



1515 SIXTH STREET • COACHELLA, CA 92236

Fax: (760) 398-8117

Administration	398-3502	Grants	398-3502
Animal Control	398-4978	Neighborhood Svs.	398-4978
Building	398-3002	Personnel	398-3502
City Clerk	398-3502	Planning	398-3102
City Council	398-3502	Public Works	398-5744
Code Enforcement	398-4978	Recreation	398-3502
Economic Develop.	398-3502	Riverside Sheriffs Office	863-8990
Engineering	398-5744	Sanitary	391-5008
Finance	398-3502	Senior Svs.	398-0104
Fire	398-8895	Utilities	398-2702

October 18, 2005

Governor's Office of Planning and Research
P. O. Box 3044
Sacramento, CA 95812-3044

Department of Housing and Community Development
Division of Housing Policy Development
P. O. Box 952053
Sacramento, CA 94252-2053

RECEIVED

OCT 20 2005

**DIV. OF HOUSING
POLICY DEVELOPMENT HCD**

To Whom It May Concern:

Attached is a copy of our Annual Progress Report on Implementation of the Housing Element for the City of Coachella, along with a Notice of Action by the Coachella City Council. The report was prepared by our consultant, Laurin Associates, a division of RP & M Inc., who also were our consultants for the preparation of our Housing Element Update in 2001.

The report was submitted to our City Council at their regularly scheduled meeting of October 12, 2005 at which time they approved the report and directed staff to submit the report to the Governor's Office of Planning and Research (OPR) and to the Department of Housing and Community Development (HCD).

If there are any questions, please feel free to contact our office.

Sincerely,

Vicki Rice
Administrative Assistant

x/c: file
Laurin Associates, a division of RP & M Inc.
Steve Brown, Director of Neighborhood Services



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NOTICE OF CITY COUNCIL ACTION

~~TO: Carmen Manriquez, Community Development Director~~

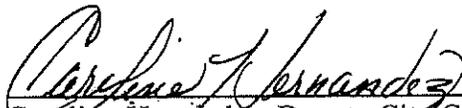
DATE: October 14, 2005

FROM: Caroline Hernandez, Deputy City Clerk

SUBJECT: Coachella City Council Regular Meeting of October 12, 2005

REF: Item 11(h). Annual Progress Report on Implementation of the Housing Element
of Coachella General Plan 2020

ACTION: This item was approved by a 5-0 vote of the City Council.


Caroline Hernandez, Deputy City Clerk

City Council Meeting of
October 12, 2005

Honorable Mayor and Members of the
Coachella City Council

**ANNUAL PROGRESS REPORT
ON IMPLEMENTATION OF THE HOUSING ELEMENT
OF COACHELLA GENERAL PLAN 2020**

BACKGROUND:

The Housing Element is an integral component of the General Plan which addresses existing and future housing needs including both rental and ownership opportunities for persons of all economic groups in the City. The housing element is a tool for use by citizens and public officials in understanding and meeting the housing needs in Coachella.

A housing element is one of the seven State of California required elements of the General Plan. Article 10.6, Section 65580 B 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the housing element and encourages the provision of affordable and decent housing in all communities to meet Statewide goals. Specifically, Section 65580 states the element shall consist of ". . . an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." The element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the housing element. The contents of the element must be consistent with the other elements of the General Plan.

The City of Coachella 2000 - 2005 housing element was prepared in accordance with the provisions of Article 10.6 of the Government Code and adopted by the Coachella City Council in August 2001. It was submitted to the Department of Housing and Community Development as required by law, and was found to be in full compliance with State housing element law. It examined the City's current and future housing needs. It set forth statements of community goals, objectives, and policies concerning housing needs, and it included a housing program that responds to current and future needs within the limitations posed by available resources. The element identified policies and programs which can be adopted and implemented to encourage an adequate housing supply for all economic groups. The housing element is comprehensive in its subject matter, is future oriented, and is directed at the achievement of community goals.

In 2003, Governor Davis signed Senate Bill 491 (Ducheny), which extended the planning period of existing housing elements for one year, postponing the due date for the next revision of local housing elements. All agencies that fall under the jurisdiction of Southern California Association of Governments (SCAG) now have a new date of June 30, 2006 to

prepare and adopt their local housing element, and submit to the Department of Housing and Community Development for certification. Agencies are still required however, to prepare and submit an annual progress report on their current housing element.

State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical especially during this period of financial uncertainties in both the public and private sectors. The methods identified in this document for achieving the City's objectives, or the ability to meet them at all, may change from year to year. Therefore, it is intended that this housing element be reviewed annually and modified not less than every five years in order to remain relevant and useful to the residents of the City, to the decision-makers, and to the private sector.

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The Annual Progress Report is also required as a condition for many of the grants and funding sources that the City applies for, including the Workforce Housing application, CDBG and CalHOME funding.

To comply with this mandate, Laurin Associates, a division of Raney Planning & Management, Inc., in coordination with the Department of Community Development and the Housing Department staff has prepared an Annual Progress Report. This analysis of the Housing Element examined the City's progress in meeting:

- A. Regional Housing Needs and the effectiveness of the housing element in attainment of the community's housing goals and objectives.
- B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- C. Progress towards mitigating governmental constraints identified in the existing housing element; and
- D. Other housing related ordinances or actions by the City Council that would affect the housing element.

FISCAL IMPACT:

There is no fiscal impact on the City's General Fund.

Concur:

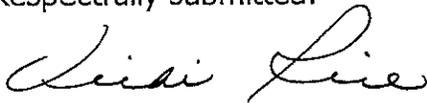


John Quinn
Interim Director of Finance

RECOMMENDATION:

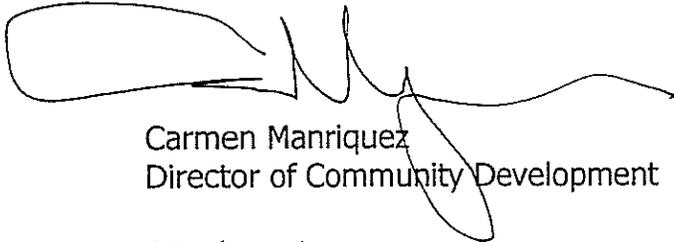
That the City Council approve the Annual Progress Report on Implementation of the Housing Element and direct staff to submit the report to the Governor's Office of Planning and Research (OPR) and to the Department of Housing and Community Development (HCD) before the October 31, 2005 deadline.

Respectfully submitted:



Vicki Rice
Administrative Assistant

Concur:



Carmen Manriquez
Director of Community Development

Concur:



Jerry Santillan
City Manager

Attachments:

Annual Progress Report on Implementation of the Housing Element

**Annual Progress Report¹
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code**

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). Only charter cities are exempt from the requirement to prepare Progress Reports, pursuant to Government Code Section 65700. However, a charter city may have elected to include the annual progress report as one of its goals and objectives in their most recent element. A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

Jurisdiction: **City of Coachella**

Address: **1515 Sixth Street, Coachella, CA 92236**

Contact: **Mr. Carmen Manriquez, Community Development Director, or
Ms. Vicki Rice, Administrative Assistant**

Phone: **760-398-3102**

Report Period: **July 1, 2004 to June 30, 2005**

A. Progress in meeting Regional Housing Need.

Units Constructed: July 1, 2004 – June 30, 2005

Number of New Housing Permits Issued by Income Range			
Very Low Income	Low Income	Moderate Income	Above Moderate Income
35	15	180	2,389

1999 RHNA – New Construction Need

Income Group	RHNA	New Construction Units Permitted During Reporting Period	Remaining New Construction Needed
Very Low	402	509	0
Low	283	725	0
Moderate	301	1,128	0
Above Moderate	502	3,165	0
TOTAL	1,488	5,527	0

¹ Suitable for submission for Workforce Housing Program and to meet HCD Annual Report Requirements

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.

<p>1. Goal 1. It is the goal of the City of Coachella to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the community at a level no greater than that which can be supported by the infrastructure.</p>		
Supporting Policy, Action, or Programs	Original Implementation Date	Progress
<p>Policy 1.1.1 Continue to establish and adopt objectives indicating the amount of housing needed to correct existing shortages and meet projected growth needs within the City. The goal shall be to meet the City of Coachella's fair share of the RHNA of 248 housing units per year.</p>	<p>On-going and by June 30, 2005</p>	<p>The City has met its RHNA goal for all income levels.</p> <p>The City prepared a housing gap analysis which resulted in a successful CDBG grant for the development of three in-fill single family homes to be rented by senior citizens.</p>
<p>Policy 1.1.2. Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.</p>	<p>On-going</p>	<p>The City funds business outreach and retention programs at the Chamber and participates in the Coachella Valley Economic Development Council and Desert Communities Empowerment Zone.</p>
<p>Policy 1.1.3. Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.</p>	<p>On-going</p>	<p>The City participates in the Coachella Valley Economic Development Council.</p>

<p>Policy 1.1.4 Allow and encourage developers to "piggyback" or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.</p>	<p>December 2001</p>	<p>One-step processing has been implemented.</p>
<p>Policy 1.1.5 Continue to work with the Riverside County Housing Authority and other County agencies to determine the need for affordable housing.</p>	<p>December 2001</p>	<p>The City coordinates affordable housing needs with the Housing Authority and other housing providers.</p>
<p>Action 1.1: Establish a relationship with the University of California, Riverside campus to take advantage of their research data on jobs and housing.</p>	<p>December 2002</p>	<p>City joined the Coachella Valley Economic Development Council. That organization uses UCR data – among other sources.</p>
<p>Action 1.2: Continue cooperation between the Redevelopment Agency and Community Development staffs to ensure the AB 1290 reports reflect the housing element policies and actions and vice-versa;</p>	<p>December 2002</p>	<p>Both Staffs participated in the 2005-2011 Implementation Plan adopted by the Redevelopment Agency Board in December 2004.</p>
<p>Action 1.3. Prepare a Jobs/Housing Analysis Plan</p>	<p>December 2001</p>	<p>The City applied for grant funds; they were not successful. The City will reapply in the next round.</p>
<p>Action 1.4. Develop a checklist to be used by the Planning staff that will designate the adopted housing program as one of the items to be addressed.</p>	<p>December 2001</p>	<p>The Community Development staff monitors the number, type, and affordability level of all new housing projects</p>

<p>Action 1.5. Continue to permit senior citizen, farmlabor, and homeless designated housing in all residential zones and in non-residential zones with a Conditional Use Permit.</p>	<p>On-going</p>	<p>Still in effect.</p>
<p>Action 1.6. Update the City's Five Year Housing Plan to provide for the City's direct participation in the development of new senior citizen housing</p>	<p>December 2001</p>	<p>The adopted 2005-2011 Plan reflects the recent CDBG grant to assist in the development of three in-fill senior citizen units to be constructed in 2005.</p>
<p>Action 1.7 When new or revised codes are being considered, the cumulative impact on development standards and housing costs will be analyzed and impacts will be mitigated by including the review on the checklist to be developed under objective 1.2, above.</p>	<p>December 2001</p>	<p>The City engineer, economic development and neighborhood services departments review and comment on all new codes, ordinances, and programs for consistency and cumulative impact.</p>
<p>Action 1.8 Review codes and standards on an annual basis to ensure they reflect the most up-to-date requirements.</p>	<p>This action was adopted to ensure the City complied with handicapped access.</p>	<p>See note, above. All codes are reviewed for consistency with other laws and cumulative impact.</p>
<p>Action 1.9 Provide for an annual review of the vacant and under-utilized sites that was prepared as part of the housing element update.</p>	<p>Ongoing</p>	<p>The City's development map is updated on a quarterly basis.</p>
<p>Action 1-10 Provide updated information to the development community through the City's web site and direct mailings to interested real estate professionals.</p>	<p>Ongoing</p>	<p>The City's development map – showing still vacant areas is posted to the web site every time it is updated.</p>

2. Goal 2. To accommodate housing that is affordable to all households.		
Policy 2.1.1 Provide incentives (i.e., density bonus units, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to Very low and/or Low income households.	July 2002	The City offers, recommends and provides incentives to developers of affordable housing. During 2005/2006 the City will prepare a study of incentives to encourage affordable housing.
Policy 2.1.2. Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.	July 2002	The City design review committee will review, and when possible, approve innovative construction, design, and siting.
Policy 2.1.3. Continue to allocate Home and Redevelopment Agency Low to Moderate funds to direct housing-related programs.	On-going	Since 2000 the City has allocated \$350,000 RDA set aside; \$500,000 HOME housing rehab, \$300,000 CDBG senior rental new construction, \$650,000 for single family homes for very low and low income households, and \$500,000 CalHOME first-time home buyer funds.
Policy 2.1.4. Support the continuation and expansion of federal housing assistance programs for Very-low, Low and Moderate-income households.	On-going	The City participates in federal funding through the State's Small Cities Programs.
Policy 2.1.5. Recognizing the effect of supply and demand on prices for housing and other commodities and encourage development of residential uses on vacant parcels where appropriate.	On-going	CDBG funds are being used to build 3 senior citizen rental homes on vacant in-fill sites in downtown.

<p>Policy 2.1.6. The City will assist developers and sponsors of low and moderate income housing through:</p> <ul style="list-style-type: none"> a. Land write-downs. b. Giving consideration to low and moderate income housing developments in the processing of applications. c. Consider having the Redevelopment Agency utilize Land Banking techniques to provide sites for senior citizen housing in the downtown area. d. Exploring all the available funding sources for assistance such as Redevelopment Agency Set-Aside, CDBG, HCD, CHFA, HUD, and USDA. 	<p>July 2002 and on-going</p>	<ul style="list-style-type: none"> a. The City assisted developers of 50 low income owner and rental units. b. Low income housing applications are routinely fast-tracked to meet the other funding cycle deadlines. c. Land Banking is one of the programs being considered during 2006 with a comprehensive housing program report. d. The city has utilized all the listed funding sources. As of December 2004 they are no longer eligible for USDA funds.
<p>Policy 2.1.7. Encourage the development of planned use developments to concentrate development, minimize costs related to infrastructure, and to provide adequate amenities to ensure the quality of life for Coachella residents.</p>	<p>On-going</p>	<p>PUD's are an effective tool for the City to concentrate development and optimize integrated land uses. Three PUDs have been approved since July 1, 2004.</p>
<p>Actions: 2.1.1 Include the referenced policies in an amendment to the City's Zoning Ordinance</p>	<p>On-going</p>	<p>The City's new zoning ordinance will be adopted during 2005.</p>
<p>Action 2.1.2 Pro-actively contact developers and solicit proposals for the development of senior citizen housing and first-time homebuyer houses.</p>	<p>On-going</p>	<p>The City worked with a developer and provided funding for 3 senior citizen rental homes in downtown. The City's FTHB program is being reviewed in a comprehensive housing program report.</p>

<p>Action 2.1.3 continue to coordinate with CVAG, the County of Riverside, and state-wide organizations to support federal and state efforts to increase money available for affordable housing.</p>	<p>On-going</p>	<p>The City participates in the Coachella Valley Asso. of Governments (CVAG) and council members and City staff serve on various committees.</p>
<p>Policy 2.2.1. Encourage local builders to provide sufficient housing stock for participants in first time homebuyer and other "below market rate" home purchase programs.</p>	<p>On-going</p>	<p>Land costs have sky rocketed over the reporting period. The FTHB program is not viable in its present form. A comprehensive programs report will be prepared 2006.</p>
<p>Policy 2.2.2. City staff shall continue to inform lenders of financing opportunities within the community.</p>	<p>On-going</p>	<p>Local and regional lenders serve on the same CVAG committees as City Staff; information is exchanged monthly.</p>
<p>Policy 2.2.3. Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for Federal and State housing programs/grants.</p>	<p>On-going</p>	<p>The City's "Subrecipient Guidebook" for organizations applying for City grants/loans will be updated at the time of the comprehensive housing program report, using PTA funds in early 2006.</p>
<p>Actions: 2.2.1 Monitor timing, eligibility, and amounts of funds available from all federal, State, and local funding sources.</p>	<p>On-going</p>	<p>As noted, the City has been successful in obtaining HOME, CDBG general and economic development and two PTA grants.</p>
<p>Action 2.2.2. use regular updates on the City's web site to inform public and private parties of the programs available.</p>	<p>On-going</p>	<p>The City's web site is an excellent well-maintained site. www.coachella.org</p>

<p>Policy 2.3.1. Maintain residential zoning districts and development standards that encourage the development of single-family housing products (i.e., small lot or zero-lot line subdivisions) that are affordable to first-time homebuyers. Continue to participate in the State's Small Cities Programs.</p>	<p>On-going</p>	<p>The Agency allocated \$650,000 for the development of single family homes for low and very low income households. Fifty (50) homes have been permitted this reporting period.</p>
<p>Action 2.3.1 Continue to participate in the State's Small Cities Program by applying for HOME first-time homebuyer funds and CDBG infrastructure funds</p>	<p>On-going</p>	<p>As noted, the City has been successful in obtaining HOME, CDBG general and economic development and two PTA grants.</p>
<p>Action 2.3.2 require zone code amendments consider lot size and set back restrictions as they specifically relate to affordable housing</p>	<p>On-going</p>	<p>The City has variable lot sizes to accommodate all housing types and levels of affordability.</p>
<p>Policy 2.4.1. Provide information on the availability of Housing Authority programs to qualified residents.</p>	<p>December 2001</p>	<p>A total of 72 households receive Section 8 assistance. The City has affordable housing brochures in both Spanish and English available at City Hall.</p>
<p>Action 2.4.1 Coordinate with the Riverside County Housing Authority on a quarterly basis to determine the availability of new Section 8 assistance.</p>	<p>December 2001 and quarterly thereafter</p>	<p>The City has not specifically addressed the question of Section 8 assistance because all existing multifamily units in the City are affordable to low income households.</p>
<p>Action 2.4.2. Obtain and distribute Housing Authority literature in public areas.</p>	<p>On-going</p>	<p>Brochures are available at City Hall.</p>

<p>Policy 2.5.1 Develop and implement an incentive program for development of moderate and above moderate rental and sales homes.</p>	<p>Immediate and on-going</p>	<p>This was an important policy in 2000. ALL new housing single and multi housing had some type of subsidy and were rent/sale restricted to very low and low income households. In 2003 this started to change and now all income levels are being accommodated in the City.</p>
<p>Action 2.5.1 Hold periodic information meetings for possible developers.</p>	<p>On-going</p>	<p>Meetings have not been necessary; demand has made Coachella popular.</p>
<p>Action 2.5.2 Attend various housing and economic development related.</p>	<p>On-going</p>	<p>City Staff and elected officials attend Chamber, BIA, CVHC, HCD, HUD, Economic Council, and Trans Border conferences/ meetings.</p>
<p>Goal 3. It is the goal of the City of Coachella to initiate all reasonable efforts to preserve the availability of existing housing opportunities, to conserve and enhance the quality of existing units and residential neighborhoods and to ensure full utilization of the City's existing housing resources for as long into the future as is feasible.</p>		
<p>Policy 3.1.1. Develop standards for new development with emphasis on site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity.</p>	<p>On-going</p>	<p>The City's design review pays special attention to building lighting and siting for safety issues.</p>
<p>Policy 3.1.2. Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety or fire hazard</p>	<p>On-going</p>	<p>The City has been successful in obtaining grant funds that have enabled them to have a broad, viable, on-going code enforcement program.</p>

<p>Action 3.1.1 Amend zoning ordinance to include information from public safety personnel that will minimize individual residents' vulnerability to criminal activity.</p>	<p>July 2002</p>	<p>The City has determined that safety issues are better addressed at the design review or, in the case of existing problems, with code enforcement.</p>
<p>Action 3.1.2 use the Code Enforcement activities as a means of reaching out to and identifying qualified families for the City's housing rehabilitation program and provide education and training in these areas.</p>	<p>July 2002</p>	<p>All code enforcement officers provide City housing program, animal control, and other City information to all persons with whom they come in contact.</p>
<p>Policy 3.1.3. Provide incentives (loans, grants) from the Redevelopment Agency to homeowners in existing owner occupied residences within the City to use for the rehabilitation of their property.</p>	<p>July 2002 and on-going</p>	<p>Between 2000 and 2004, a total of 120 low income owner occupied units received rehabilitation grants from the City.</p>
<p>Action 3.1.3 Use a specified portion of the City's Redevelopment Agency Set-aside funds for a loan and grant housing rehabilitation program.</p>	<p>July 2001</p>	<p>The City designated redev set-aside funds for housing rehabilitation every year for the last five years. This reporting year, \$50,000 was allocated.</p>
<p>Policy 3.1.4. Implement rehabilitation loan and grant programs for Low and Moderate-income homeowners and rental property landlords to encourage full utilization of the City's existing housing stock as long as funds are available.</p>	<p>July 2002 and on-going</p>	<p>Between 1 July 2004 and June 30, 2005, a total of 13 low income renter occupied units received rehabilitation grants from the City.</p>
<p>Policy 3.1.5 Encourage the private sector to take a role in the assistance to Low-income households to rehabilitate substandard or deteriorated units.</p>	<p>July 2001</p>	<p>Area businesses and vendors donate products and services to senior and low income households through the City Neighborhood Revitalization Program.</p>

Action 3.1.5. Utilize the CDBG General ten percent set-aside for curb, gutter, and sidewalk repair and installation.	Spring 2002	The City has implemented a Street Rehabilitation Program throughout downtown and in Coachelita, to two oldest areas of town.
Policy 3.1.6. In the development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing displacement.	July 2001	The City's antidisplacement and relocation plan will be updated as part of the comprehensive housing programs report during 2006 using PTA funds.
Action 3.1.6 Review the City's Relocation Plan to ensure there are appropriate benchmarks in place to minimize displacement.	July 2001	See previous comment, above.
Action 3.1.6. explore infrastructure funding from USDA and other federal sources.	Spring 2002	City has received USDA and CalTrans funds for road up-grade and improvements.
Policy 3.1.7. Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.	Spring 2002	The City has initiated the expansion of the waste water treatment plant, approved a water master plan, and designed expansion of infrastructure east of I-10.
Action 3.1.7. Prepare a professional market study to determine the specific demand for each type of special needs housing.	July 2002	During 2005, as part of the Five Year Implementation Plan, the City prepared a "gap analysis" housing report which will be implemented with the pending housing program report in early 2006.
Policy 3.1.8. Encourage the development of housing that fulfills specialized housing needs.	July 2002	The City has assisted farm labor housing and large family units and it assisted a non-profit with CDBG funds for senior citizen rental units on in-fill lots in down town.

<p>Action 3.1.8. Provide information regarding the need for large rental units, senior citizen housing, farmlabor housing to developers and offer incentives to the development community willing to meet a portion of that need</p>	<p>July 2002</p>	<p>See comment for Policy 3.1.7, above.</p>
<p>Policy 3.1.9. Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs. This will preserve and create attractive, safe neighborhoods with good housing and other facilities; ensure that the quality of dwelling units shall be adequate to protect the health, safety, and general welfare of the residents; ensure that residential and other development standards are consistent with existing codes.</p>	<p>December 2001</p>	<p>Completed. See comment with Policy 3.1.2. and Action 3.1.2.</p>
<p>Action 3.1.9. Integrate the code enforcement activities with housing activities so that residents will receive the information necessary to access rehabilitation and other programs</p>	<p>December 2001</p>	<p>The code enforcement and housing programs are located within the same City department – <i>Neighborhood Services and Housing</i>. All code enforcement officers provide City housing program, animal control, and other City information to all person with whom they come in contact.</p>

<p>Policy 3.1.10. Embark on a demolition program for dangerous buildings.</p>	<p>December 2001</p>	<p>The City code enforcement officers have identified dangerous buildings and the redevelopment agency has assisted owners to bring them up to code or replace them. Photos of successful programs are posted in the office for everyone to share.</p>
<p>Action 3.1.10 Provide training to code enforcement officers that stresses neighborhood beautification and improvement rather than legal and punitive methods.</p>	<p>December 2001</p>	<p>City code enforcement officers are employees of the housing division. They receive training to provide recommendations for solutions rather than punitive actions.</p>
<p>Action 3.1.11 explore the possibility of the Redevelopment Agency buying dangerous properties, demolishing structures, and either land-banking for future use or offering the site to developers for construction of affordable housing.</p>	<p>December 2001</p>	<p>The City bought one 4-plex and is land banking the site for affordable housing. Land banking is one of the programs to be included in the comprehensive housing program report.</p>
<p>Policy 3.2.1. Continue to increase staff knowledge of funding sources, program designs, and funds available for various self help maintenance, conservation, weatherization, and rehabilitation programs. Staff will continue to actively participate in the CVAG Housing Committee process and will take advantage of informational seminars and resources to remain updated on current programs.</p>	<p>July 2002</p>	<p>Staff attends all CDBG, HUD and other financing training and conferences that increase staff knowledge of housing programs. As noted earlier, the City continues to participate in CVAG activities.</p>

<p>Policy 3.2.2. Formalize the City's Neighborhood Revitalization Program with Redevelopment Agency Funds. The program will assist neighborhoods to clean up, remove trash, paint or repair fencing, and perform minor landscaping toward the goal of improving the entire neighborhood.</p>	<p>July 2002</p>	<p>The City has a Neighborhood Revitalization Program that allows neighborhood groups to clean up, repair, paint, and landscape with a grant from the City.</p>
<p>Action 3.2.1. Seek and find training for Economic Development staff, including code personnel</p>	<p>July 2002</p>	<p>City staff attends all CDBG, HUD and other financing training classes and conferences.</p>
<p>Action 3.2.2 Appoint a representative and an alternate to the CVAG Housing Committee</p>	<p>July 2002</p>	<p>The City Manager is the representative; the Director of Neighborhood Services/ Housing is the alternate.</p>
<p>Action 3.2.1 Distribute information on City neighborhood programs in City water bills.</p>	<p>July 2002</p>	<p>This is done on an annual basis.</p>
<p>Policy 3.3.1. Continue to expand the Neighborhood Watch Program to ensure safe and healthy living conditions in existing neighborhoods. This is an ongoing program undertaken by the Riverside County Sheriff's Department.</p>	<p>July 2001</p>	<p>The City has received safe cities grants through the Department of Justice. Code Enforcement personnel also deliver information regarding Neighborhood Watch.</p>
<p>Action 3.3.1 Continue participation by Economic Development staff in the SAFE Cities Committee and other groups and committees that bring together representatives of public safety, code enforcement, and regional representatives.</p>	<p>July 2001</p>	<p>The City has received safe cities grants through the Department of Justice. Both Economic Development and Neighborhood Services personnel participate.</p>

Goal 4. To eliminate arbitrary housing discrimination based on race, religion, ethnic origin, marital status, age, sexual orientation or physical characteristics		
Policy 4.1.1. Support the enforcement of the Fair Housing Laws to protect against housing discrimination, provide adequate information about renters rights, and promotes equal housing opportunity	July 2002	This function is an ongoing part of the Code Enforcement Officer's job, which has developed contacts with professionals in the field and utilizes them for referrals, technical assistance and community education.
Policy 4.1.2. Make information on fair housing services available to the public.	July 2002	Information is on the City web side and in brochure form at City Hall.
Action 4.1.2 Seek and find agencies that can advise and provide legal services in instances of housing discrimination.	July 2002	The City participates with the Riverside County Fair Housing Council with offices in Coachella.
Action 4.1.3 Provide educational and outreach materials in English and Spanish on the web site and at City Hall and Library.	July 2002	Accomplished
Action 4.1.4 Continue to train Housing staff so they can provide referrals and assistance in tenant/landlord relations	July 2002	Neighborhood Services and Code Enforcement staff receive regular train in fair housing issues.
Action 4.1.5 Establish a complaint referral program.	July 2002	In place. Brochures available at City Hall and from Code Enforcement officers.

C. Progress toward mitigating governmental constraints identified in the housing element.

Identified Constraint	Mitigation Progress
Local Entitlement Processing taking too long	City has hired consultants to prepare environmental documents. This has resulted in a reduced processing time.
Infrastructure constraints	The City has dedicated redevelopment and general funds to flood control facilities and upgrading the water and sanitary sewer systems. They have sufficient capacity for the next five years (2010).

D. Any other housing related ordinances or actions by the City Council that would affect the housing element.

1. The City applied for and obtained a Planning/Technical Assistance grant to conduct a comprehensive housing programs study and to update the City's program guidelines. It is anticipated funding will be available in early 2006.
2. The City has hired a consultant to assist them in preparing DDA (developer agreements) to ensure that new development will provide sufficient funding for services and facilities they will use.
3. The City has "fast tracked" applications and provided redevelopment funds to the Desert Alliance for Community Empowerment (DACE) to provide immediate housing to 60 families made homeless by Hurricane Katrina.
4. The City is considering adopting an inclusionary housing ordinance. That decision will be made after the preparation of the comprehensive housing programs report to be prepared with PTA funds in early 2006.