



CITY OF COACHELLA

1515 SIXTH STREET, COACHELLA, CALIFORNIA 92236

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April 23, 2009

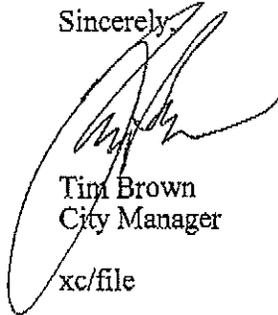
Department of Housing and Community Development
Attn: Ms. Jennifer Seeger
Division of Housing Policy Development
1800 3rd Street, Room 430
Sacramento, CA 95814

Re: City of Coachella Housing Element Annual Progress Report

Dear Ms. Seeger,

Enclosed, please find the Housing Element Annual Progress Report for the City of Coachella, CA. City staff have reviewed and authorized submission of the attached report. We appreciate your acceptance of this Report and look forward to working with you in the future.

Sincerely,



Tim Brown
City Manager
xc/file

HOUSING POLICY
DEVELOPMENT, HCD

APR 27 2009

**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 housing element 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 Governors 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: **Ms. Vicki Rice**

Phone: **760-398-3102**

Report Period: **January 1, 2008 to December 31, 2008**

A. Progress in meeting Regional Housing Need for 2006 – 2014.

Income Group	RHNA	New Construction Units Permitted 1-1-08 – 12-31-08	New Construction Units Permitted 1-1-06 – 12-31-07	Remaining New Construction Needed
Extremely Low	644	18	14.5	611.5
Very Low	644	18	14.5	611.5
Low	893	36	33	824
Moderate	1,059	41	396	622
Above Moderate	2,493	41	396	2,056
TOTAL	5,733	154	854	4,725

¹ Suitable for submission to meet HCD Annual Progress Report requirements.

B. The effectiveness of the Housing Element in attainment of the communities 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, 2006</p>	<p>The City met its RHNA goal for 1999-2006 for all income levels.</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 Partnership, Desert Communities Empowerment Zone and the Coachella Valley Enterprise Zone Authority (CVEZA)</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 Partnership and CVEZA.</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, including the Coachella Valley Association of Governments' regional affordable housing incentives that are continuing to develop.</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>The City joined the Coachella Valley Economic Development Partnership. 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 and was awarded a Planning and Technical Assistance grant in early 2006. The City completed a Strategic Framework and Priorities plan through the SCAG Compass Blueprint Program for the Eastern Study Area which seeks to create a jobs/housing balance in the City's southeast area, and studied the sphere of influence area in the southeast region. Additionally, the City has received a SCAG technical assistance grant to prepare the Pueblo Viejo Specific Plan which will create zoning regulations and development standards for mixed-use developments in the City's downtown core where persons can live and work in the downtown core.</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, though a checklist has not been developed.</p>
<p>Action 1.5: Continue to permit senior citizen, farm labor, 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, a Rehabilitation Grant Program and to support the development of a Tax Credit Affordable Senior Project. The three in-fill senior citizen units were not constructed. Instead, the City provided financial assistance (\$650,000) to DACE-Rancho Housing Alliance to complete Rancho Las Serenas. This project is completed, consisting of 12 modular units; the project is located at 1321 7th Street, Coachella, CA 92236. The City currently uses CDBG Program Income for the Rehabilitation Grant/Loan Program.</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 service 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>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>On-going</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>On-going</p>	<p>The City's development map – showing vacant sites - is posted to the web site every time it is updated.</p>
<p>2. Goal 2. To accommodate housing that is affordable to all households.</p>		
<p>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.</p>	<p>July 2002</p>	<p>The City offers, recommends and provides incentives to developers of affordable housing.</p> <p>The City applied and was awarded a Planning and Technical Assistance grant in early 2006 and completed the study in 2007.</p>

<p>Policy 2.1.2: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.</p>	<p>July 2002</p>	<p>The City design review will review, and when possible, approve innovative construction, design, and siting.</p>
<p>Policy 2.1.3: Continue to allocate HOME and Redevelopment Agency Low to Moderate funds to direct housing-related programs.</p>	<p>On-going</p>	<p>Since 2000 the City has allocated \$350,000 RDA set-aside; \$500,000 HOME housing rehab, \$500,000 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.</p>
<p>Policy 2.1.4: Support the continuation and expansion of federal housing assistance programs for Very-low, Low and Moderate-income households.</p>	<p>On-going</p>	<p>The City participates in federal funding through the State's Small Cities Programs. Since 2000 the City has received over \$12.3 million dollars in grant funds from CDBG.</p>
<p>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.</p>	<p>On-going</p>	<p>The three in-fill senior citizen units were not constructed. Instead the City provided financial assistance (\$650,000) to DACE-Rancho Housing Alliance to complete Rancho Las Serenas. This project is completed, consisting of 12 modular units; the project is located at 1321 7th Street, Coachella, CA 92236. The City currently uses CDBG Program Income for the Rehabilitation Grant/Loan Program.</p>

<p>Policy 2.1.6: The City will assist developers and sponsors of low and moderate-income housing through:</p> <p>Land write-downs. Giving consideration to low and moderate-income housing developments in the processing of applications. Exploring all the available funding sources for assistance such as Redevelopment Agency Set-Aside, CDBG, HCD, CalHFA, HUD, and USDA.</p>	<p>July 2002 and on-going</p>	<p>The City assisted developers of 15 low income single-family units. Low-income housing applications are routinely fast-tracked to meet the other funding cycle deadlines. Land banking is one of the programs considered during 2006 with a comprehensive housing program report. The City has utilized all the listed funding sources. The City is eligible for USDA funds. Projects involving low and moderate income dwelling units are fast tracked through the City's review and approval process. The City encourages new developments to construct affordable housing units within their projects, and take advantage of density bonus and development incentive provisions contained in the California Government Code. Land banking has not been used as an affordable-housing compliance mechanism in the City.</p>
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<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. Several residential subdivisions with a PUD zoning overlay have been approved since July 1, 2005. The City has approved subdivision maps which involved a Planned Unit Development overlay zone, for a total of 1,990 entitled dwelling units, since July 1, 2005.</p>
<p>Action 2.1.1: Include the referenced policies in an amendment to the City's Zoning Ordinance.</p>	<p>On-going</p>	<p>Work continues on an updated Zoning Ordinance in conjunction with a new General Plan Update. The General Plan is being updated concurrently</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 three senior citizen rental homes in downtown. The City's FTHB program is being reviewed in a comprehensive housing program report and marketed in newspapers, flyers and mailers.</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 Association of Governments (CVAG) and council members and City staff serves 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 increased over the reporting period. Assistance increased to \$100,000 in 2006. The City provides First Time Home Buyer Assistance utilizing three funding sources (RDA, HOME, and CalHOME). The maximum assistance through RDA is set at \$75,000 (and it is used for low and moderate income families/individuals), and the maximum assistance through HOME and CalHOME is currently set at \$100,000 (and is used for only low income families/individuals), but the City will be considering decreasing this amount to \$75,000. HOME and CalHOME assistance come from grant awards or the City’s Program Income Account (currently the City has very limited funds in its Program Income accounts and does not have any active grant for HOME and CalHOME, but will be submitting an application in the near future).</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 a 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 was recently updated.</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 Planning and Technical Assistance 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. Fifteen homes have been permitted this reporting period. The money allocated was for the Rancho De La Fe project, which is completed and consists of 120 homes.</p>
<p>Action 2.3.2: Require zone code amendments that consider lot size and set back restrictions as they specifically relate for 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>Riverside County Housing Authority monitors Section 8 assistance.</p> <p>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 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. Developed First Time Homebuyers Program for moderate income households.</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 marketable.</p>

<p>Action 2.5.2: Attend various housing and economic development related conferences to provide information to the development community.</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>3. 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 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 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. City participates in the Riverside County Abandoned Vehicle Abatement 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 of, 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 who inquire.</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 Site-aside funds for a loan and grant housing rehabilitation program.</p>	<p>July 2001</p>	<p>The City designated redevelopment set-aside funds for housing rehabilitation every year for the last five years. The City is using a portion of its Set-Aside for a First Time Homebuyer Program, not housing rehabilitation, and is (program income)/will (if awarded) be using funding from CDBG for housing rehabilitation program.</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 July 1, 2005 and June 30, 2006, a total of 8 low income renter occupied units received rehabilitation grants from the City. The City funded 5 loans in 2007 for owner occupied rehabilitation.</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>
<p>Action 3.1.5: Utilize CDBG General ten percent set-aside for curb, gutter, and sidewalk repair and installation.</p>	<p>Spring 2002</p>	<p>The City has implemented a Street Rehabilitation Program throughout downtown and in Coachellita, the two oldest areas of town.</p>
<p>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.</p>	<p>July 2001</p>	<p>The City's anti-displacement and relocation plan will be updated as part of the comprehensive housing programs report during 2006 using PTA funds.</p>
<p>Action 3.1.6: Review the City's Relocation Plan to ensure there are appropriate benchmarks in place to minimize displacement.</p>	<p>July 2001</p>	<p>See previous comment, above.</p>
<p>Policy 3.1.7: Install and upgrade public services facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.</p>	<p>Spring 2002</p>	<p>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.</p>
<p>Action 3.1.7: Prepare a professional market study to determine the specific demand for each type of special needs housing.</p>	<p>July 2002</p>	<p>During 2005, as part of the Five Year Implementation Plan, the City prepared a "gap analysis" housing report. Senior Housing Rehabilitation is a high priority.</p>

<p>Policy 3.1.8: Encourage the development of housing that fulfills specialized housing needs.</p>	<p>July 2002</p>	<p>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 downtown.</p>
<p>Action 3.1.8: Provide information regarding the need for large rental units, senior citizen housing, farm labor housing to developers and offer incentives to the development community willing to meet a portion of that need.</p>	<p>December 2001</p>	<p>Completed. 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 persons who inquire.</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.</p>
<p>Action 3.1.10: Provide training to code enforcement officers that stress 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>Land banking is one of the programs to be included in the comprehensive housing program report. While exploring purchasing infill lots, the RDA purchased 2 lots for the Building Horizons Program.</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 Mayor 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 a quarterly 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 brings 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, and attend meetings with Coachella Police.</p>
<p>4. Goal 4. To eliminate arbitrary housing discrimination based on race, religion, ethnic origin, marital status, age, sexual orientation or physical characteristics.</p>		
<p>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.</p>	<p>July 2002</p>	<p>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.</p>
<p>Policy 4.1.2: Make information on fair housing services available to the public.</p>	<p>July 2002</p>	<p>Information is on the City web site and in brochure form at City Hall.</p>
<p>Action 4.1.2: Seek and find agencies that can advise and provide legal services in instances of housing discrimination.</p>	<p>July 2002</p>	<p>The City participates with the Riverside County Fair Housing Council with offices in the Coachella Valley.</p>

<p>Action 4.1.3: Provide educational and outreach materials in English and Spanish on the web site and at City Hall and Library.</p>	<p>July 2002</p>	<p>Accomplished.</p>
<p>Action 4.1.4: Continue to train Housing staff so they can provide referrals and assistance in tenant/landlord relations.</p>	<p>July 2002</p>	<p>Neighborhood Services and Code Enforcement staff receive regular training in fair housing issues.</p>
<p>Action 4.1.5: Establish a complaint referral program.</p>	<p>July 2002</p>	<p>In place. Brochures available at City Hall and from Code Enforcement officers.</p>