified Outcomes: Category</b>	<b>Quantified Outcomes: Count</b>	<b>Supporting Documents</b>
<b>Program 1. Regional Collaboration on Housing Opportunities</b>	<p>The City will continue to participate in the countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues, including disadvantaged unincorporated communities (Senate Bill [SB] 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.</p> <p>The countywide Housing Element Technical Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs</p> <p>The County of Fresno Public Works and Planning Department, with assistance from the Fresno Council of Governments (FCOG), will take the lead in coordinating biannual committee meetings.</p>	12/31/2031	6th Cycle	Not Yet Started	The Housing Element Technical Committee has not yet commenced.	Meetings		None
<b>Program 1. Regional Collaboration on Housing Opportunities</b>	<p>The Housing Element Technical Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.</p>	12/31/2031	6th Cycle	Not Yet Started	The City has not yet met with HCD. The City continues to seek funding opportunities and technical assistance through annual meetings with HCD.	Meetings		None
<b>Program 1. Regional Collaboration on Housing Opportunities</b>	<p>The Housing Element Technical Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.</p>	12/31/2031	6th Cycle	Not Yet Started	The Housing Element Technical Committee has not yet commenced.	Meetings		None

<b>Program 1. Regional Collaboration on Housing Opportunities</b>	The City will continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.	12/31/2031	6th Cycle	Not Yet Started	The City plans to initiate conversations with other jurisdictions in the region and other agencies in Summer/Fall 2026.	Meetings		None
<b>Program 1. Regional Collaboration on Housing Opportunities</b>	The City will develop a directory of services and resources for lower-income households available in the region, and review and update it annually. The directory will be available on City/County websites and at City/County offices.	12/31/2025	6th Cycle	Not Yet Started	The City will work with its planning consultants to develop a directory of services and resources and make it available on City/County websites and at City/County offices by December 2026.	Other		None
<b>Program 2: Review Annexation Standards in Memorandum of Understanding</b>	All jurisdictions in Fresno County are subject to the City/County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available to preserve agricultural land. The MOU standards for annexation require that a minimum of 25 percent of annexation areas have an approved tentative subdivision map or site plan. While cities can take certain steps to "prezone" land in advance of annexation, the annexation of the land into city limits depends on private developers requesting an annexation. In cities that are mostly built out within their current city limits, the MOU may limit the cities' ability to accommodate future housing needs.	12/31/2026	6th Cycle	Not Yet Started	The City will meet with the County and other jurisdictions in Fresno County by December 2026 to review the MOU standards.	Meetings		None
<b>Program 2: Review Annexation Standards in Memorandum of Understanding</b>	The County of Fresno and cities within the county shall work together at least once during the planning period to review and revise, as deemed appropriate by all parties, the standards for annexation in the City/County MOU.	12/31/2031	6th Cycle	Not Yet Started	The City has not yet met with the County and other jurisdictions. During the planning period, the City will collaborate with them to review and revise annexation standards under the City/County MOU.	Meetings		None

<p><b>Program 3: Homeless/Unhoused Needs</b></p>	<p>The City will cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services, as well as a coordinated plan to conduct outreach and connect homeless community members with these programs and existing resources and services. During this coordination, the City will monitor the demographic composition of the unhoused population to identify needs for targeted resources and determine what efforts to make, such as providing education on financial assistance and programs available. The City will also support local homeless service providers, agencies, and other community organizations to pursue funding from available sources for homeless services.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City has not yet collaborated with neighboring cities, the County, or relevant agencies to develop programs for homeless shelters and services. The City will coordinate with them and promote the programs and monitor the demographic composition of the unhoused population during the collaboration.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 4: Provision of Adequate Sites</b></p>	<p>Maintain and annually update the inventory of residential land resources for internal purposes.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to maintain and annually update the inventory of residential land resources for internal purposes.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 4: Provision of Adequate Sites</b></p>	<p>Monitor the availability of sites appropriate for lower-income housing in keeping with State "no net loss" provisions (Government Code Section 65863) if development projects are approved at densities lower than anticipated in the sites inventory, and, if necessary, rezone sufficient sites to accommodate the RHNA within 180 days, ensuring that there is sufficient higher-density residential land available in areas throughout the city to deconcentrate poverty.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>No developments have been proposed that would require the City to rezone to ensure a no net loss. The City will continue to monitor as projects are proposed to ensure sites are available to meet the lower- income RHNA.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 4: Provision of Adequate Sites</b></p>	<p>Monitor and report residential development through the HCD annual report process.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City will submit its 2025 APR by April 1, 2026.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 4: Provision of Adequate Sites</b></p>	<p>Actively participate in the development of the next RHNA Plan to ensure that the allocations are reflective of the regional and local land use goals and policies.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City will actively participate in the development of the next RHNA Plan to ensure that the allocations are reflective of the regional and local land use goals and policies.</p>	<p>Other</p>		<p>None</p>

<p><b>Program 5: Water and Wastewater Service</b></p>	<p>The development viability of the vacant sites in the inventory is directly linked to the availability and capacity of public facilities and services. As the water and wastewater provider in the city, the City will adopt a written policy with specific objective standards for meeting the priority requirement for proposed developments that include housing units affordable to lower-income households consistent with the provisions of California Government Code Section 65589.7.</p>	<p>7/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City adopted a written policy to prioritize affordable housing development through Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 6: Affordable Housing Incentives</b></p>	<p>Continue to seek partnerships and meet at least every other year with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households as well as special-needs populations, such as seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, and persons experiencing homelessness. Meet more frequently if development rates increase.</p> <p>Work with public or private sponsors to identify candidate sites for new construction of housing for special needs and take all actions necessary to expedite processing of such projects.</p> <p>Identify candidate sites for affordable housing projects on an annual basis and proactively conducts outreach to local developers regarding these sites.</p> <p>Pursue partnerships with the Central Valley Regional Center to identify funding opportunities and promote housing for</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City is actively seeking partnerships for construction of affordable housing and housing for special needs. In 2025, the City worked with AMG Land Development to entitle 62 senior affordable housing units. The City also worked with Self-Help Enterprises to entitle a 17-lot single-family affordable housing subdivision which was approved by Planning Commission in January 2026.</p>	<p>Units</p>	<p>62</p>	<p>None</p>
<p><b>Program 6: Affordable Housing Incentives</b></p>	<p>Continue to offer fee reductions and deferral of development impact fee payments to facilitate affordable housing development and special-needs projects, particularly those on infill sites.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City worked with AMG Land Development to entitle 62 senior affordable housing units. The City offered deferral of municipal developmental impact fees until certificates of occupancy in accordance with Government Code Sections 66007(a) and 66007(c)(B).</p>	<p>Units</p>	<p>62</p>	<p>None</p>

<p><b>Program 6: Affordable Housing Incentives</b></p>	<p>Coordinate with neighboring jurisdictions to promote the State density bonus in the city and regionally and provide streamlined processing to facilitate affordable housing development and provide additional flexibility for affordable housing and special-needs housing through the minor deviation process. The City will promote this program by publicizing the incentives on the City website, coordinating outreach to developers with neighboring jurisdictions and by conducting pre-application consultation with developers regarding available incentives. Examples of flexible development standards include reduced parking requirements; reduced requirements for curb, gutter, and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City updated its Zoning Ordinance through Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 6: Affordable Housing Incentives</b></p>	<p>Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes, to meet the needs of female-headed, single-parent, and large-family households of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2025, the City worked with AMG Land Development to entitle 62 senior affordable housing units with multiple bedrooms. The City also worked with Self-Help Enterprises to entitle a 17-lot single-family affordable housing subdivision with multiple bedrooms which was approved by Planning Commission in January 2026.</p>	<p>Units</p>	<p>62</p>	<p>None</p>
<p><b>Program 6: Affordable Housing Incentives</b></p>	<p>Continue to streamline the environmental review process for housing developments to the extent possible, using available State categorical exemptions and federal categorical exclusions, when applicable.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City worked with AMG Land Development to entitle 62 senior affordable housing units. The City also worked with Self-Help Enterprises to entitle a 17-lot single-family affordable housing subdivision which was approved by Planning Commission in January 2026. The City was able to streamline the environmental review process for both projects through available State categorical exemptions.</p>	<p>Units</p>	<p>62</p>	<p>None</p>

<p><b>Program 6: Affordable Housing Incentives</b></p>	<p>Monitor HCD's website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness. Conduct additional developer coordination and/or funding applications, as applicable, when sites adjacent to current homeless encampments develop.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to monitor HCD's website for NOFAs on an annual basis.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 6: Affordable Housing Incentives</b></p>	<p>Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City worked with Self-Help Enterprises to entitle a 17-lot single-family affordable housing subdivision which was approved by Planning Commission in January 2026.</p>	<p>Units</p>		<p>None</p>
<p><b>Program 6: Affordable Housing Incentives</b></p>	<p>Work with developers of multifamily and affordable housing projects to identify site opportunities in higher-resource areas and areas with higher median incomes to reduce concentrations of poverty and improve access to resources.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City worked with AMG Land Development to entitle 62 senior affordable housing units. The City also worked with Self-Help Enterprises to entitle a 17-lot single-family affordable housing subdivision which was approved by Planning Commission in January 2026. The City will continue to work with developers as projects are processed. The City continues to review and identify potential funding opportunities.</p>	<p>Units</p>	<p>62</p>	<p>None</p>
<p><b>Program 7: Support Funding for Farmworker Housing</b></p>	<p>The City will provide technical support and coordinate with other jurisdictions and regional agencies to offer incentives to housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including HCD and USDA Rural Development loans and grants and other funding sources that may become available.</p> <p>The City will also continue to offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City worked with Self-Help Enterprises to entitle a 17-lot single-family affordable housing subdivision which was approved by Planning Commission in January 2026. The units will be affordable through USDA mortgage loans. The City has not yet met with developers for farmworker housing but will meet with farmworker housing developers and offer assistance as projects are proposed.</p>	<p>Units</p>		<p>None</p>

<b>Program 7: Support Funding for Farmworker Housing</b>	The City will also identify potential funding opportunities to provide housing vouchers or other forms of rental assistance with an emphasis on addressing housing needs during the off-season for seasonal workers.	12/31/2031	6th Cycle	Continuous	The City continues to review and identify potential funding opportunities.	Other		None
<b>Program 7: Support Funding for Farmworker Housing</b>	The City will also provide information on its website related to the Low-Income Weatherization Program (LIWP) of the California Department of Community Services and Development, and specifically its Farmworker Housing Energy Efficiency & Solar PV program. This program provides eligible low-income farmworker households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents.	7/31/2024	6th Cycle	Not Yet Started	The City has not yet put LIWP information on the City website. However, the City plans to post information on LIWP specifically its Farmworker Housing Energy Efficiency & Solar PV program by Summer 2026.	Other		None
<b>Program 7: Support Funding for Farmworker Housing</b>	<p>The City will annually monitor the status of farmworker housing as part of its annual report to HCD on Housing Element progress and evaluate if City incentives are effective in facilitating the provision of farmworker housing. The City will make necessary changes to enhance opportunities and incentives for farmworker housing development as needed.</p> <p>Through proactive code enforcement the City will connect property owners of farmworker housing with rehabilitation resources (see Program 23) such as the Fresno County Rental Rehabilitation Program (see Program 22).</p>	12/31/2031	6th Cycle	In Progress	In 2025, the City started conversations with local motel operators about the use of local motels for farmworker housing. The City plans to continue these conversations in 2026 and initiate work on this program in Fall 2026.	Other		None
<b>Program 8: Farmworker Preference in New Affordable Housing</b>	For new affordable housing projects developed with City assistance, incentives, and/or subject to City requirements, the City will require that the developer give qualified farmworker households a preference for 15 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, the units will be made available to other qualified households. The City will coordinate with neighboring jurisdictions and community organizations to annually reach out to affordable housing developers to gather interest and input on how to best implement this program across the region and will provide information on available funding.	12/31/2031	6th Cycle	In Progress	The City is still exploring program implementation.	Units		None

<p><b>Program 9: Extremely Low Income Households</b></p>	<p>Coordinate with other jurisdictions throughout the region to provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City has coordinated with other jurisdictions throughout the region.</p>	<p>Meetings</p>		<p>None</p>
<p><b>Program 9: Extremely Low Income Households</b></p>	<p>Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City did not receive any applications for extremely low-income housing, but will work to expand regulatory incentives as projects are proposed.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 9: Extremely Low Income Households</b></p>	<p>Coordinate with local organizations and other jurisdictions throughout the region to encourage the provision of affordable housing for young adults, particularly former foster youth and young mothers, through planning consultations, streamlined permit processing, and funding assistance.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has not yet met with local organizations but will conduct outreach to identify funding needs throughout the planning period.</p>	<p>Meetings</p>		<p>None</p>
<p><b>Program 9: Extremely Low Income Households</b></p>	<p>Encourage the development of SRO facilities, transitional and supportive housing, and other special housing arrangements, including committing City funds to help affordable housing developers provide SRO facilities consistent with the SRO Ordinance.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City did not receive any applications for housing developments that included SROs but will consider committing available funds as projects are proposed.  The City amended its SRO ordinance through Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.</p>	<p>Units</p>		<p>None</p>
<p><b>Program 10: Preservation of At-Risk Housing Units</b></p>	<p>Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.  Create a plan of action when high risk projects are identified to increase the likelihood of preservation.  Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City has two at-risk housing projects: West Hills, a 65-unit development set to expire in 2027, and Westwood I, a 102-unit project with 88 affordable units, set to expire in 2028. The City will contact the property owners in 2026 and 2027 respectively to determine the property owner's intent to preserve the affordability.</p>	<p>Meetings</p>		<p>None</p>

<b>Program 10: Preservation of At-Risk Housing Units</b>	Reach out to agencies interested in purchasing and/or managing at-risk units.	12/31/2031	6th Cycle	Not Yet Started	The City will contact the property owners of both projects by Summer 2026 to determine the property owner's intent to preserve the affordability and will then reach out to agencies that may be interested in purchasing and/or managing the at-risk units.	Meetings		None
<b>Program 10: Preservation of At-Risk Housing Units</b>	The City works with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	12/31/2031	6th Cycle	Not Yet Started	The City will coordinate noticing as required per California law starting in Summer 2026.	Other		None
<b>Program 10: Preservation of At-Risk Housing Units</b>	The City reviews available funding opportunities on an annual basis and apply as opportunities become available to ensure continued affordability of at-risk units. Proactively contact property owners of units at risk of converting when application opportunities are available.	12/31/2031	6th Cycle	Not Yet Started	The City will review available funding opportunities by Summer 2026 and provide this information to the property owners and agencies that may be interested in purchasing.	Other		None
<b>Program 11: Promote and Facilitate Accessory Units</b>	Amend the Municipal Code to be consistent with the latest state legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.  Amend parking requirements to ensure compliance with Government Code Section 5852.150.	12/31/2024	6th Cycle	Completed	The City updated its ADU ordinance through Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.	Other		None
<b>Program 11: Promote and Facilitate Accessory Units</b>	Coordinate with other jurisdictions throughout the region to implement a public education program advertising the opportunity for ADUs by updating informational handouts and brochures about ADUs that are available on the City's website and at the public counter annually, or as needed to reflect changes in State law.	12/31/2031	6th Cycle	Not Yet Started	The City has not yet updated ADU materials but will collaborate with jurisdictions within the County to implement a public education program.	Meetings		None
<b>Program 11: Promote and Facilitate Accessory Units</b>	Provide informational materials on ADU opportunities to all discretionary land use applicants.	12/31/2031	6th Cycle	Not Yet Started	As projects are proposed, and once ADU materials are created, the City will update ADU materials in accordance with changes to State law.	Other		None
<b>Program 11: Promote and Facilitate Accessory Units</b>	At least annually, publish informational materials pertaining to ADUs through a combination of media, including the City's social media accounts, Coalinga News Flash posts on the City's website, and direct mailing.	12/31/2031	6th Cycle	Not Yet Started	The City will publish informational materials pertaining to ADUs on an annual basis.	Other		None

<b>Program 11: Promote and Facilitate Accessory Units</b>	By December 2024, identify incentives for the construction of ADUs with new development, which may include differing collection times for impact fees for the square footage associated with the ADU	12/31/2024	6th Cycle	Not Yet Started	The City will begin identifying incentives for ADU construction by Summer 2026.	Units		None
<b>Program 12: Replacement Units</b>	To reduce displacement risk and in accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: -Non-vacant sites. -Vacant sites with previous residential uses that have been vacated or demolished.	12/31/2031	6th Cycle	Continuous	The City did not approve any development subject to Government Code Section 65583.2(g).	Other		None
<b>Program 13: Housing for a Variety of Needs</b>	The City will encourage a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes. This could include duplexes, townhomes, apartment buildings, and condominiums in neighborhoods and new subdivisions and will identify innovative and alternative housing options that provide greater flexibility and affordability in the housing stock while promoting mixed-income development. This may include consideration for further reduction in regulatory barriers for community land trusts, tiny houses, microhomes, cottage homes, small lot subdivisions, and other alternative housing types, as well as exploration of a variety of densities and housing types in all zoning districts. The City will use the findings of this program to target development of a variety of housing types in areas of predominantly single-family development and of concentrated overpayment to reduce displacement risk, promote inclusion, and support integration of housing types based on income	12/31/2025	6th Cycle	Continuous	The City has received applications for multi-family, single-family, and ADUs and continues to identify innovative and alternative housing options to help further housing production.	Units		None

<p><b>Program 14: Environmental Hazard Mitigation</b></p>	<p>The City will investigate the availability of additional funds and programs to mitigate risks related to flooding, such as funds to elevate houses above 100-year flood level, particularly for low-income households. The City will apply for funds as funding opportunities become available. As funds become available, the City will develop a program to utilize funds for this purpose and will prioritize program outreach to areas on the city's east and north sides, where flood risk is greatest. Additionally, the City will partner with the Valley Air District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched. Though the City will conduct outreach citywide, additional outreach will be conducted in the central and southwest sides of the city where CalEnviroScreen scores are highest.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City has not yet applied for funding to partner with the Valley Air District to conduct outreach related to Air District grant programs for residents and multifamily housing building. Additionally, the City has not yet investigated the availability of additional funds and programs to mitigate risks related to flooding. The City plans to implement this program starting in 2026.</p>	<p>Households</p>		<p>None</p>
<p><b>Program 15: Local Labor Program</b></p>	<p>The City will establish and post a list of local labor unions and apprenticeship programs on the City's website and encourage developers and contractors to hire local labor.</p>	<p>7/31/2024</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City has not yet established a list of local labor unions and apprenticeship programs. The City will begin establishing and posting the list by Summer 2026.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 16: Zoning Code Amendments</b></p>	<p>The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities: Definition of Family: Adopt a broadened definition of "family" that provides zoning code occupancy standards specific to unrelated adults and complies with fair housing law.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City updated its Zoning ordinance through Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.</p>	<p>Other</p>		<p>None</p>

<p><b>Program 16: Zoning Code Amendments</b></p>	<p>The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities: Emergency Shelters: Amend the Zoning Code to permit emergency shelters by right in the RHD zone. Amend parking to ensure that the standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii) (AB 139), and that the standards do not require more parking for emergency shelters than what is sufficient to accommodate staff working in the shelter. Additionally, allow emergency shelters without a conditional use permit or other discretionary permit in at least one zone that allows residential uses by right pursuant to Government Code Section 65583(a)(4). Amend definition of emergency shelters in compliance with AB 2339 to include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City updated its Zoning ordinance through Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 16: Zoning Code Amendments</b></p>	<p>The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities: Low-Barrier Navigation Centers: Permit low-barrier navigation centers, defined as low-barrier, temporary, service-enriched shelters to help homeless individuals and families quickly obtain permanent housing by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City updated its Zoning ordinance through Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 16: Zoning Code Amendments</b></p>	<p>The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities: Residential Care Facilities: Allow residential care facilities for six or fewer persons in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, for seven or more persons only subject to those restrictions that apply to residential uses in the same zone, in accordance with the City's definition of family. Additionally, the City will remove the screening requirement from this use type.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City updated its Zoning ordinance through Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.</p>	<p>Other</p>		<p>None</p>

<p><b>Program 16: Zoning Code Amendments</b></p>	<p>The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities: Employee and Farmworker Housing; Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type in the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act, and allow for a streamlined, ministerial approval process for projects on land designated as agricultural or land that allows agricultural uses (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City updated its Zoning ordinance through Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 17: Reasonable Accommodations and Universal Design</b></p>	<p>The City will allow for reasonable accommodation requests to accommodate the needs of persons with disabilities and streamline the permit review process.  The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the public counter and on the City's website.</p>	<p>7/31/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City will allow for reasonable accommodation requests to support individuals with disabilities as received. The City plans to have brochures on universal design and reasonable accommodations by Fall 2026.</p>	<p>Units</p>		<p>None</p>
<p><b>Program 17: Reasonable Accommodations and Universal Design</b></p>	<p>Encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities. Prioritize opportunities in higher-opportunity and higher-income areas, including the northern areas of the State Route 33 corridor and the city's southwest side. As these housing types become available, conduct targeted outreach in north, central, and southwest areas of the city where concentrations of residents with disabilities are highest to prevent displacement of this population.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to allow for reasonable accommodation requests to support individuals with disabilities. The City plans to have brochures on universal design and reasonable accommodations by Fall 2026.</p>	<p>Units</p>		<p>None</p>
<p><b>Program 17: Reasonable Accommodations and Universal Design</b></p>	<p>Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities.</p>	<p>7/31/2025</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City is in compliance with all ADA law and provides reasonable accommodation upon request.</p>	<p>Other</p>		<p>None</p>

<b>Program 17: Reasonable Accommodations and Universal Design</b>	Include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical or developmental disabilities.	12/31/2031	6th Cycle	Continuous	The City plans to include accessibility considerations when updating the City's capital improvement plan.	Other		None
<b>Program 18: Monitoring of Planning and Development Fees</b>	The City charges various fees to review and process development applications. Such fees may add to the cost of housing development. The City will analyze housing-related development fees, particularly for multifamily housing, on an annual basis to ensure they do not unduly constrain development. As part of the analysis process, meet with multifamily developers in cooperation with other jurisdictions in the region at least once by December 2024 to request input regarding constraints associated with fees. Based on feedback received, reduce fees if found to be a constraint. Further, the City will offer deferred or reduced fees to facilitate affordable housing development, as appropriate.	12/31/2025	6th Cycle	In Progress	The City has not yet met with multifamily developers. However, the City will schedule a meeting with multifamily developers by Summer 2026.	Units		None
<b>Program 19: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)</b>	The City will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD, pursuant to SB 330. The City will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the City's website for developers interested in pursuing the streamlined process or vesting rights.	7/31/2025	6th Cycle	In Progress	The City hired a consulting firm to implement this program by Summer 2026.	Units		None
<b>Program 20: Objective Design Standards</b>	The City will develop objective design guidelines and standards to provide clear and objective standards related to single-family, multifamily, and mixed-use residential developments.	12/31/2025	6th Cycle	In Progress	The City will develop objective design guidelines and standards to provide clear and objective standards by the end of 2026.	Units		None
<b>Program 21: Land Use Controls</b>	To ensure the City offers a variety of lot sizes and allowable densities the City will explore and amend zoning to allow smaller lot sizes (e.g., four to eight thousand square feet) in zones that allow single family units, including the AG, RR, RE, RSF, RT, RMD, and RHD zones.	6/30/2025	6th Cycle	Completed	The City updated its Zoning ordinance through Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.	Units		None

<b>Program 22: Fresno County Rental Rehabilitation Program (RRP)</b>	Promote available housing rehabilitation resources on the City's website and at public counters.	12/31/2031	6th Cycle	Continuous	The City has posted RRP on the City's website and at public counters.  The City reached out to Self-Help Enterprises, which administers the RRP. Although they expressed limited interest in the program, the City continues to promote housing rehabilitation resources.	Other		<a href="https://www.coalinga.com/DocumentCenter/View/2095/Housing-Rehabilitation-Program-ENG--SPN">https://www.coalinga.com/DocumentCenter/View/2095/Housing-Rehabilitation-Program-ENG--SPN</a>
<b>Program 22: Fresno County Rental Rehabilitation Program (RRP)</b>	Target promotion in areas of concentrated renter households or older housing stock to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community. This includes the southern portion of the Van Ness/Elm neighborhood and the northern portion of the Olson Park neighborhood. Additional targeting to owners of housing that serves farmworkers to improve housing conditions for this segment of the community.	12/31/2031	6th Cycle	Continuous	The City reached out to Self-Help Enterprises, which administers RRP. Although they expressed limited interest in the program, the City continues to update materials biennially and promote housing rehabilitation resources on an annual basis.	Other		None
<b>Program 23: Code Enforcement</b>	The City Manager's office will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. The Code Enforcement Division will also refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections. Targeted efforts to improve housing conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for residents by improving living conditions and enabling them to remain in their home and community. Additionally, the City will conduct proactive code enforcement in housing that serves farmworkers in order to ensure rehabilitation resources are reaching these communities, and to gather more information about housing rehabilitation needs in this part of the community.	1/30/2024	6th Cycle	Not Yet Started	The City has not yet made informational materials. The City will create materials on the rehabilitation assistance program available by Summer 2026.	Other		None

<p><b>Program 24: Homebuyer Assistance Program</b></p>	<p>The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. The City will promote all available homebuyer resources on the City's website and at public counters and will annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance. Continue to pursue CDBG, HOME, and other funding opportunities annually, or as needed, to maintain the first time homebuyer assistance program, and continue to work with Self Help Enterprises to provide counseling and workshops to prospective and active program. On an annual basis, the City will conduct targeted program outreach to areas with high renter overpayment, including the Keck Park neighborhood. Coalinga residents have access to a number of County homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), through the Fresno County Public Works and Planning Department, Community Development Division.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has not yet applied for funding in 2025 but is actively seeking funding opportunities.</p> <p>The City continues to promote all available homebuyer resources on the City's website and at public counters and will review funding resources.</p>	<p>Other</p>		<p><a href="https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN">https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN</a></p>
<p><b>Program 24: Homebuyer Assistance Program</b></p>	<p>The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. Mortgage Credit Certificate (MCC): The MCC Tax Credit is a federal credit that can reduce potential federal income tax liability, creating additional net spendable income that borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar-for-dollar tax credit on their U.S. individual income tax returns.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has not yet applied for funding in 2024 but is actively seeking funding opportunities.</p> <p>The City continues to promote all available homebuyer resources on the City's website and at public counters and will review funding resources.</p>	<p>Other</p>		<p><a href="https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN">https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN</a></p>

<p><b>Program 24: Homebuyer Assistance Program</b></p>	<p>The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. CalPLUS Conventional Program: This is the first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of 3 percent of the first mortgage loan amount, for down payment assistance. CalHFA Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has not yet applied for funding in 2024 but is actively seeking funding opportunities.</p> <p>The City continues to promote all available homebuyer resources on the City's website and at public counters and will review funding resources.</p>	<p>Other</p>		<p><a href="https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN">https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN</a></p>
<p><b>Program 24: Homebuyer Assistance Program</b></p>	<p>The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. The City will promote all available homebuyer resources on the City's website and at public counters and will annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance. On an annual basis, the City will conduct targeted program outreach to areas with high renter overpayment, including central areas of the city and the Keck Park neighborhood.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City has not yet applied for funding in 2025 but is actively seeking funding opportunities.</p> <p>The City continues to promote all available homebuyer resources on the City's website and at public counters and will review funding resources.</p>	<p>Other</p>		<p><a href="https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN">https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN</a></p>

<p><b>Program 25: Fresno County First-Time Homebuyer Assistance Program</b></p>	<p>The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. The City will promote all available homebuyer resources on the City's website and at public counters and will annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance. Continue to pursue CDBG, HOME, and other funding opportunities annually, or as needed, to maintain the first time homebuyer assistance program, and continue to work with Self Help Enterprises to provide counseling and workshops to prospective and active program. On an annual basis, the City will conduct targeted program outreach to areas with high renter overpayment, including the Keck Park neighborhood. Coalinga residents have access to a number of County homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), through the Fresno County Public Works and Planning Department, Community Development Division.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to provide informational materials on all homebuyer resources on the City's website.</p>	<p>Persons</p>		<p><a href="https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN">https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN</a></p>
<p><b>Program 25: Fresno County First-Time Homebuyer Assistance Program</b></p>	<p>The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. Mortgage Credit Certificate (MCC): The MCC Tax Credit is a federal credit that can reduce potential federal income tax liability, creating additional net spendable income that borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar-for-dollar tax credit on their U.S. individual income tax returns.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to provide informational materials on all homebuyer resources on the City's website.</p>	<p>Persons</p>		<p><a href="https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN">https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN</a></p>

<p><b>Program 25: Fresno County First-Time Homebuyer Assistance Program</b></p>	<p>The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. CalPLUS Conventional Program: This is the first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of 3 percent of the first mortgage loan amount, for down payment assistance. CalHFA Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to provide informational materials on all homebuyer resources on the City's website.</p>	<p>Persons</p>		<p><a href="https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN">https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN</a></p>
<p><b>Program 25: Fresno County First-Time Homebuyer Assistance Program</b></p>	<p>The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. The City will promote all available homebuyer resources on the City's website and at public counters and will annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance. On an annual basis, the City will conduct targeted program outreach to areas with high renter overpayment, including central areas of the city and the Keck Park neighborhood.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to provide informational materials on all homebuyer resources on the City's website.</p>	<p>Persons</p>		<p><a href="https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN">https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN</a></p>
<p><b>Program 26: Energy Conservation</b></p>	<p>Establish a high-efficiency washing machine/dryer rebate program for Coalinga residents by December 2024.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City currently lacks funding to implement this program. However, the City will pursue funding opportunities to establish a high-efficiency washer and dryer rebate program by the end of 2026.</p>	<p>Households</p>		<p>None</p>
<p><b>Program 26: Energy Conservation</b></p>	<p>Continue to promote and support Pacific Gas and Electric Company programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades by providing a link on the City website and making brochures available at City counters.</p>	<p>7/31/2025</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to promote and support Pacific Gas and Electric Company programs by providing a link on the City website and making brochures available at City counters.</p>	<p>Households</p>		<p><a href="https://www.coalinga.com/216/Natural-Gas">https://www.coalinga.com/216/Natural-Gas</a></p>

<b>Program 26: Energy Conservation</b>	Expedite review and approval of alternative energy devices (e.g., solar panels).	12/31/2031	6th Cycle	Continuous	The City continues to expedite the review and approval of alternative energy devices and will make information easily available on the City's website and at public facilities by Summer 2026.	Households		None
<b>Program 26: Energy Conservation</b>	Assist lower-income households with energy efficiency through the County's Housing Assistance Rehabilitation Program.	12/31/2031	6th Cycle	Continuous	The City has not yet provided energy efficiency assistance. The City will make information easily available on the City's website and at public facilities by Summer 2026.	Households		None
<b>Program 26: Energy Conservation</b>	Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency for new construction.	12/31/2031	6th Cycle	Continuous	The City will make information easily available on the City's website and at public facilities by summer 2026.	Households		None
<b>Program 27: Housing Choice Vouchers</b>	Provide a link to the Fresno Housing Authority's HCV program webpage on the City's website by February 2024	2/29/2024	6th Cycle	Completed	The City provides a link to the Fresno Housing Authority's HCV program webpage on the City's website.	Units		<a href="https://www.coalinga.com/520/Affordable-Housing-Resources">https://www.coalinga.com/520/Affordable-Housing-Resources</a>
<b>Program 27: Housing Choice Vouchers</b>	<p>Coordinate with other jurisdictions in the region to meet with the Fresno Housing Authority by June 2024 to discuss the process of developing printed informational materials, with the goal of making materials available at public counters by June 2025.</p> <p>Work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the HCV program throughout the city to promote housing opportunities for all residents.</p> <p>Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.</p>	6/30/2025	6th Cycle	In Progress	In 2024, the City met with the Housing Authority to discuss housing-related issues. The City will work with the housing authority to developer informational materials by Fall 2026.	Units		None

<p><b>Program 28: Housing Discrimination Monitoring and Referral</b></p>	<p>The Fresno Housing Authority publicizes all information related to housing opportunities, programs fair-housing information and assistance in English, Spanish, Hmong, French, German, Chinese, Arabic, Dutch, Italian, Korean, Portuguese, and Russian. However, while all public notices and information on the Housing Authority website are translated to all of the previously mentioned languages, general circulation of information and secondary links, such as applications, are available only in English. The City will coordinate with the Housing Authority, Fresno Council of Governments (FCOG), and other Fresno County jurisdictions to develop Spanish-language printed materials to improve accessibility to fair housing resources for residents. If additional languages become more prevalent in the county, materials will be translated into those languages as needed.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City will coordinate with the Housing Authority, Fresno Council of Governments (FCOG), and other Fresno County jurisdictions to develop printed materials in Spanish to improve accessibility to fair housing resources for residents by Summer 2026.</p> <p>The City has posted information on available affordable housing resources, such as including Tenant/Landlord resources, fair housing resources, assistance for those at risk of becoming homeless, the Housing Choice Voucher Program, and Affordable Housing Compliant Apartment Listings in Coalinga.</p>	<p>Persons</p>		<p><a href="https://www.coalinga.com/520/Affordable-Housing-Resources">https://www.coalinga.com/520/Affordable-Housing-Resources</a></p>
<p><b>Program 28: Housing Discrimination Monitoring and Referral</b></p>	<p>Establish a procedure to refer residents with fair housing questions or issues to the Fair Housing Council of Central Valley (FHC-CC), California Rural Legal Aid (CLRA), and other fair housing organizations.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City plans to kick this program off in early 2026.</p>	<p>Persons</p>		<p>None</p>
<p><b>Program 28: Housing Discrimination Monitoring and Referral</b></p>	<p>Provide fair housing information on the City's website and in printed materials available in public buildings in both English and Spanish.</p>	<p>6/30/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City plans to discuss translation needs with the Housing Authority by Summer 2026.</p> <p>Most recently, the City has posted information on available affordable housing resources for lower-income households.</p>	<p>Persons</p>		<p><a href="https://www.coalinga.com/520/Affordable-Housing-Resources">https://www.coalinga.com/520/Affordable-Housing-Resources</a></p>
<p><b>Program 28: Housing Discrimination Monitoring and Referral</b></p>	<p>Coordinate with local fair housing service providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City has not yet coordinated with fair housing providers, but , the City will conduct biannual training for landlords and property owners on local fair housing laws, rights, responsibilities, and related topics.</p>	<p>Persons</p>		<p>None</p>

<p><b>Program 29: Improve Access to Resources</b></p>	<p>The City shall take the following actions to improve access to resources and opportunities citywide, but with a particular emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources:</p> <p>1)Work with Fresno County Rural Transit Agency (FCRTA) and other jurisdictions in the county to develop a fact sheet or similar informational materials of FCTA programs, to be posted on the City's website, social media, and in public buildings by January 2026 and advertised annually in the City's newsletter to help connect seniors and other residents to services in the city and throughout the county, with the goal of providing at least 100 residents with information about available transit resources.</p>	<p>1/30/2026</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City will develop a fact sheet/or any other materials in collaboration with FCRTA and other jurisdictions in the county and distribute it by Spring 2026.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 29: Improve Access to Resources</b></p>	<p>2)Prioritize projects that facilitate place-based revitalization through the City's Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas. On an annual basis, pursue funding for projects from the Capital Improvement Plan located in low-resource areas, including, but not limited to:</p> <ul style="list-style-type: none"> <li>-Traffic Calming and Safety Project</li> <li>-Forest Ave/1st Street/Elm Ave Project</li> <li>-Frame Park Improvements</li> </ul>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>As funding is available the City will prioritize projects that promote place-based revitalization through the Capital Improvement Plan.</p>	<p>Other</p>		<p>None</p>
<p><b>Program 29: Improve Access to Resources</b></p>	<p>3)At least every other year, review and apply for available funding opportunities to improve active transportation, transit, safe routes to school, parks and other infrastructure and community revitalization strategies. Implement projects as funds are received.</p> <p>4)The City will target at least 3-4 improvements in the planning period</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City has not yet researched available funding opportunities to improve infrastructure.</p>	<p>Other</p>		<p>None</p>

<p><b>Program 29: Improve Access to Resources</b></p>	<p>5) Review funding opportunities from the San Joaquin Valley Air Pollution Control District (Valley Air District) on an annual basis.          -As funding is available, pursue funding from the Valley Air District to fund projects such as:  <input type="checkbox"/> Bike paths near schools, including schools near the center of the city, the library, and shopping areas.  <input type="checkbox"/> Plug-in electric vehicle chargers on in City-owned land.          -Conduct outreach to owners of multi-family housing buildings at least twice during the planning period to support interested owners with funding applications for EV charging grants from the Valley Air District. Conduct one additional round of outreach during the planning period for multi-family buildings in low-resource areas, including the central areas of the city.</p> <p>6) Review funding opportunities on an annual basis. As funding opportunities become available, pursue partnerships with community organizations, regional programs, or local businesses such as Green Raiteros or Mid Valley Disposal to support funding applications for investment in green vehicles and infrastructure, prioritizing opportunities that would serve</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City has not yet reviewed funding opportunities from the Valley Air District.</p>	<p>Other</p>	<p>None</p>
<p><b>Program 29: Improve Access to Resources</b></p>	<p>7) Recruit at least two community members from low-resource areas and from farmworker communities to serve on local decision-making bodies such as boards, committees, or task forces as opportunities become available to promote place-based revitalization.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>The City plans to begin recruiting community members from low-resource areas and from farmworker communities to serve on boards, committees, or task forces by the end of 2026.</p>	<p>Other</p>	<p>None</p>
<p><b>Program 29: Improve Access to Resources</b></p>	<p>8) By December 2024, post information about flood-related resources on the City's website and provide public notices in utility bills or other direct methods to neighborhoods at risk of flooding with the goal of connecting at least 100 households with flood risk mitigation resources.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to post information about flood-related resources on the City's website.  The City will provide public notices by Summer 2026.</p>	<p>Other</p>	<p><a href="https://www.coalinga.com/276/Flood-Preparedness">https://www.coalinga.com/276/Flood-Preparedness</a></p>
<p><b>Program 29: Improve Access to Resources</b></p>	<p>9) Ensure program availability and funding announcements are made available in Spanish and translation is available at public meetings on an ongoing basis.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>As program availability and funding announcements are made, the City will provide information in English and Spanish at public meetings.</p>	<p>Other</p>	<p>None</p>





Jurisdiction	Coalinga	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

#### Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









<b>Jurisdiction</b>	Coalinga	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/31/2023 - 12/31/2031

## ANNUAL ELEMENT PROGRESS REPORT

**Table K**  
**Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	No		
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>			
<b>Notes</b>			





Low	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
<b>Total Units</b>		<b>1</b>

<b>Certificate of Occupancy Issued by Affordability Summary</b>		
	<b>Income Level</b>	<b>Current Year</b>
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
<b>Total Units</b>		<b>2</b>