

**Department of Housing and
Community Development**

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Housing Policy Department
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ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Coachella

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Reporting Period by Calendar Year: From: 01-01-2013 to 12-31-2013

These forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year.

Department of Housing and Community Development

Division of Housing Policy Development

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Sacramento, CA 94252-2053

and

Governor's Office of Planning and Research

P.O. Box 3044

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**PROGRESS REPORT ON THE IMPLEMENTATION OF THE
CITY OF COACHELLA HOUSING ELEMENT (2013-2021)
January 1, 2013 through December 31, 2013**

A. BACKGROUND

California State law provides that most jurisdictions prepare an annual status report on the implementation of the Housing Element component of the General Plan. In this format, the City of Coachella is submitting its annual progress report on the implementation of the Housing Element to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) for review and evaluation. By providing this information, the City qualifies for State HCD housing funds.

The Housing Element is one of the mandatory elements of a General Plan, as required by State law. The City of Coachella recently updated its Housing Element for the 2013-2021 planning period, which was certified by HCD on April 2, 2014. The Housing Element establishes policies and programs in order to provide a wide variety of housing opportunities to meet the needs of all economic segments of the community as determined through the Regional Housing Needs Allocation (RHNA) process. The City's RHNA goal for this planning period is 3,488 total housing units composed of both market-rate and affordable units. This corresponds to 388 units annually throughout the eight year planning period. To achieve this objective, the City's housing strategy includes careful planning for residential land uses at appropriate location and densities. The strategy seeks to maximize housing opportunities on infill parcels already served by the City in order to utilize existing infrastructure.

This report summarizes the City's progress towards meeting its RHNA goals and other objectives during the 2013 calendar year as set forth in the Housing Element.

B. ANNUAL BUILDING ACTIVITY SUMMARY FOR NEW CONSTRUCTION - VERY LOW-, LOW-, AND MIXED INCOME MULTI-FAMILY PROJECTS (TABLE A)

Table A provides the total number of very low, low and mixed income multi-family projects for which a building permit for *new* residential construction was issued during this reporting period. In calendar year 2013, the City issued building permits for a 56-unit apartment complex serving as farmworker housing at the very low income level. The City also issued 62 building permits for low-income single-family dwelling units to the Coachella Valley Housing Coalition, which specializes in the construction of low income housing. The City also issued 46 building permits for the construction of new moderate income single-family homes sold at market rate and financed primarily with FHA and USDA loans.

C. ANNUAL BUILDING ACTIVITY SUMMARY FOR UNITS REHABILITATED, PRESERVED AND ACQUIRED (TABLE A2)

Table A2 provides the total number of units rehabilitated, preserved and acquired during this reporting period. In calendar year 2013, one hundred and one (101) multi-family residential units (Coachella Community Homes) were rehabilitated, fifty (50) multi-family residential units (Pueblo Nuevo Apartments) and ten (10) single-family homes were permitted for rehabilitation within the City.

D. ANNUAL BUILDING ACTIVITY SUMMARY FOR ABOVE MODERATE-INCOME UNITS (TABLE A3)

During this reporting period, no building permits were issued for above-moderate income residential units. Market rate homes were classified by the City as moderate income homes due to the smaller home size sold (under 2,000 sf) and the type of financing used to purchase the homes (primarily FHA and USDA loans).

E. REGIONAL HOUSING NEEDS ALLOCATION PROGRESS (TABLE B)

The City of Coachella falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG uses a predominately demographic formula to allocate the regional housing needs among the incorporated cities and unincorporated county areas. The City's fair share of the regional housing needs for the planning period 2013-2021 is 3,488 units. These units are distributed among income categories as depicted in Table B.

While the housing market has slowly recovered, housing starts in calendar year 2013 within City of Coachella have been lackluster and its ability to achieve the current RHNA goal remains impacted by the locally depressed economy.

The City has been proactive in planning for additional housing. Approximately 8,000 housing units have already received entitlements through the zoning or development permit stage and additional entitlements are currently being processed for additional housing units. Actual construction of these projects will largely depend on market forces, but the City is unwavering in its efforts to facilitate development of housing through the implementation of housing programs and entitlement process improvements. At this time, it is unclear how many of these projects will actually be built due to low consumer demand and lack of financing.

F. PROGRAM IMPLEMENTATION STATUS (TABLE C)

Despite the challenges of the economy and the depressed housing market, the City has been active in creating housing opportunities through various housing programs. Additionally, the City of Coachella continues to adopt Zoning Ordinance changes to streamline housing production and to facilitate the development of housing units.

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

Jurisdiction	City of Coachella
Reporting Period	1/1/2013 - 12/31/2013

General Comments:

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