# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2010 - 12/31/2010

### Table A

### Annual Building Activity Report Summary - New Construction
### Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development | Deed Restricted Units | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | | See Instructions | See Instructions | |
| Los Jardines (CVHC) | SF | O | 43 | 9 | | | 52 | | HCD | 26 | |
| Aventine Tract | SF | O | | 14 | 30 | 15 | 59 | | USDA | | |
| Letitica Torres | SF | O | | | | 1 | 1 | | | | |
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| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ► ► | | | | | 30 | 16 | 46 | | | | |
| (10) Total by income Table A/A3 ► ► | | | 43 | 23 | 60 | 32 | 158 | | | | |
| (11) Total **Extremely Low-Income** Units* | | | 26 | | | | | | | | |

* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella
**Reporting Period** 1/1/2010 - 12/31/2010

### Table A2
### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1 |
|---|---|---|---|---|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | | | | 0 | |
| (2) Preservation of Units At-Risk | | | | 0 | |
| (3) Acquisition of Units | | | 4 | 4 | Housing Affordability Program 5 |
| (5) Total Units by Income | 0 | 0 | 4 | 4 | |

* Note: This field is voluntary

### Table A3
### Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---|---|---|---|---|---|---|
| No. of Units Permitted for **Moderate** | 30 | | | | | 30 | 30 |
| No. of Units Permitted for **Above Moderate** | 16 | | | | | 16 | 16 |

* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2010 - 12/31/2010

### Table B

### Regional Housing Needs Allocation Progress

**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Income Level | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | |
| Very Low | Deed Restricted | 1,288 | | | | | 43 | | | | | 43 | 1,217 |
| | Non-deed restricted | | | | 1 | 27 | | | | | | 28 | |
| Low | Deed Restricted | 893 | | | | | 9 | | | | | 9 | 686 |
| | Non-deed restricted | | 44 | 33 | 60 | 33 | 14 | | | | | 198 | |
| Moderate | Deed Restricted | 1,059 | | | | | | | | | | | 668 |
| | Non-deed restricted | | 84 | 158 | 93 | 26 | 30 | | | | | 391 | |
| Above Moderate | | | | | | | 16 | | | | | 16 | -16 |
| Total RHNA by COG. Enter allocation number: | | 3,240 | 128 | 191 | 154 | 86 | 126 | | | | | 685 | 2,555 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2010 - 12/31/2010

### Table C

### Program Implementation Status

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** 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. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
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# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2010 - 12/31/2010

**General Comments:**

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2012 - 12/31/2012

### Table A

### Annual Building Activity Report Summary - New Construction
### Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development | Deed Restricted Units | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | | See Instructions | See Instructions | |
| Los Jardines (CVHC) | SF | O | 34 | 5 | | | 39 | | HCD | 21 | |
| Aventine Tract | SF | O | | 3 | 5 | 1 | 9 | | USDA | | |
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| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ► ► | | | | | 5 | 2 | 7 | | | | |
| (10) Total by income Table A/A3 ► ► | | | 34 | 8 | 10 | 3 | 55 | | | | |
| (11) Total **Extremely Low-Income** Units* | | | 18 | | | | | | | | |

* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2012 - 12/31/2012

### Table A2
### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1 |
|---|---|---|---|---|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | | | | 0 | |
| (2) Preservation of Units At-Risk | | | | 0 | |
| (3) Acquisition of Units | | | | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary

### Table A3
### Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---|---|---|---|---|---|---|
| No. of Units Permitted for **Moderate** | 5 | | | | | 5 | 5 |
| No. of Units Permitted for **Above Moderate** | 2 | | | | | 2 | 1 |

* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2012 - 12/31/2012

### Table B

### Regional Housing Needs Allocation Progress

**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Income Level | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | |
| Very Low | Deed Restricted | 1,288 | | | | | 17 | 14 | 34 | | | 65 | 1,195 |
| | Non-deed restricted | | | | 1 | 27 | | | | | | 28 | |
| Low | Deed Restricted | 893 | | | | | 9 | 6 | 5 | | | 20 | 669 |
| | Non-deed restricted | | 44 | 33 | 60 | 33 | 14 | 4 | 2 | | | 204 | |
| Moderate | Deed Restricted | 1,059 | | | | | | | 5 | | | 5 | 655 |
| | Non-deed restricted | | 84 | 158 | 93 | 26 | 30 | 8 | | | | 399 | |
| Above Moderate | | | | | | | 16 | 4 | 1 | | | 21 | -21 |
| Total RHNA by COG. Enter allocation number: | | 3,240 | 128 | 191 | 154 | 86 | 100 | 36 | 47 | | | 742 | 2,498 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2012 - 12/31/2012

### Table C

### Program Implementation Status

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** 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. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
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# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2012 - 12/31/2012

**General Comments:**

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2011 - 12/31/2011

### Table A

### Annual Building Activity Report Summary - New Construction
### Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development | Deed Restricted Units | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | | See Instructions | See Instructions | |
| Los Jardines (CVHC) | SF | O | 46 | 6 | | | 52 | | HCD | 20 | |
| Aventine Tract | SF | O | | 5 | 8 | 3 | 16 | | USDA | | |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 ► ► | | | | | 8 | 4 | 12 | | | | |
| (10) Total by income Table A/A3 ► ► | | | 46 | 11 | 16 | 7 | 80 | | | | |
| (11) Total Extremely Low-Income Units* | | | 32 | | | | | | | | |

* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella
**Reporting Period** 1/1/2011 - 12/31/2011

### Table A2
### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1 |
|---|---|---|---|---|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | | | 4 | 4 | Housing Affordability Program 5 |
| (2) Preservation of Units At-Risk | | | | 0 | |
| (3) Acquisition of Units | | | | 0 | |
| (5) Total Units by Income | 0 | 0 | 4 | 4 | |

* Note: This field is voluntary

### Table A3
### Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---|---|---|---|---|---|---|
| No. of Units Permitted for **Moderate** | 8 | | | | | 8 | 30 |
| No. of Units Permitted for **Above Moderate** | 4 | | | | | 4 | 16 |

* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2011 - 12/31/2011

### Table B

### Regional Housing Needs Allocation Progress

**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Income Level | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | |
| Very Low | Deed Restricted | 1,288 | | | | | 17 | 46 | | | | 63 | 1,197 |
| | Non-deed restricted | | | | 1 | 27 | | | | | | 28 | |
| Low | Deed Restricted | 893 | | | | | 9 | 6 | | | | 15 | 676 |
| | Non-deed restricted | | 44 | 33 | 60 | 33 | 14 | 4 | | | | 202 | |
| Moderate | Deed Restricted | 1,059 | | | | | | | | | | | 660 |
| | Non-deed restricted | | 84 | 158 | 93 | 26 | 30 | 8 | | | | 399 | |
| Above Moderate | | | | | | | 16 | 4 | | | | 20 | -20 |
| Total RHNA by COG. Enter allocation number: | | 3,240 | 128 | 191 | 154 | 86 | 100 | 68 | | | | 727 | 2,513 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2011 - 12/31/2011

### Table C

### Program Implementation Status

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** 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. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
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# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** Coachella

**Reporting Period** 1/1/2011 - 12/31/2011

**General Comments:**

## Table C
## Program Implementation Status

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Availability and Production (Program 1) | Utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities. The City will make the land inventory available to the public and will update inventory at least annually. | 5-Year | City is in the process of a General Plan Update and with adoption scheduled for June 2013. The City plans to initiate a Comprehensive review Zoning Ordinance after the General Plan Update adoption. |
| Housing Availability and Production (Program 2) | Zoning Ordinance revision to evaluate Second Dwelling Unit provisions that will eliminate the need for Conditional Use Permit or other discretionary approvals in all residential zones, in accordance with State law. | 5-Year | The Zoning Code allows "granny flats" by right and will be amended in the coming years to allow Second Dwelling Units by right according to State law. |
| Housing Availability and Production (Program 3) | Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding commercial and other non-residential uses. | 5-Year | The City is in the process of a Comprehensive General Plan Update which will be completed in 2013 and will address land use compatibility. |
| Housing Availability and Production (Program 4) | The Zoning Ordinance shall be revised to incorporate Density Bonus provisions, with options, as per State Law. | 5-Year | The City plans to prepare a Density Bonus ordinanceprior to October 2013. |
| Housing Availability and Production (Program 5) | The City will continue to pursue all available funding sources for affordable housing including annual applications for HOME and CDBG funds for the construction or rehabilitation of lower income housing, including extremely low income owner/renter occupied housing. The City will work with non-profit and for-profit low-cost housing developers, including actions necessary to expedite processing and approvals for such projects. | On-going | This City continues to facilitate acquisition and rehabilitation of existing, new and foreclosed affordable housing through the use of State CDBG and County NSP funds. The City is administering an active CDBG grant for housing rehabilitation and recently closed-out a NSP grant that was used to acquire and rehabilitate homes |

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Availability and Production (Program 6) | The City will work with non-profit and for-profit developers of affordable housing to apply for funding for farm worker housing through the USDA Section 515 Rural Housing Program, HCD's Joe Serna Farm worker Housing Grant Program and others that may become available. | On-going | The City has continued to work with the active residential developers that express an interest in using affordable housing program opportunities. There have been no requests for farm worker housing projects. The City is no longer a rural area as defined by the USDA and is no longer elegible for the USDA Section 515 Rural Housing Program. |
| Housing Availability and Production (Program 7) | The City will work with non-profit and for-profit developers of affordable housing to apply for available funding sources such as MHP, Joe Serna Farm worker Housing Grant Program, CalHome, Low Income Housing Tax Credits and tax-exempt bonds. The City will take actions necessary to expedite processing and approvals for such projects. | On-going | The City continues to provide first time homebuyer assistance to qualified low income residents using State HOME grant funds. |
| Housing Availability and Production (Program 8) | The City shall schedule anticipated project annexations in cooperation with individual developers for projects located within the City's Sphere of Influence to provide the land necessary to accommodate future housing needs. A tentative timeline for annexations according to project priority will be drafted and distributed to all project proponents. | On-going | The City is developing new policies for timing of annexations in the Comprehesive General Plan Update scheduled for adoption of June 2013. The City will examine disadvantaged communities in the next Housing Element according to state law to include in future annexations. Employer trailer parks are recognized housing units in the existing sphere of influence. |
| Housing Availability and Production (Program 9) | Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Documentation that adequate services and facilities are or will be provided shall be a condition for their approval. | On-going | The City has successfully implemented these policies as part of the development review and approval process. All new developments have been conditioned to provide the required public and private facilities and services. |

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Availability and Production (Program 10) | Housing data, such as information on building permits, vacancy rates and availability of funding sources will be continuously posted on the City's web site and available in hard copy on request. | On-going | The City successfully publishes this information in the "Document Center" link on the City's webpage. |
| Housing Availability and Production (Program 11) | Continue to update elements of the General Plan, as needed. | 5-Year | The City will release a public draft of the comprehensive General Plan Update in February 2013 and plans final adoption in June 2013. |
| Housing Availability and Production (Program 12) | Revise Zoning Ordinance to allow State licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities to allow, by right, group homes with six (6) or fewer persons in any residential zone, and allow with administrative approval group homes with greater than six persons in all high-density residential zoning districts. | 5-Year | The City plans to re-write the Zoning Code to include new regulations for group residential and other congregate living facilities after the General Plan update is completed in late 2013. |
| Housing Availability and Production (Program 13) | The City shall amend the zoning ordinance to ensure that permit processing procedures for farm worker housing do not conflict with Health and Safety Code Section 17021.6 and no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The City shall also ensure that such procedures encourage and facilitate the development of housing for farm workers. | 5-Year | The City has programmed a re-write of the Zoning Code after the General Plan update is completed in June 2013, to include provisions for streamlining farm worker housing projects. |

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Conservation and Improvement (Program 1) | Establish as a priority, the construction of bedroom additions utilizing financial assistance from the City's CDBG funded residential rehabilitation program, to eliminate overcrowding. The City's noticing campaign will consist of publishing at least annually the availability of funds for bedroom additions as well as for other eligible activities. The campaign will also involve the provision of ongoing program progress (and remaining funds availability), to be posted in City Hall and be kept up to date. | 5-Year | The City uses a State CDBG grant to fund a housing rehabilitation program to address code violations and to construct room additions for qualifying "overcrowded" household units. |
| Housing Conservation and Improvement (Program 2) | Continue to monitor housing conditions throughout the City, while periodically (i.e. every 5 years) conducting formal housing condition surveys. | On-going | The City's Building Official and Code Enforcement staff will be meeting to institute an inspection program. Additionally, Code Enforcement staff works with Riverside County Fire Department to inspect all multifamily projects every 3 years. |
| Housing Conservation and Improvement (Program 3) | Where necessary, cause the removal and replacement of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes. | On-going | The City's Code Enforcement staff provides enforcement and nuisance-abatement services on applicable Uniform Housing and Revenue and Taxation Code regulations. |
| Housing Conservation and Improvement (Program 4) | Continue with a proactive neighborhood enhancement policy, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas. | On-going | In 2010, the City hired a contract code enforcement officer to focus on foreclosure issues and amended the City's Code Enforcement and Nuisance Abatement municipal code regulations to provide a more efficient process. Recent budget reductions and loss of Redevelopment funding caused the City to lose the contract employee.L38 |
| Housing Conservation and Improvement (Program 5) | Continue to provide information and technical assistance to local property owners regarding housing maintenance. | On-going | The City's code enforcement staff and building official provide home maintenance information on an as-needed basis. |

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Conservation and Improvement (Program 6) | Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance. | 5-Year | The City has a housing anti-displacement plan and funding availability for this purpose. |
| Housing Conservation and Improvement (Program 7) | Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas. | 5-Year | This City is preparing a Comprehensive General Plan Update which will be completed in 2013 to address land use compatibility issues. |
| Housing Conservation and Improvement (Program 8) | The City shall maintain a representative and an alternate to the CVAG Housing Committee to maintain continuity and consistently represent the City on housing issues. | On-going | The City has a representative that sits on the CVAG Housing Committee and maintains the City Council informed on housing issues. |
| Housing Conservation and Improvement (Program 9) | Continued participation by Economic Development staff in the SAFE Cities Committee and in other groups and committees that bring together representatives of public safety, neighborhood enhancement and regional representatives. | On-going | The City's Police Department has developed a Crime-Free Multifamily Housing policy framework that is used in the review and approval process for new housing development projects. |
| Energy Conservation (Program 1) | Continue to utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences. | On-going | The City's Building Official monitors siting and design for energy efficiency during the preliminary design stages of new projects. Energy conservation policies for new and existing residential units are included in the proposed Sustainability Element of the Coachella General Plan Update. |
| Energy Conservation (Program 2) | Continue to require that, at a minimum, all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code. | On-going | This is a standard City requirement that continues to be implemented. |

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
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| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Energy Conservation (Program 3) | Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program. | On-going | The City's housing rehab program allows and encourages weatherization projects for existing homes. |
| Energy Conservation (Program 4) | Assist in distributing information to the public regarding free home water consumption audits of the Coachella Water Authority and rebate programs offered by Imperial Irrigation District. | On-going | The City's Environmental Compliance Manager is tasked with promoting water conservation and energy efficiency programs. The Development Services Department distributed rebate program information from the Imperial Irrigation District to City Department office to be made available to the public. |
| Equal Housing Opportunity (Program 1) | The City shall obtain information on fair housing law from the Department of Housing and Community Development and have copies of the information available for the public on the City's website, at City Hall and the local library. In addition, the City Clerk shall add a statement to City utility bills, which indicates that information on fair housing laws is available to the public without charge. Information will be provided in both English and Spanish. Complaints may be directed to the Community Development Department. | 5-Year | The City has execued a consultant contract to re-vamp the City's web site in its entirety. Information on fair housing resources including Riverside County and local Rural Legal Assistance will be made available in 2013. |
| Equal Housing Opportunity (Program 2) | Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier-free housing for handicapped or disabled persons. | On-going | The City's housing rehab program includes this as an eligible project type. |
| Equal Housing Opportunity (Program 3) | Adopt by Resolution a "Reasonable Accommodation Policy" procedure, in accordance with SB 520, as part of the updated Zoning Ordinance to allow for administrative processing of requests for features and accessibility for persons with disabilities. | 5-Year | The City has programmed a re-write of the Zoning Code after the General Plan update is completed in June 2013, to include provisions for reasonable accommodation policies. |

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| Equal Housing Opportunity (Program 4) | Enforce the handicapped accessibility of Federal fair housing laws that apply to all new multifamily residential projects containing four (4) or more units. | On-going | The City's Building Official and plan checker enforce the new accessibility regulations as part of the review and approval process for new projects. |
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| Equal Housing Opportunity (Program 5) | The City shall amend the Zoning Ordinance to define Transitional and Supportive Housing, subject to the same restrictions/regulations as other types of housing in the same zoning district, continue to support efforts of providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill, and chronically disabled, and institute Zoning Ordinance amendment identifying one zoning district that allows shelters by right as well as capacity and subject only to those restrictions applicable to other residential uses of the same type in the same zone and the same type of structure. The City will designate high density residential (RM) as the appropriate zoning district to accommodate emergency shelters by right. | 5-Year | The City will initiate implementation of these items once the comprehensive General Plan Update is completed in June 2013 and a re-write of the Zoning Ordinance is budgeted and completed. |
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| Equal Housing Opportunity (Program 9) | Institute Zoning Ordinance Amendment to include manufactured housing as an approved alternative housing type, as per State of California Requirements. | 5-Year | The Coachella Municipal Code allows manufactured housing so long as it complies with all development standards applicable to homes that use conventional construction. |
| Removing Constraints (Program 1) | Periodically reexamine the Zoning Ordinance (i.e., every 5 years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations. | 5-Year | The City will look at the Zoning Ordinance after the General Plan Update is completed. |
| Removing Constraints (Program 2) | Encourage active participation in an annual meeting of local lending institutions to foster high performance with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA). | On-going | The City has participated in recent County-organized meetings that have included local lending institutions |
| Removing Constraints (Program 3) | Periodically survey (i.e., every 5 years) other cities in the Riverside County area to ensure that local development fees are reasonable. | 5-Year | The City adopted new DIF in February 2010 and new User fees in May 2011. |
| Removing Constraints (Program 4) | Continue the program to allocate funds to defray the cost of land and/or required off-site improvements for lower income housing projects, including extremely low income. | On-going | The City's housing programs classify land costs and off-site improvement costs as eligible project costs to subsidize. |

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| Removing Constraints (Program 6) | Review the Zoning Ordinance revision to evaluate implementation of reduced parking requirement for residential projects serving special needs groups or for projects located close to public transportation or commercial services. | 5-Year | The City has a Senior Housing Overlay zoning designation that allows reduced parking for senior housing. A mixed-use development zone in the Downtown is anticipated as part of the City's General Plan update that would allow reduced parking. |
| Removing Constraints (Program 7) | The City shall create a Zoning District (R-3) that allows for the development of 30 units per acre for affordable multifamily projects, as identified in the General Plan. the City shall ensure that owner-occupied and multi-family residential housing development is allowed "by right", without a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 of the Public Resources Code . | 5-Year | The City processed hired an environmental consultant to prepare the CEQA documents for the Rancho Las Flores Master Plan which includes a change of zone for 30 acres of new high density residential zoning. The City's General Plan update will include a category for urban neighborhood that will allow for development of 30 units per acre and will be adopted June 2013. |
| Housing Affordability (Program 1) | Continue to defer development fees for all proposed housing units affordable to lower income households. | On-going | The city's housing assistance programs allow for developers to apply for low-income loans that have a long-term maturity for repayment that can be used to defer the payment of fees. |

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
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| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Affordability (Program 2) | The City will evaluate for implementation the use of innovative land use techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc. to minimize housing development costs and to maximize development opportunities. | 5-Year | Urban Form guidelines are proposed in the City's General Plan Update inclusive of rowhouse/townhouse, urban apartment building, and mixed use buildings. |
| Housing Affordability (Program 3) | The City will place information on its web site regarding Cal FHA's first-time homebuyer program. | 5-Year | The City has executed a consultant contract to re-vamp the City's website in its entirety. A new web link devoted to the City's continuing First Time Home Buyer Program will be included in the new website, scheduled for completion in 2013. |
| Housing Affordability (Program 4) | Support the efforts of non-profit and for-profit developers to obtain State and/or Federal funds for the construction of affordable housing for lower income households. | On-going | The City works with housing developers to consider State and Federal assistance monies for affordable housing projects. |
| Housing Affordability (Program 5) | The City shall annually apply or support development and rehabilitation applications for State and Federal funding for affordable housing, including CDBG, HOME, Dept of HCD Bond Programs. | 1-Year | The City continues to work with the local non-profit housing developers to apply for State and Federal funding for affordable housing. |
| Preserving Affordable Housing (Program 1) | Actively support the Riverside County Housing Authority's attempts to secure additional Section 8 rental assistance for low-income households. | On-going | Riverside County has not solicited any support from the City of Coachella on securing additional Section 8 rental assistance households. Individual owners continue to rent homes using Section 8 vouchers. |
| Preserving Affordable Housing (Program 2) | The City of Coachella will continue to utilize State and Federal funding sources such as the HOME and CDBG Programs to assist at-risk units. The City will work with owners to provide incentives and opportunities for the preservation of at-risk units. | Current | The City uses HOME grants to provide first time homebuyer downpayment assistance and CDBG for home rehabilitation. The City has successfully assisted the Desert Palm Apartments, a 112-unit affordable housing project, from converting back to market rate units |

City of Coachella
2009 Housing Element - Annual Progress Report

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## Table C
## Program Implementation Status

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
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| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Availability and Production (Program 1) | Utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities. The City will make the land inventory available to the public and will update inventory at least annually. | 5-Year | City is in the process of a General Plan Update and with adoption scheduled for June 2013. The City plans to initiate a Comprehensive review Zoning Ordinance after the General Plan Update adoption. |
| Housing Availability and Production (Program 2) | Zoning Ordinance revision to evaluate Second Dwelling Unit provisions that will eliminate the need for Conditional Use Permit or other discretionary approvals in all residential zones, in accordance with State law. | 5-Year | The Zoning Code allows "granny flats" by right and will be amended in the coming years to allow Second Dwelling Units by right according to State law. |
| Housing Availability and Production (Program 3) | Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding commercial and other non-residential uses. | 5-Year | The City is in the process of a Comprehensive General Plan Update which will be completed in 2013 and will address land use compatibility. |
| Housing Availability and Production (Program 4) | The Zoning Ordinance shall be revised to incorporate Density Bonus provisions, with options, as per State Law. | 5-Year | The City plans to prepare a Density Bonus ordinanceprior to October 2013. |
| Housing Availability and Production (Program 5) | The City will continue to pursue all available funding sources for affordable housing including annual applications for HOME and CDBG funds for the construction or rehabilitation of lower income housing, including extremely low income owner/renter occupied housing. The City will work with non-profit and for-profit low-cost housing developers, including actions necessary to expedite processing and approvals for such projects. | On-going | This City continues to facilitate acquisition and rehabilitation of existing, new and foreclosed affordable housing through the use of State CDBG and County NSP funds. The City is administering an active CDBG grant for housing rehabilitation and recently closed-out a NSP grant that was used to acquire and rehabilitate homes |

City of Coachella
2009 Housing Element - Annual Progress Report

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
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| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Availability and Production (Program 6) | The City will work with non-profit and for-profit developers of affordable housing to apply for funding for farm worker housing through the USDA Section 515 Rural Housing Program, HCD's Joe Serna Farm worker Housing Grant Program and others that may become available. | On-going | The City has continued to work with the active residential developers that express an interest in using affordable housing program opportunities. There have been no requests for farm worker housing projects. The City is no longer a rural area as defined by the USDA and is no longer elegible for the USDA Section 515 Rural Housing Program. |
| Housing Availability and Production (Program 7) | The City will work with non-profit and for-profit developers of affordable housing to apply for available funding sources such as MHP, Joe Serna Farm worker Housing Grant Program, CalHome, Low Income Housing Tax Credits and tax-exempt bonds. The City will take actions necessary to expedite processing and approvals for such projects. | On-going | The City continues to provide first time homebuyer assistance to qualified low income residents using State HOME grant funds. |
| Housing Availability and Production (Program 8) | The City shall schedule anticipated project annexations in cooperation with individual developers for projects located within the City's Sphere of Influence to provide the land necessary to accommodate future housing needs. A tentative timeline for annexations according to project priority will be drafted and distributed to all project proponents. | On-going | The City is developing new policies for timing of annexations in the Comprehesive General Plan Update scheduled for adoption of June 2013. The City will examine disadvantaged communities in the next Housing Element according to state law to include in future annexations. Employer trailer parks are recognized housing units in the existing sphere of influence. |
| Housing Availability and Production (Program 9) | Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Documentation that adequate services and facilities are or will be provided shall be a condition for their approval. | On-going | The City has successfully implemented these policies as part of the development review and approval process. All new developments have been conditioned to provide the required public and private facilities and services. |

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| Housing Availability and Production (Program 10) | Housing data, such as information on building permits, vacancy rates and availability of funding sources will be continuously posted on the City's web site and available in hard copy on request. | On-going | The City successfully publishes this information in the "Document Center" link on the City's webpage. |
| Housing Availability and Production (Program 11) | Continue to update elements of the General Plan, as needed. | 5-Year | The City will release a public draft of the comprehensive General Plan Update in February 2013 and plans final adoption in June 2013. |
| Housing Availability and Production (Program 12) | Revise Zoning Ordinance to allow State licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities to allow, by right, group homes with six (6) or fewer persons in any residential zone, and allow with administrative approval group homes with greater than six persons in all high-density residential zoning districts. | 5-Year | The City plans to re-write the Zoning Code to include new regulations for group residential and other congregate living facilities after the General Plan update is completed in late 2013. |
| Housing Availability and Production (Program 13) | The City shall amend the zoning ordinance to ensure that permit processing procedures for farm worker housing do not conflict with Health and Safety Code Section 17021.6 and no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The City shall also ensure that such procedures encourage and facilitate the development of housing for farm workers. | 5-Year | The City has programmed a re-write of the Zoning Code after the General Plan update is completed in June 2013, to include provisions for streamlining farm worker housing projects. |

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| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Conservation and Improvement (Program 1) | Establish as a priority, the construction of bedroom additions utilizing financial assistance from the City's CDBG funded residential rehabilitation program, to eliminate overcrowding. The City's noticing campaign will consist of publishing at least annually the availability of funds for bedroom additions as well as for other eligible activities. The campaign will also involve the provision of ongoing program progress (and remaining funds availability), to be posted in City Hall and be kept up to date. | 5-Year | The City uses a State CDBG grant to fund a housing rehabilitation program to address code violations and to construct room additions for qualifying "overcrowded" household units. |
| Housing Conservation and Improvement (Program 2) | Continue to monitor housing conditions throughout the City, while periodically (i.e. every 5 years) conducting formal housing condition surveys. | On-going | The City's Building Official and Code Enforcement staff will be meeting to institute an inspection program. Additionally, Code Enforcement staff works with Riverside County Fire Department to inspect all multifamily projects every 3 years. |
| Housing Conservation and Improvement (Program 3) | Where necessary, cause the removal and replacement of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes. | On-going | The City's Code Enforcement staff provides enforcement and nuisance-abatement services on applicable Uniform Housing and Revenue and Taxation Code regulations. |
| Housing Conservation and Improvement (Program 4) | Continue with a proactive neighborhood enhancement policy, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas. | On-going | In 2010, the City hired a contract code enforcement officer to focus on foreclosure issues and amended the City's Code Enforcement and Nuisance Abatement municipal code regulations to provide a more efficient process. In 2011, the City amended the "Abandoned Property" ordinance to include all foreclosed and vacant buildings. |
| Housing Conservation and Improvement (Program 5) | Continue to provide information and technical assistance to local property owners regarding housing maintenance. | On-going | The City's code enforcement staff and building official provide home maintenance information on an as-needed basis. |

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| Housing Conservation and Improvement (Program 6) | Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance. | 5-Year | The City has a housing anti-displacement plan and funding availability for this purpose. |
| Housing Conservation and Improvement (Program 7) | Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas. | 5-Year | This City is preparing a Comprehensive General Plan Update which will be completed in 2013 to address land use compatibility issues. |
| Housing Conservation and Improvement (Program 8) | The City shall maintain a representative and an alternate to the CVAG Housing Committee to maintain continuity and consistently represent the City on housing issues. | On-going | The City has a representative that sits on the CVAG Housing Committee and maintains the City Council informed on housing issues. |
| Housing Conservation and Improvement (Program 9) | Continued participation by Economic Development staff in the SAFE Cities Committee and in other groups and committees that bring together representatives of public safety, neighborhood enhancement and regional representatives. | On-going | The City's Police Department has developed a Crime-Free Multifamily Housing policy framework that is used in the review and approval process for new housing development projects. |
| Energy Conservation (Program 1) | Continue to utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences. | On-going | The City's Building Official monitors siting and design for energy efficiency during the preliminary design stages of new projects. Energy conservation policies for new and existing residential units are included in the proposed Sustainability Element of the Coachella General Plan Update. |
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| Energy Conservation (Program 4) | Assist in distributing information to the public regarding free home water consumption audits of the Coachella Water Authority and rebate programs offered by Imperial Irrigation District. | On-going | The City's Environmental Compliance Manager is tasked with promoting water conservation and energy efficiency programs. The Development Services Department distributed rebate program information from the Imperial Irrigation District to City Department office to be made available to the public. |
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| Removing Constraints (Program 2) | Encourage active participation in an annual meeting of local lending institutions to foster high performance with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA). | On-going | The City has participated in recent County-organized meetings that have included local lending institutions |
| Removing Constraints (Program 3) | Periodically survey (i.e., every 5 years) other cities in the Riverside County area to ensure that local development fees are reasonable. | 5-Year | The City hired a consultant to review and recommend City development fees. The City has since adopted new DIF in February 2010 and new User fees in May 2011. |
| Removing Constraints (Program 4) | Continue the program to allocate funds to defray the cost of land and/or required off-site improvements for lower income housing projects, including extremely low income. | On-going | The City's housing programs classify land costs and off-site improvement costs as eligible project costs to subsidize. |

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| Removing Constraints (Program 6) | Review the Zoning Ordinance revision to evaluate implementation of reduced parking requirement for residential projects serving special needs groups or for projects located close to public transportation or commercial services. | 5-Year | The City has a Senior Housing Overlay zoning designation that allows reduced parking for senior housing. A mixed-use development zone in the Downtown is anticipated as part of the City's General Plan update that would allow reduced parking. |
| Removing Constraints (Program 7) | The City shall create a Zoning District (R-3) that allows for the development of 30 units per acre for affordable multifamily projects, as identified in the General Plan. the City shall ensure that owner-occupied and multi-family residential housing development is allowed "by right", without a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 of the Public Resources Code . | 5-Year | The City processed hired an environmental consultant to prepare the CEQA documents for the Rancho Las Flores Master Plan which includes a change of zone for 30 acres of new high density residential zoning. The City's General Plan update will include a category for urban neighborhood that will allow for development of 30 units per acre and will be adopted June 2013. |
| Housing Affordability (Program 1) | Continue to defer development fees for all proposed housing units affordable to lower income households. | On-going | The city's housing assistance programs allow for developers to apply for low-income loans that have a long-term maturity for repayment that can be used to defer the payment of fees. |

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
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| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Affordability (Program 2) | The City will evaluate for implementation the use of innovative land use techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc. to minimize housing development costs and to maximize development opportunities. | 5-Year | Urban Form guidelines are proposed in the City's General Plan Update inclusive of rowhouse/townhouse, urban apartment building, and mixed use buildings. |
| Housing Affordability (Program 3) | The City will place information on its web site regarding Cal FHA's first-time homebuyer program. | 5-Year | The City has executed a consultant contract to re-vamp the City's website in its entirety. A new web link devoted to the City's continuing First Time Home Buyer Program will be included in the new website, scheduled for completion in 2013. |
| Housing Affordability (Program 4) | Support the efforts of non-profit and for-profit developers to obtain State and/or Federal funds for the construction of affordable housing for lower income households. | On-going | The City works with housing developers to consider State and Federal assistance monies for affordable housing projects. |
| Housing Affordability (Program 5) | The City shall annually apply or support development and rehabilitation applications for State and Federal funding for affordable housing, including CDBG, HOME, Dept of HCD Bond Programs. | 1-Year | The City continues to work with the local non-profit housing developers to apply for State and Federal funding for affordable housing. |
| Preserving Affordable Housing (Program 1) | Actively support the Riverside County Housing Authority's attempts to secure additional Section 8 rental assistance for low-income households. | On-going | Riverside County has not solicited any support from the City of Coachella on securing additional Section 8 rental assistance households. Individual owners continue to rent homes using Section 8 vouchers. |
| Preserving Affordable Housing (Program 2) | The City of Coachella will continue to utilize State and Federal funding sources such as the HOME and CDBG Programs to assist at-risk units. The City will work with owners to provide incentives and opportunities for the preservation of at-risk units. | Current | The City uses HOME grants to provide first time homebuyer downpayment assistance and CDBG for home rehabilitation. The City has successfully assisted the Desert Palm Apartments, a 112-unit affordable housing project, from converting back to market rate units |

City of Coachella
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## Table C
## Program Implementation Status

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
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| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Availability and Production (Program 1) | Utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities. The City will make the land inventory available to the public and will update inventory at least annually. | 5-Year | City is in the process of a General Plan Update and with adoption scheduled for June 2013. The City plans to initiate a Comprehensive review Zoning Ordinance after the General Plan Update adoption. |
| Housing Availability and Production (Program 2) | Zoning Ordinance revision to evaluate Second Dwelling Unit provisions that will eliminate the need for Conditional Use Permit or other discretionary approvals in all residential zones, in accordance with State law. | 5-Year | The Zoning Code allows "granny flats" by right and will be amended in the coming years to allow Second Dwelling Units by right according to State law. |
| Housing Availability and Production (Program 3) | Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding commercial and other non-residential uses. | 5-Year | The City is in the process of a Comprehensive General Plan Update which will be completed in 2013 and will address land use compatibility. |
| Housing Availability and Production (Program 4) | The Zoning Ordinance shall be revised to incorporate Density Bonus provisions, with options, as per State Law. | 5-Year | The City plans to prepare a Density Bonus ordinanceprior to October 2013. |
| Housing Availability and Production (Program 5) | The City will continue to pursue all available funding sources for affordable housing including annual applications for HOME and CDBG funds for the construction or rehabilitation of lower income housing, including extremely low income owner/renter occupied housing. The City will work with non-profit and for-profit low-cost housing developers, including actions necessary to expedite processing and approvals for such projects. | On-going | This City continues to facilitate acquisition and rehabilitation of existing, new and foreclosed affordable housing through the use of State CDBG and County NSP funds. The City is administering an active CDBG grant for housing rehabilitation and recently closed-out a NSP grant that was used to acquire and rehabilitate homes |

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
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| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Availability and Production (Program 6) | The City will work with non-profit and for-profit developers of affordable housing to apply for funding for farm worker housing through the USDA Section 515 Rural Housing Program, HCD's Joe Serna Farm worker Housing Grant Program and others that may become available. | On-going | The City has continued to work with the active residential developers that express an interest in using affordable housing program opportunities. There have been no requests for farm worker housing projects. The City is no longer a rural area as defined by the USDA and is no longer elegible for the USDA Section 515 Rural Housing Program. |
| Housing Availability and Production (Program 7) | The City will work with non-profit and for-profit developers of affordable housing to apply for available funding sources such as MHP, Joe Serna Farm worker Housing Grant Program, CalHome, Low Income Housing Tax Credits and tax-exempt bonds. The City will take actions necessary to expedite processing and approvals for such projects. | On-going | The City continues to provide first time homebuyer assistance to qualified low income residents using State HOME grant funds. The City allocated low income housing tax credits to facilitate developer financing for Desert Palms Apartments' rehabilitation and the project was complete 2010. |
| Housing Availability and Production (Program 8) | The City shall schedule anticipated project annexations in cooperation with individual developers for projects located within the City's Sphere of Influence to provide the land necessary to accommodate future housing needs. A tentative timeline for annexations according to project priority will be drafted and distributed to all project proponents. | On-going | The City is developing new policies for timing of annexations in the Comprehesive General Plan Update scheduled for adoption of June 2013. The City will examine disadvantaged communities in the next Housing Element according to state law to include in future annexations. Employer trailer parks are recognized housing units in the existing sphere of influence. |
| Housing Availability and Production (Program 9) | Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Documentation that adequate services and facilities are or will be provided shall be a condition for their approval. | On-going | The City has successfully implemented these policies as part of the development review and approval process. All new developments have been conditioned to provide the required public and private facilities and services. |

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| Housing Availability and Production (Program 10) | Housing data, such as information on building permits, vacancy rates and availability of funding sources will be continuously posted on the City's web site and available in hard copy on request. | On-going | The City successfully publishes this information in the "Document Center" link on the City's webpage. |
| Housing Availability and Production (Program 11) | Continue to update elements of the General Plan, as needed. | 5-Year | The City will release a public draft of the comprehensive General Plan Update in February 2013 and plans final adoption in June 2013. |
| Housing Availability and Production (Program 12) | Revise Zoning Ordinance to allow State licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities to allow, by right, group homes with six (6) or fewer persons in any residential zone, and allow with administrative approval group homes with greater than six persons in all high-density residential zoning districts. | 5-Year | The City plans to re-write the Zoning Code to include new regulations for group residential and other congregate living facilities after the General Plan update is completed in late 2013. |
| Housing Availability and Production (Program 13) | The City shall amend the zoning ordinance to ensure that permit processing procedures for farm worker housing do not conflict with Health and Safety Code Section 17021.6 and no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The City shall also ensure that such procedures encourage and facilitate the development of housing for farm workers. | 5-Year | The City has programmed a re-write of the Zoning Code after the General Plan update is completed in June 2013, to include provisions for streamlining farm worker housing projects. |

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| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing element. | | |
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| **Name of Program** | **Objective** | **Time-frame in H. E.** | **Status of Program Implementation** |
| Housing Conservation and Improvement (Program 1) | Establish as a priority, the construction of bedroom additions utilizing financial assistance from the City's CDBG funded residential rehabilitation program, to eliminate overcrowding. The City's noticing campaign will consist of publishing at least annually the availability of funds for bedroom additions as well as for other eligible activities. The campaign will also involve the provision of ongoing program progress (and remaining funds availability), to be posted in City Hall and be kept up to date. | 5-Year | The City uses a State CDBG grant to fund a housing rehabilitation program to address code violations and to construct room additions for qualifying "overcrowded" household units. |
| Housing Conservation and Improvement (Program 2) | Continue to monitor housing conditions throughout the City, while periodically (i.e. every 5 years) conducting formal housing condition surveys. | On-going | The City's Building Official and Code Enforcement staff will be meeting to institute an inspection program. Additionally, Code Enforcement staff works with Riverside County Fire Department to inspect all multifamily projects every 3 years. |
| Housing Conservation and Improvement (Program 3) | Where necessary, cause the removal and replacement of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes. | On-going | The City's Code Enforcement staff provides enforcement and nuisance-abatement services on applicable Uniform Housing and Revenue and Taxation Code regulations. |
| Housing Conservation and Improvement (Program 4) | Continue with a proactive neighborhood enhancement policy, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas. | On-going | In 2010, the City hired a contract code enforcement officer to focus on foreclosure issues and amended the City's Code Enforcement and Nuisance Abatement municipal code regulations to provide a more efficient process. |
| Housing Conservation and Improvement (Program 5) | Continue to provide information and technical assistance to local property owners regarding housing maintenance. | On-going | The City's code enforcement staff and building official provide home maintenance information on an as-needed basis. |

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| Housing Conservation and Improvement (Program 6) | Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance. | 5-Year | The City has a housing anti-displacement plan and funding availability for this purpose. |
| Housing Conservation and Improvement (Program 7) | Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas. | 5-Year | This City is preparing a Comprehensive General Plan Update which will be completed in 2013 to address land use compatibility issues. |
| Housing Conservation and Improvement (Program 8) | The City shall maintain a representative and an alternate to the CVAG Housing Committee to maintain continuity and consistently represent the City on housing issues. | On-going | The City has a representative that sits on the CVAG Housing Committee and maintains the City Council informed on housing issues. |
| Housing Conservation and Improvement (Program 9) | Continued participation by Economic Development staff in the SAFE Cities Committee and in other groups and committees that bring together representatives of public safety, neighborhood enhancement and regional representatives. | On-going | The City's Police Department has developed a Crime-Free Multifamily Housing policy framework that is used in the review and approval process for new housing development projects. |
| Energy Conservation (Program 1) | Continue to utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences. | On-going | The City's Building Official monitors siting and design for energy efficiency during the preliminary design stages of new projects. Energy conservation policies for new and existing residential units are included in the proposed Sustainability Element of the Coachella General Plan Update. |
| Energy Conservation (Program 2) | Continue to require that, at a minimum, all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code. | On-going | This is a standard City requirement that continues to be implemented. |

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| Energy Conservation (Program 3) | Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program. | On-going | The City's housing rehab program allows and encourages weatherization projects for existing homes. |
| Energy Conservation (Program 4) | Assist in distributing information to the public regarding free home water consumption audits of the Coachella Water Authority and rebate programs offered by Imperial Irrigation District. | On-going | The City's Environmental Compliance Manager is tasked with promoting water conservation and energy efficiency programs. The Development Services Department distributed rebate program information from the Imperial Irrigation District to City Department office to be made available to the public. |
| Equal Housing Opportunity (Program 1) | The City shall obtain information on fair housing law from the Department of Housing and Community Development and have copies of the information available for the public on the City's website, at City Hall and the local library. In addition, the City Clerk shall add a statement to City utility bills, which indicates that information on fair housing laws is available to the public without charge. Information will be provided in both English and Spanish. Complaints may be directed to the Community Development Department. | 5-Year | The City has execued a consultant contract to re-vamp the City's web site in its entirety. Information on fair housing resources including Riverside County and local Rural Legal Assistance will be made available in 2013. |
| Equal Housing Opportunity (Program 2) | Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier-free housing for handicapped or disabled persons. | On-going | The City's housing rehab program includes this as an eligible project type. |
| Equal Housing Opportunity (Program 3) | Adopt by Resolution a "Reasonable Accommodation Policy" procedure, in accordance with SB 520, as part of the updated Zoning Ordinance to allow for administrative processing of requests for features and accessibility for persons with disabilities. | 5-Year | The City has programmed a re-write of the Zoning Code after the General Plan update is completed in June 2013, to include provisions for reasonable accommodation policies. |

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| Equal Housing Opportunity (Program 4) | Enforce the handicapped accessibility of Federal fair housing laws that apply to all new multifamily residential projects containing four (4) or more units. | On-going | The City's Building Official and plan checker enforce the new accessibility regulations as part of the review and approval process for new projects. |
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| Equal Housing Opportunity (Program 5) | The City shall amend the Zoning Ordinance to define Transitional and Supportive Housing, subject to the same restrictions/regulations as other types of housing in the same zoning district, continue to support efforts of providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill, and chronically disabled, and institute Zoning Ordinance amendment identifying one zoning district that allows shelters by right as well as capacity and subject only to those restrictions applicable to other residential uses of the same type in the same zone and the same type of structure. The City will designate high density residential (RM) as the appropriate zoning district to accommodate emergency shelters by right. | 5-Year | The City will initiate implementation of these items once the comprehensive General Plan Update is completed in June 2013 and a re-write of the Zoning Ordinance is budgeted and completed. |
| Equal Housing Opportunity (Program 6) | The City shall establish streamlined permit processing procedures to expedite the development of homeless shelters as developments come under the consideration of the City through expediting the permitting process for homeless shelters. | 5-Year | The City will incorporate Homeless Shelter regulations as part of the re-write of Zoning Code to be initiated after the adoption of the General Plan Update in 2013. |
| Equal Housing Opportunity (Program 7) | The City shall provide educational outreach materials in English and Spanish on the web site at the City Hall and Library. In addition, the City shall continue to train Housing staff so that they can provide referrals and assistance to tenant/landlord relations and shall continue the complaint referral program. | 5-Year | This City provides bilingual displacement information as needed. The City has a complaint referral program in place. |

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| Equal Housing Opportunity (Program 8) | The City shall actively facilitate the provision of legal and other assistive services to minimize or eliminate discrimination and otherwise assist homeowners and renters remain in their properties. The City shall partner with Springboard and other non-profits for a public noticing campaign notifying residents of their services, primarily mortgage default avoidance. | 5-Year | The City requires its first time homebuyers to complete a homebuyer education program. The City continues to monitor homeowner and renter displacement "at risk" clients and has not yet programmed funds for partnering with Springboard or other non-profit. |
| Equal Housing Opportunity (Program 9) | Institute Zoning Ordinance Amendment to include manufactured housing as an approved alternative housing type, as per State of California Requirements. | 5-Year | The Coachella Municipal Code allows manufactured housing so long as it complies with all development standards applicable to homes that use conventional construction. |
| Removing Constraints (Program 1) | Periodically reexamine the Zoning Ordinance (i.e., every 5 years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations. | 5-Year | The City will look at the Zoning Ordinance after the General Plan Update is completed. |
| Removing Constraints (Program 2) | Encourage active participation in an annual meeting of local lending institutions to foster high performance with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA). | On-going | The City has participated in recent County-organized meetings that have included local lending institutions |
| Removing Constraints (Program 3) | Periodically survey (i.e., every 5 years) other cities in the Riverside County area to ensure that local development fees are reasonable. | 5-Year | The City hired a consultant to review and recommend City development fees. The City has since adopted new DIF in February 2010. |
| Removing Constraints (Program 4) | Continue the program to allocate funds to defray the cost of land and/or required off-site improvements for lower income housing projects, including extremely low income. | On-going | The City's housing programs classify land costs and off-site improvement costs as eligible project costs to subsidize. |

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| Removing Constraints (Program 6) | Review the Zoning Ordinance revision to evaluate implementation of reduced parking requirement for residential projects serving special needs groups or for projects located close to public transportation or commercial services. | 5-Year | The City has a Senior Housing Overlay zoning designation that allows reduced parking for senior housing. A mixed-use development zone in the Downtown is anticipated as part of the City's General Plan update that would allow reduced parking. |
| Removing Constraints (Program 7) | The City shall create a Zoning District (R-3) that allows for the development of 30 units per acre for affordable multifamily projects, as identified in the General Plan. the City shall ensure that owner-occupied and multi-family residential housing development is allowed "by right", without a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 of the Public Resources Code . | 5-Year | The City processed hired an environmental consultant to prepare the CEQA documents for the Rancho Las Flores Master Plan which includes a change of zone for 30 acres of new high density residential zoning. The City's General Plan update will include a category for urban neighborhood that will allow for development of 30 units per acre and will be adopted June 2013. |
| Housing Affordability (Program 1) | Continue to defer development fees for all proposed housing units affordable to lower income households. | On-going | The city's housing assistance programs allow for developers to apply for low-income loans that have a long-term maturity for repayment that can be used to defer the payment of fees. |

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| Housing Affordability (Program 3) | The City will place information on its web site regarding Cal FHA's first-time homebuyer program. | 5-Year | The City has executed a consultant contract to re-vamp the City's website in its entirety. A new web link devoted to the City's continuing First Time Home Buyer Program will be included in the new website, scheduled for completion in 2013. |
| Housing Affordability (Program 4) | Support the efforts of non-profit and for-profit developers to obtain State and/or Federal funds for the construction of affordable housing for lower income households. | On-going | The City works with housing developers to consider State and Federal assistance monies for affordable housing projects. |
| Housing Affordability (Program 5) | The City shall annually apply or support development and rehabilitation applications for State and Federal funding for affordable housing, including CDBG, HOME, Dept of HCD Bond Programs. | 1-Year | The City continues to work with the local non-profit housing developers to apply for State and Federal funding for affordable housing. |
| Preserving Affordable Housing (Program 1) | Actively support the Riverside County Housing Authority's attempts to secure additional Section 8 rental assistance for low-income households. | On-going | Riverside County has not solicited any support from the City of Coachella on securing additional Section 8 rental assistance households. Individual owners continue to rent homes using Section 8 vouchers. |
| Preserving Affordable Housing (Program 2) | The City of Coachella will continue to utilize State and Federal funding sources such as the HOME and CDBG Programs to assist at-risk units. The City will work with owners to provide incentives and opportunities for the preservation of at-risk units. | Current | The City uses HOME grants to provide first time homebuyer downpayment assistance and CDBG for home rehabilitation. The City has successfully assisted the Desert Palm Apartments, a 112-unit affordable housing project, from converting back to market rate units |

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