



AGENDA

PLANNING COMMISSION

TUESDAY FEBRUARY 10, 2026

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

Notice is hereby given that the Planning Commission will hold a Regular Meeting, on February 10, 2026 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA. Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

*Chairman Stoppenbrink
Vice Chairman Hill
Commissioner Helmar
Commissioner Yeadon
Commissioner Papietro*

Staff:

*Sean Brewer, Interim City Manager
Shannon Jensen, City Clerk*

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during

the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR

1. Adopt Resolution No. 026P-002 Recommending the City Council Review and Accept the 2025 Annual Progress Report (APR) for the City's 6th Cycle Housing Element and General Plan

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements
2. Commissioner Announcements
3. Chairman Announcements

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Adopt Resolution No. 026P-002 Recommending the City Council Review and Accept the 2025 Annual Progress Report (APR) for the City's 6th Cycle Housing Element and General Plan

Meeting Date: Tuesday, February 10, 2026

Project Location: City of Coalinga

Applicant: City of Coalinga

Owner: City of Coalinga, 155 W Durian Ave., Coalinga, CA 93210

Prepared By: Jesse Barron, Assistant City Manager

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 026P-002 recommending the City Council 1) review and accept the 2025 Annual Progress Report (APR) for the City's 6th Cycle Housing Element and General Plan, 2) find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the CEQA Guidelines, and 3) authorize the City Manager, or designee, to submit the APRs to the California Department of Housing and Community Development and the Governor's Office of Land Use and Climate Innovation.

II. BACKGROUND:

Government Code Section 65400 requires every city and county to prepare two annual progress reports (APRs): one on the Housing Element and one on the General Plan, and to submit both to the local legislative body, with copies to the Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD). The Housing Element APR is intended to monitor whether the housing element is effectively planning for and facilitating housing opportunities for all income levels in the community. The General Plan APR is intended to confirm that the general plan continues to guide land use decisions and remains an effective, up-to-date "constitution" for a community's long-term physical development. Because the general plan must be periodically reviewed and updated to reflect changing conditions, the APR serves as a key monitoring tool for local planning agencies. The General Plan APR also provides LCI with statewide information on local planning activities and land use trends, supporting its role as California's statewide planning agency.

III. PROPOSAL AND ANALYSIS:

Environmental Review:

The City is the Lead Agency for the APRs under the California Environmental Quality Act (CEQA). Preparation, consideration, and submittal of the Housing Element and General Plan Annual Progress Reports are administrative reporting activities that do not, in themselves, authorize or modify any physical development. They therefore qualify for the “common sense” exemption in CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to activities that have the potential to cause a significant effect on the environment; where it can be seen with certainty that there is no possibility of such an effect, the activity is not subject to CEQA. The APRs summarize implementation of existing General Plan and Housing Element policies and programs and do not change land use designations, increase development capacity, or otherwise alter the development potential already established by the City’s adopted General Plan and zoning regulations.

Planning Commission Action:

Move to adopt Resolution No. 026P-002 recommending the City Council 1) review and accept the 2025 Annual Progress Report (APR) for the City’s 6th Cycle Housing Element and General Plan, 2) find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the CEQA Guidelines, and 3) authorize the City Manager, or designee, to submit the APRs to the California Department of Housing and Community Development and the Governor’s Office of Land Use and Climate Innovation.

Alternatives:

None. The Housing Element and General Plan APR are required. Failure to submit the Housing Element and General Plan APR to the LCI and HCD could limit the City’s ability to apply for and be issued grants and/or funding for projects administered by the State Housing and Community Development Department including but not limited to the Community Development Block Grant Program.

Actions Following Approval:

Staff will take the Planning Commission's recommendation to the City Council for consideration.

IV. FISCAL IMPACT:

None.

V. REASONS FOR RECOMMENDATION:

The Housing Element required reporting is entered into an Excel sheet provided by HCD, which allows staff to enter and edit year-to-year housing data. The 2025 calendar year is the second year of the current Housing Element cycle of 2023-2031. The attached Housing Element APR identifies the housing activity data for the 2025 calendar year and status of Housing Element programs.

The General Plan required reporting is separate and independent from the Housing Element APR. The General Plan APR requires the City to provide a document in Microsoft Word or PDF and complete the online form provided by LCI. The attached General Plan APR summarizes the progress and implementation of the General Plan programs as of the 2025 calendar year.

ATTACHMENTS:

Description

- ☐ Resolution No 0256-002
- ☐ 2025 HE APR



2025 GP APR

RESOLUTION NO. 026P-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COALINGA, CALIFORNIA RECOMMENDING THE CITY COUNCIL 1) REVIEW AND ACCEPT THE 2025 ANNUAL PROGRESS REPORTS (APRS) FOR THE CITY'S 6TH CYCLE HOUSING ELEMENT AND GENERAL PLAN, 2) FIND THAT THE PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS SET FORTH IN SECTION 15061(B)(3) OF THE CEQA GUIDELINES, AND 3) AUTHORIZE THE CITY MANAGER, OR DESIGNEE, TO SUBMIT THE APRS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION

WHEREAS, the State of California requires non-charter cities and counties to have adopted General Plans to provide guidance and direction for development activities; and,

WHEREAS, the City of Coalinga's current General Plan was adopted on July 2, 2009; and,

WHEREAS, the Housing Element is one of the mandatory elements of a General Plan required by the State of California and must be updated every eight years and reviewed by the California Department of Housing and Community Development (HCD) for compliance with State requirements; and,

WHEREAS, the 6th Cycle Housing Element was certified by the Department of Housing and Community Development on October 2, 2024; and,

WHEREAS, California Government Code Section 65400 requires cities to prepare and submit an annual progress report on the status of the Housing Element and its implementation, and a separate annual progress report on the General Plan and its implementation, to the local legislative body, the Governor's Office of Land Use and Climate Innovation (LCI), and HCD); and,

WHEREAS, the Housing Element Annual Progress Report is required to include: a) The current state and the progress of its implementation; and b) the progress in meetings share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement and development of housing; and,

WHEREAS, the General Plan Annual Progress Report is required to include: a) The current state and the progress of its implementation; and c) the degree to which the General Plan complies with the Guidelines established by LCI; and,

WHEREAS, the City has prepared its 2025 Annual Progress Reports for the Housing Element and General Plan, attached hereto as Exhibits 'A' and 'B', in accordance with applicable State guidelines; and

WHEREAS, preparation, consideration, and submittal of the APRs are administrative reporting activities that do not change land use designations, zoning, or development capacity and therefore are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (common sense exemption).

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Coalinga, California hereby recommends that the City Council 1) review and accept the 2025 Annual Progress Reports for the City's 6th Cycle Housing Element and General Plan attached hereto as Exhibits 'A' and 'B', 2) find that the project is

exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the CEQA Guidelines, and 3) authorize the City Manager, or designee, to submit the APRs to the California Department of Housing and Community Development and the Governor's Office of Land Use and Climate Change.

PASSED AND ADOPTED by the Planning Commission of the City of Coalinga at a regular meeting held on the 10^h day of February 2026.

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Planning Commission Chairman/Vice Chairman

City Clerk/Deputy City Clerk

EXHIBIT “A” – 2025 Housing Element Annual Progress Report

EXHIBIT “B” – 2025 General Plan Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Coalinga
Reporting Calendar Year	2025
Contact Information	
First Name	Sean
Last Name	Brewer
Title	City Manager
Email	sbrewer@coalinga.com
Phone	5999351533
Mailing Address	
Street Address	155 W. Durian
City	Coalinga
Zipcode	93210

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.

v_01_07_26

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.

like to use the online system, email 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.*

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 and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
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
Total Units		1

Units by Structure Type	Entitled	Permitted	Completed
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
Total	62	1	2

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	1	1
Not Indicated as Infill	0	0

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

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
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
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
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

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
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

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	87
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Coalinga	
Reporting Year	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 A
Housing Development Applications Submitted

[illegible]

ELEMENT PROGRESS REPORT

Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculations

Comes - Completed Entitlement						Affordability by Household Incomes - Building							
					5	6	7						
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							

aid

n formulas

g Permits						Affordability by Household Incomes - Certific							
				8	9	10							
Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	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	Low-Income Non Deed Restricted
1	0	0	0		1	0	0	0	0	0	0	0	2
1				7/17/2025	1								1
					0								1
					0								
					0								
					0								

Dates 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*	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						

[illegible]

Jurisdiction	Coalinga	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	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	157	-	-	-	-	-	-	-	-	-	-	-	157
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	96	-	-	-	-	-	-	-	-	-	-	1	95
	Non-Deed Restricted	-	-	-	-	1	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	89	-	-	-	-	-	-	-	-	-	-	-	89
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
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.
 - 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.

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.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Coalinga						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
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.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1. Regional Collaboration on Housing Opportunities	<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
Program 1. Regional Collaboration on Housing Opportunities	<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
Program 1. Regional Collaboration on Housing Opportunities	<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

Program 1. Regional Collaboration on Housing Opportunities	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
Program 1. Regional Collaboration on Housing Opportunities	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
Program 2: Review Annexation Standards in Memorandum of Understanding	All jurisdictions in Fresno County are subject to the City/County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available to preserve agricultural land. The MOU standards for annexation require that a minimum of 25 percent of annexation areas have an approved tentative subdivision map or site plan. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into city limits depends on private developers requesting an annexation. In cities that are mostly built out within their current city limits, the MOU may limit the cities’ ability to accommodate future housing needs.	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
Program 2: Review Annexation Standards in Memorandum of Understanding	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

Program 3: Homeless/Unhoused Needs	<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.</p> <p>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>	12/31/2031	6th Cycle	Not Yet Started	<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>	Other		None
Program 4: Provision of Adequate Sites	Maintain and annually update the inventory of residential land resources for internal purposes.	12/31/2031	6th Cycle	Continuous	The City continues to maintain and annually update the inventory of residential land resources for internal purposes.	Other		None
Program 4: Provision of Adequate Sites	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.	12/31/2031	6th Cycle	Continuous	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.	Other		None
Program 4: Provision of Adequate Sites	Monitor and report residential development through the HCD annual report process.	12/31/2031	6th Cycle	Continuous	The City will submit its 2025 APR by April 1, 2026.	Other		None
Program 4: Provision of Adequate Sites	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.	12/31/2031	6th Cycle	Not Yet Started	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.	Other		None

Program 5: Water and Wastewater Service	The development viability of the vacant sites in the inventory is directly linked to the availability and capacity of public facilities and services. As the water and wastewater provider in the city, the City will adopt a written policy with specific objective standards for meeting the priority requirement for proposed developments that include housing units affordable to lower-income households consistent with the provisions of California Government Code Section 65589.7.	7/31/2025	6th Cycle	Completed	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.	Other		None
Program 6: Affordable Housing Incentives	<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>	12/31/2031	6th Cycle	Continuous	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.	Units	62	None
Program 6: Affordable Housing Incentives	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.	12/31/2031	6th Cycle	Continuous	In 2025, the City worked with AMG Land Development to entitle 62 senior affordable housing units. The City offered deferment of municipal developmental impact fees until certificates of occupancy in accordance with Government Code Sections 66007(a) and 66007(c)(B).	Units	62	None

Program 6: Affordable Housing Incentives	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.	12/31/2031	6th Cycle	In Progress	The City updated is Zoning Ordinance through Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.	Other		None
Program 6: Affordable Housing Incentives	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).	12/31/2031	6th Cycle	In Progress	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.	Units	62	None
Program 6: Affordable Housing Incentives	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.	12/31/2031	6th Cycle	Continuous	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.	Units	62	None

Program 6: Affordable Housing Incentives	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.	12/31/2031	6th Cycle	Continuous	The City continues to monitor HCD's website for NOFAs on an annual basis.	Other		None
Program 6: Affordable Housing Incentives	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.	12/31/2031	6th Cycle	Continuous	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.	Units		None
Program 6: Affordable Housing Incentives	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.	12/31/2031	6th Cycle	Continuous	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.	Units	62	None
Program 7: Support Funding for Farmworker Housing	<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>	12/31/2031	6th Cycle	Continuous	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.	Units		None

Program 7: Support Funding for Farmworker Housing	The City will also identify potential funding opportunities to provide housing vouchers or other forms of rental assistance with an emphasis on addressing housing needs during the off-season for seasonal workers.	12/31/2031	6th Cycle	Continuous	The City continues to review and identify potential funding opportunities.	Other		None
Program 7: Support Funding for Farmworker Housing	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
Program 7: Support Funding for Farmworker Housing	<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
Program 8: Farmworker Preference in New Affordable Housing	For new affordable housing projects developed with City assistance, incentives, and/or subject to City requirements, the City will require that the developer give qualified farmworker households a preference for 15 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, the units will be made available to other qualified households. The City will coordinate with neighboring jurisdictions and community organizations to annually reach out to affordable housing developers to gather interest and input on how to best implement this program across the region and will provide information on available funding.	12/31/2031	6th Cycle	In Progress	The City is still exploring program implementation.	Units		None

Program 9: Extremely Low Income Households	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.	12/31/2031	6th Cycle	In Progress	The City has coordinated with other jurisdictions throughout the region.	Meetings		None
Program 9: Extremely Low Income Households	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.	12/31/2031	6th Cycle	Continuous	The City did not receive any applications for extremely low-income housing, but will work to expand regulatory incentives as projects are proposed.	Other		None
Program 9: Extremely Low Income Households	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.	12/31/2024	6th Cycle	Continuous	The City has not yet met with local organizations but will conduct outreach to identify funding needs throughout the planning period.	Meetings		None
Program 9: Extremely Low Income Households	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.	12/31/2031	6th Cycle	Continuous	<p>The City did not receive any applications for housing developments that included SROs but will consider committing available funds as projects are proposed.</p> <p>The City amended its SRO ordinance throughh Ordinance No. 874, adopted by City Council in October 2025 and went into effect in November 2025.</p>	Units		None
Program 10: Preservation of At-Risk Housing Units	<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.</p> <p>Create a plan of action when high risk projects are identified to increase the likelihood of preservation.</p> <p>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>	12/31/2031	6th Cycle	Not Yet Started	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.	Meetings		None

Program 10: Preservation of At-Risk Housing Units	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
Program 10: Preservation of At-Risk Housing Units	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
Program 10: Preservation of At-Risk Housing Units	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
Program 11: Promote and Facilitate Accessory Units	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
Program 11: Promote and Facilitate Accessory Units	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
Program 11: Promote and Facilitate Accessory Units	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
Program 11: Promote and Facilitate Accessory Units	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

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

Program 14: Environmental Hazard Mitigation	The City will investigate the availability of additional funds and programs to mitigate risks related to flooding, such as funds to elevate houses above 100-year flood level, particularly for low-income households. The City will apply for funds as funding opportunities become available. As funds become available, the City will develop a program to utilize funds for this purpose and will prioritize program outreach to areas on the city's east and north sides, where flood risk is greatest. Additionally, the City will partner with the Valley Air District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched. Though the City will conduct outreach citywide, additional outreach will be conducted in the central and southwest sides of the city where CalEnviroScreen scores are highest.	12/31/2031	6th Cycle	Not Yet Started	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.	Households		None
Program 15: Local Labor Program	The City will establish and post a list of local labor unions and apprenticeship programs on the City's website and encourage developers and contractors to hire local labor.	7/31/2024	6th Cycle	Not Yet Started	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.	Other		None
Program 16: Zoning Code Amendments	The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities: Definition of Family: Adopt a broadened definition of "family" that provides zoning code occupancy standards specific to unrelated adults and complies with fair housing law.	12/31/2024	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.	Other		None

Program 16: Zoning Code Amendments	The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities: 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.	12/31/2024	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.	Other		None
Program 16: Zoning Code Amendments	The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities: 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).	12/31/2024	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.	Other		None
Program 16: Zoning Code Amendments	The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities: 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.	12/31/2024	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.	Other		None

Program 16: Zoning Code Amendments	The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities: 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).	12/31/2024	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.	Other		None
Program 17: Reasonable Accommodations and Universal Design	<p>The City will allow for reasonable accommodation requests to accommodate the needs of persons with disabilities and streamline the permit review process.</p> <p>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>	7/31/2025	6th Cycle	In Progress	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.	Units		None
Program 17: Reasonable Accommodations and Universal Design	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.	12/31/2031	6th Cycle	In Progress	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.	Units		None
Program 17: Reasonable Accommodations and Universal Design	Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities.	7/31/2025	6th Cycle	Continuous	The City is in compliance with all ADA law and provides reasonable accommodation upon request.	Other		None

Program 17: Reasonable Accommodations and Universal Design	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
Program 18: Monitoring of Planning and Development Fees	The City charges various fees to review and process development applications. Such fees may add to the cost of housing development. The City will analyze housing-related development fees, particularly for multifamily housing, on an annual basis to ensure they do not unduly constrain development. As part of the analysis process, meet with multifamily developers in cooperation with other jurisdictions in the region at least once by December 2024 to request input regarding constraints associated with fees. Based on feedback received, reduce fees if found to be a constraint. Further, the City will offer deferred or reduced fees to facilitate affordable housing development, as appropriate.	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
Program 19: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)	The City will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD, pursuant to SB 330. The City will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the City's website for developers interested in pursuing the streamlined process or vesting rights.	7/31/2025	6th Cycle	In Progress	The City hired a consulting firm to implement this program by Summer 2026.	Units		None
Program 20: Objective Design Standards	The City will develop objective design guidelines and standards to provide clear and objective standards related to single-family, multifamily, and mixed-use residential developments.	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
Program 21: Land Use Controls	To ensure the City offers a variety of lot sizes and allowable densities the City will explore and amend zoning to allow smaller lot sizes (e.g., four to eight thousand square feet) in zones that allow single family units, including the AG, RR, RE, RSF, RT, RMD, and RHD zones.	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

Program 22: Fresno County Rental Rehabilitation Program (RRP)	Promote available housing rehabilitation resources on the City's website and at public counters.	12/31/2031	6th Cycle	Continuous	<p>The City has posted RRP on the City's website and at public counters.</p> <p>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.</p>	Other		https://www.coalinga.com/DocumentCenter/View/2095/Housing-Rehabilitation-Program-ENG--SPN
Program 22: Fresno County Rental Rehabilitation Program (RRP)	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
Program 23: Code Enforcement	The City Manager's office will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. The Code Enforcement Division will also refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections. Targeted efforts to improve housing conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for residents by improving living conditions and enabling them to remain in their home and community. Additionally, the City will conduct proactive code enforcement in housing that serves farmworkers in order to ensure rehabilitation resources are reaching these communities, and to gather more information about housing rehabilitation needs in this part of the community.	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

Program 24: Homebuyer Assistance Program	The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. The City will promote all available homebuyer resources on the City's website and at public counters and will annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance. Continue to pursue CDBG, HOME, and other funding opportunities annually, or as needed, to maintain the first time homebuyer assistance program, and continue to work with Self Help Enterprises to provide counseling and workshops to prospective and active program. On an annual basis, the City will conduct targeted program outreach to areas with high renter overpayment, including the Keck Park neighborhood. 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.	12/31/2031	6th Cycle	Continuous	<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>	Other		https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN
Program 24: Homebuyer Assistance Program	The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. 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.	12/31/2031	6th Cycle	Continuous	<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>	Other		https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN

Program 24: Homebuyer Assistance Program	<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>	12/31/2031	6th Cycle	Continuous	<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>	Other		https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN
Program 24: Homebuyer Assistance Program	<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>	12/31/2031	6th Cycle	In Progress	<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>	Other		https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN

Program 25: Fresno County First-Time Homebuyer Assistance Program	The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. The City will promote all available homebuyer resources on the City's website and at public counters and will annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance. Continue to pursue CDBG, HOME, and other funding opportunities annually, or as needed, to maintain the first time homebuyer assistance program, and continue to work with Self Help Enterprises to provide counseling and workshops to prospective and active program. On an annual basis, the City will conduct targeted program outreach to areas with high renter overpayment, including the Keck Park neighborhood. 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.	12/31/2031	6th Cycle	Continuous	The City continues to provide informational materials on all homebuyer resources on the City's website.	Persons		https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN
Program 25: Fresno County First-Time Homebuyer Assistance Program	The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. 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.	12/31/2031	6th Cycle	Continuous	The City continues to provide informational materials on all homebuyer resources on the City's website.	Persons		https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN

Program 25: Fresno County First-Time Homebuyer Assistance Program	The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. 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.	12/31/2031	6th Cycle	Continuous	The City continues to provide informational materials on all homebuyer resources on the City's website.	Persons		https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN
Program 25: Fresno County First-Time Homebuyer Assistance Program	The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. The program provides a 30 year deferred, zero interest second mortgage, which keeps the first mortgage payment affordable. The City will promote all available homebuyer resources on the City's website and at public counters and will annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance. 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.	12/31/2031	6th Cycle	Continuous	The City continues to provide informational materials on all homebuyer resources on the City's website.	Persons		https://www.coalinga.com/DocumentCenter/View/2096/All-Programs-ENG--SPN
Program 26: Energy Conservation	Establish a high-efficiency washing machine/dryer rebate program for Coalinga residents by December 2024.	12/31/2024	6th Cycle	In Progress	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.	Households		None
Program 26: Energy Conservation	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.	7/31/2025	6th Cycle	Continuous	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.	Households		https://www.coalinga.com/216/Natural-Gas

Program 26: Energy Conservation	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
Program 26: Energy Conservation	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
Program 26: Energy Conservation	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
Program 27: Housing Choice Vouchers	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		https://www.coalinga.com/520/Affordable-Housing-Resources
Program 27: Housing Choice Vouchers	<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 develop informational materials by Fall 2026.	Units		None

Program 28: Housing Discrimination Monitoring and Referral	The Fresno Housing Authority publicizes all information related to housing opportunities, programs fair-housing information and assistance in English, Spanish, Hmong, French, German, Chinese, Arabic, Dutch, Italian, Korean, Portuguese, and Russian. However, while all public notices and information on the Housing Authority website are translated to all of the previously mentioned languages, general circulation of information and secondary links, such as applications, are available only in English. The City will coordinate with the Housing Authority, Fresno Council of Governments (FCOG), and other Fresno County jurisdictions to develop Spanish-language printed materials to improve accessibility to fair housing resources for residents. If additional languages become more prevalent in the county, materials will be translated into those languages as needed.	12/31/2024	6th Cycle	In Progress	<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>	Persons		https://www.coalinga.com/520/Affordable-Housing-Resources
Program 28: Housing Discrimination Monitoring and Referral	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.	12/31/2031	6th Cycle	In Progress	The City plans to kick this program off in early 2026.	Persons		None
Program 28: Housing Discrimination Monitoring and Referral	Provide fair housing information on the City's website and in printed materials available in public buildings in both English and Spanish.	6/30/2025	6th Cycle	In Progress	<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>	Persons		https://www.coalinga.com/520/Affordable-Housing-Resources
Program 28: Housing Discrimination Monitoring and Referral	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.	12/31/2031	6th Cycle	Not Yet Started	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.	Persons		None

Program 29: Improve Access to Resources	<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>	1/30/2026	6th Cycle	Not Yet Started	<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>	Other		None
Program 29: Improve Access to Resources	<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">-Traffic Calming and Safety Project-Forest Ave/1st Street/Elm Ave Project-Frame Park Improvements	12/31/2031	6th Cycle	Continuous	<p>As funding is available the City will prioritize projects that promote place-based revitalization through the Capital Improvement Plan.</p>	Other		None
Program 29: Improve Access to Resources	<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>	12/31/2031	6th Cycle	Not Yet Started	<p>The City has not yet researched available funding opportunities to improve infrastructure.</p>	Other		None

Program 29: Improve Access to Resources	<p>5) Review funding opportunities from the San Joaquin Valley Air Pollution Control District (Valley Air District) on an annual basis.</p> <p>-As funding is available, pursue funding from the Valley Air District to fund projects such as:</p> <ul style="list-style-type: none">□ Bike paths near schools, including schools near the center of the city, the library, and shopping areas.□ Plug-in electric vehicle chargers on in City-owned land. <p>-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>	12/31/2031	6th Cycle	Not Yet Started	The City has not yet reviewed funding opportunities from the Valley Air District.	Other		None
Program 29: Improve Access to Resources	<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>	12/31/2031	6th Cycle	Not Yet Started	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.	Other		None
Program 29: Improve Access to Resources	<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>	12/31/2024	6th Cycle	In Progress	<p>The City continues to post information about flood-related resources on the City's website.</p> <p>The City will provide public notices by Summer 2026.</p>	Other		https://www.coalinga.com/276/Flood-Preparedness
Program 29: Improve Access to Resources	<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>	12/31/2031	6th Cycle	In Progress	As program availability and funding announcements are made, the City will provide information in English and Spanish at public meetings.	Other		None

[illegible]

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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov 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 ⁺ . For detailed reporting requirements, see the chcklist here :	
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:
Cells in grey

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of §												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Coalinga	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	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.

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

Jurisdiction	Coalinga
Reporting Year	2025 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount

\$ -

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
	Income Level	Current Year
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	62
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		62

Building Permits Issued by Affordability Summary		
	Income Level	Current Year
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

Low	Non-Deed Restricted	1
	Deed Restricted	0
Moderate	Non-Deed Restricted	0
Above Moderate		0
Total Units		1

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
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
Total Units		2

ANNUAL PROGRESS REPORT

Coalinga General Plan and Housing Element



CITY OF COALINGA
The Sunny Side of the Valley

REPORTING PERIOD: Calendar Year 2025
(In Accordance with Government Code Section 65400)

INTRODUCTION

This report is intended to comply with the requirements of Government Code Section 65400 for the completion of an annual General Plan Progress Report. This report identifies the status of the City's General Plan and its progress in its implementation. This report represents the Community Development activity for planning year 2025.

The City of Coalinga City Council took action to adopt this report in February 2026 at a regularly scheduled meeting.

Following the presentation of the report, the City Council accepted the report and authorized the City Manager to forward the report and minutes indicating acceptance to the Governor's Office of Land Use and Climate Innovation and the California Department of Housing and Community Development.

COMPREHENSIVE GENERAL PLAN UPDATE 2025

The City adopted its Comprehensive Update to its General Plan (2005-2025) in July of 2009. The update included a full update to the Land Use, Open Space, Safety/Noise, Circulation, and Public Facilities Elements. In 2012 the City completed its comprehensive zoning ordinance update to be in conformity with the recently adopted General Plan.

The City of Coalinga continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2025 reporting period. The information to follow is organized to correspond with the elements of the Coalinga General Plan.

LAND USE ELEMENT

AMENDMENTS

There were no amendments to the Land Use Element during Calendar Year 2025.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPLES OF THE LAND USE ELEMENT

- The City is working to secure funding to update various sections of the land use element to reflect the current policies and direction the City of Coalinga is moving.
- Staff is continuing to update zoning regulations to ensure consistency with the General Plan and its land use policies and implementation measures, including the Housing Element. The city will be continuing its 5-year code amendment to review and update the City's zoning code as needed.

OPEN SPACE AND CONSERVATION ELEMENT

AMENDMENTS

There were no amendments to the Open Space and Conservation Element during 2025.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPLES OF THE OPEN SPACE AND CONSERVATION ELEMENT

- The zoning codes open space regulations provide for both private and public projects (OSC1-2.2).
- The new zoning code included Development and Implementation of a Resource Extraction Overlay District (*Goal OSC-4*).

CIRCULATION ELEMENT

AMENDMENTS

There were no amendments to the Circulation Element during Calendar year 2025.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPLES OF THE CIRCULATION ELEMENT

- **Highway 33 Road Rehabilitation Project – Spring 2026**

The City has been collaborating with Caltrans on a complete rehabilitation of highway 33 through the City where a large component of the project is applying “complete streets” elements to the downtown corridor in order to enhance walking and biking as well as enhancing the downtown character with safer streets.

- **Various ADA Improvements in the Downtown District and Neighborhoods – ON GOING**

The City Council has shown continued commitment to a bi-annual ADA improvement program in order to improve accessibility within the commercial core of the City. The improvements include new sidewalks where none exist, curb ramps and alley approaches. The council has made a commitment to the community on a bi-annual basis to budget \$50,000 towards the implementation of the City's ADA transition plan. In addition the City has hired precision concrete cutting to shave down all trip hazards on sidewalks throughout the City.

- **Various Maintenance Projects – ONGOING**

The City is continuing its efforts maintain a reliable circulation system within the City by focusing efforts towards street maintenance and rehabilitation (overlay, reconstruction, sidewalks, lighting and cross walks (RRFB's). Sources of funding come from, local street funds, tax measures, SB1 and Federal and State grants. Staff finalized plans for Phase 2 and 3 of a comprehensive slurry and cape seal project throughout the City.

Active Transportation Plan

In 2017 the City approved an Active Transportation Plan (ATP) to further the goals, policies and implementation measures of the General Plan. The Coalinga Active Transportation Plan provides a strategy for the development of a comprehensive bicycling and walking network throughout Coalinga, as well as strategy for support facilities and education, encouragement, enforcement, and evaluation programs. It includes a Trails Master Plan that provides a strategy for the development of Class I shared-use paths or trails in and surrounding Coalinga. The Safe Routes to School Plan provides a strategy for the City and Coalinga-Huron School District to partner and provide safer and accessible routes to and from school for all travel modes, focusing on walking and bicycling, through a series of project and programmatic recommendations.

The City completed its 5-Year regional active transportation plan update on in ATP and expected to present to the City Council in 2025.

Active Transportation Projects

- Multi-Use Trails Projects (ATP Cycle 4, 5, 6 & CMAQ). The City applied and was awarded funds for segments 1, 2, 13 and 14 and a portion of segments 3, 3N 4 and 9 of the multi-use trails master plan for walking and biking to provide alternative forms of transportation and recreation for the community. These projects have funding authorization and environmental has been certified for both and are now entering the right-of-way and design phase of the project funding. These projects are funded through the State of CA Active Transportation Program and CMAQ program funds.

All of the proposed street improvements projected in the upcoming year will help meet the goal of providing a balanced, safe and efficient circulation system that includes cars, public transportation, bicycles and pedestrians with the mind set of anticipated growth (*Goal C1*).

These transportation projects also help in maintaining and improving the City's existing circulation and transportation facilities. Through the budget process and street maintenance planning, the City has been able to identify the necessary improvements within the planning area that will have the highest level of impact.

The City currently uses Street saver to monitor and select appropriate treatments for the City streets in an effort to maximize funding sources available for street maintenance projects. In addition to the use of Street saver, the City entered into a contract with Good Roads to use new technologies such as artificial intelligence to determine pavement conditions and recommended treatments.

A comprehensive list of projects that the City has in various stages of design and construction can be found here:

<https://www.coalinga.com/DocumentCenter/View/2394/Current-Public-Works-Projects-List---Update-2-2025>

SAFETY, AIR QUALITY AND NOISE ELEMENT

AMENDMENTS

There were no amendments to the Safety, Air Quality and Noise Element during Calendar year 2025.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPLES OF THE SAFETY, AIR QUALITY, AND NOISE ELEMENT

Noise

- Due to the nature of the guiding and implementing policies of the Noise Element, efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors.
- Performance Standards have been included into the new zoning ordinance to address noise related impacts due to new development such as noise or acoustical studies, sound walls, and other attenuation measures. The City will be soon undertaking a review of its noise standards and update them to have a more clear and concise standard when reviewing projects. Currently the City, absent of strict guidelines, relies on the use of the state model noise standards.
- When projects are brought before the City, staff carefully reviews projects for potential noise impacts to surrounding properties.

Safety

- All new construction and certain building renovations are reviewed for compliance with the Uniform Building Code for seismic safety.

- The City continues to participate in the Federal Emergency Management Agency's (FEMA) flood insurance program.

PUBLIC FACILITIES AND SERVICES ELEMENT

AMENDMENTS

There were no amendments to the Public Facilities and Services Element during Calendar year 2025.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPLES OF THE PUBLIC FACILITIES AND SERVICES ELEMENT

Schools

- In 2025, the City continued to work with developers and property owners to ensure that adequate sites are reserved to meet the Coalinga Huron Unified School District's projected demand for future school uses. The School District has been improving school facilities based on their approved bond in 2024.
- In 2025, the City continued to collect school fees upon issuance of building permits for development projects in accordance with State law.

Utilities

- In 2025, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Coalinga.
- The City of Coalinga continues spending the \$7M Water and Wastewater Bond proceeds approved for major improvements to the City's water and sewer infrastructure. These projects are currently underway and several are expected to be under construction through FY26 and into 2027.
- The City has approved, maintained and implemented the following utility master plans in order to guide and ensure the capacity to serve new growth area identified by the General Plan. These plans are in need of updating and staff is working to develop a cost plan to update said plans.
 - a. Wastewater Master Plan, Water Master Plan, Storm Water Master Plan, Natural Gas Master Plan
- The City of Coalinga is currently working on several water and sewer infrastructure projects to enhance the reliability of the City's wastewater and water treatment facilities including its distribution and collection systems.

HOUSING ELEMENT

AMENDMENTS

The City Council approved the Cycle 6 Housing Element in 2024 and was certified by HCD.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE HOUSING ELEMENT

Cycle 6 Housing Element 2024-2032 (GPA) – HCD Certified

The City of Coalinga is collaborating with (12) twelve Fresno County Jurisdictions to develop the cycle 6 Multi-Jurisdictional Housing Element which serves as the regional housing document that effectively acts as the State-mandated housing element for all participating jurisdictions. Participating jurisdictions included Fresno County, Coalinga, Fowler, Huron, Kerman Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma.

1. The Multi-Jurisdictional Housing Element is a single document, made up of two sections: the main body, which described demographics, housing needs, resources, and constraints at a regional level and included goals and policies common to all participating jurisdictions; and
 2. Individual appendices, which contained details for each jurisdiction (i.e., sites inventory, governmental constraints, evaluation of existing Housing Element) and individual implementation programs for Coalinga.
- The Cycle 6 housing element has been certified by HCD.
 - The City has prepared an Annual Progress Report for the Housing Element under separate cover.