Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Coachella

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Reporting Period by Calendar Year: from 1-1-09 to 12-31-09

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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

-and-

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

HOUSING POLICY DEVELOPMENT, HCD
DEC 24 2010

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

Jurisdiction Coachella

Reporting Period 1-Jan-09 - 31-Dec-09

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	
CARLOS PARTIDA	SF	O			1		1				
AVENTINE TRACT	SF	O	22	23	24		69				
C.V. HOUSING	SF	O	5	7			12				
NAVARRA	SF	O		3	1		4				
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					26		0				
(10) Total by income Table A/A3 ► ►			27	33	26		86				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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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			112	112	Desert Palms Apartments Rehab and Preservation Project
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	112	112	

* 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**						0	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

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Reporting Period 1-Jan-09 - 31-Dec-09

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						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											1,260
	Non-deed restricted				1	27						28	
Low	Deed Restricted	893											723
	Non-deed restricted		44	33	60	33						170	
Moderate	Deed Restricted	1,059											698
	Non-deed restricted		84	158	93	26						361	
Above Moderate		2,493											2,493
Total RHNA by COG. Enter allocation number:		5,733	128	191	154	86						559	5,174
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

City of Coachella
2009 Housing Element - Annual Progress Report

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 has issued a Request For Proposals and is in the process of hiring a consultant to assist the City in completing this task.
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	This City will be hiring a consultant to prepare the City's Comprehensive General Plan Update which will be completed in late 2012 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 ordinance upon completion of the General Plan Update in late 2012.
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 has continued to facilitate the construction of new and rehabilitated affordable housing projects through the use of HOME funds. The City has an active grant for this purpose.

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.
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 provided assistance using MHP funds for the acquisition and rehabilitation of the existing Desert Palms Apartments (112 units)
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 has completed the updated Plan of Services for the Cocopah Annexation which includes approximately 560 acres of residential land. A City-wide annexation policy is forthcoming.
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.
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.

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 11)	Continue to update elements of the General Plan, as needed.	5-Year	The City is in the process of hiring a consultant to prepare a comprehensive update of the General Plan to be completed in late 2012.
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 2012.
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 late 2012, to include provisions for streamlining farm worker housing projects.
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 has CDBG funding sources available through the City's Housing Rehab program for room additions to qualifying "overcrowded" household units.

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 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.
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	The City intends to hire a code enforcement officer to focus on foreclosure issues and will be re-writing 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.
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 will be hiring a consultant to prepare the City's Comprehensive General Plan Update which will be completed in late 2012 to address land use compatibility issues.

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 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 (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.
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 has hired a new Environmental Compliance Manager that will be tasked with promoting water conservation and energy efficiency programs.

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**
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 publishes information on affordable housing programs on the City webpage. The housing staff continues to work with our Finance Department who handles billing for utilities to coordinate the public announcements.
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 late 2012, to include provisions for reasonable accommodation policies.
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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Name of Program	**Objective**	**Time-frame in H. E.**	**Status of Program Implementation**
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 late 2012 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 in post 2012.
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.
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 continues to monitor homeowner and renter displacement "at risk" clients and has not yet programmed funds for partnering with Springboard or other non-profit.

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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 has hired a consultant to prepare comprehensive fee studies on DIF and User fees.
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.
Removing Constraints (Program 5)	The City shall encourage concurrent processing of entitlements to foster an environment conducive to business, Allowing various analyses and staff reports to be done at the same time, rather than requiring one process to be completed before beginning the next process, the City facilitates faster overall processing times. Department staff will notify applicants early in development process of this policy and place public notice of the City's policy on the web site.	On-going	The City advises applicants of the concurrent processing policies during Pre-Application Review process.

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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.
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.
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	The City received a Compass Planning Grant in 2008 to plan for urban mixed use development in the City's Downtown. The policies in this document will get folded into the General Plan comprehensive update.
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 will be hiring a consultant to assist with this effort.
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.

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Name of Program	**Objective**	**Time-frame in H. E.**	**Status of Program Implementation**
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 has successfully assisted the Desert Palm Apartments, a 112-unit affordable housing project, from converting back to market rate units