



CITY OF INDIO

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December 28, 2008

Cathy E. Creswell, Deputy Director
California Department of Housing and Community Development
1800 3rd Street, Rm. 430
Sacramento, CA 95814

HOUSING POLICY
DEVELOPMENT, HCD

JAN 07 2009

RE: 2007 Housing Element Annual Progress Report

Dear Ms. Creswell,

Enclosed, please find a copy of the City of Indio's State-mandated Annual Progress Report (APR) on the Implementation of the Housing Element for the period of January 1, 2007 to December 31, 2007. The APR was accepted by the City of Indio's City Council on December 17, 2008. The next Progress Report, for 2008, will be submitted in April 2009, in accordance with the new submittal deadline.

Thank you, in advance, for accepting and filing the APR. As required, the APR has also been sent to the Governor's Office of Planning and Research.

Should you have any questions, please feel free to call me at (760) 541-4260.

Sincerely,



Jesus A. Gomez
Housing Programs Manager

Enclosures

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Indio
 Reporting Period: 1-Jan-07 - 31-Dec-07

Table A
 Annual Building Activity Report
 Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

1	2	3	4				5	6	7	8
			Adequacy by household incomes							
Project Identifier (may be APR No., project name or address)	Unit Category	Tenure R-Renter O-Owner	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total Units per Project	Assistance Programs for Each Development See Instructions	Dead Restricted Units See Instructions	Now below the number of units determined by the affordable method, financial or dead restrictions, and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
Horizons at Indio	5+	R	39	40	0	1	80	TCAC; RDA; HOME; HCD	79	
(9) Total of Above Moderate from Table A2			39	40		331	331			
(10) Total by income units (Field 5) Table A			39	40		332	411			

(7) 8-plex buildings

(8) 4-plex buildings

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Table A2

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

No. of Units Permitted for Above Moderate	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
330	330	0	0	0	1	331

ANNUAL ELEMENT PROGRESS REPORT
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 (CCR Title 25 §6202)

Jurisdiction _____ City of Indio
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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.		2007									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	Dead		39								39	916	
	Restricted Non-dead	955											
	restricted												
Low	Dead		40								40	627	
	Restricted Non-dead	607											
	restricted												
Moderate	Dead											752	
	Restricted Non-dead	752											
	restricted												
Above Moderate	restricted	1,789	332								332	1,437	
Total RHNA by COG:													
Enter allocation number:		4,143											
Total Units			411								411		3,732
Remaining Need for RHNA Period													

**Table C
Review of 2007 Housing Element Performance**

Goal/Objective/Policy	Program	Progress in Implementation	Deadline
Goal 1: It is the Goal of the City of Indio to concentrate its efforts to increase the availability of permanent housing for all community residents.			
Objective 1-1: Seek assistance under federal, state, and other programs for eligible activities within the City that addresses affordable housing needs.			
<i>Policy 1-1-1: Apply to HUD and State HCD for grant funds that may be used for housing related programs.</i>	The City staff will increase its coordination with the State HCD staff to apply for the funding that is made available through Proposition 46. For example, in partnership with an interested non-profit developer, apply to the MHP program for the development of low-income housing. Finally, as affordable units are developed, apply for the Workforce Housing Rewards Program.	During the reporting period, the City applied for, and was granted, \$138,778 in Workforce Housing Rewards Program Funds.	With the HCD application cycle, and with developer interest.
<i>Policy 1-1-2: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing.</i>	Prepare a Project Information Brochure outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the state and federal funding for which the City is willing to apply, and other pertinent information. Distribute the brochure to local non-profit and for profit development groups, and regional agencies.	Community Development Department staff works closely with developers to provide technical assistance and information pertaining to partnership and funding opportunities, available incentives (such as Density Bonuses and other concessions). Staff is available to provide direction and/or assistance over the phone or in person.	1st Quarter 2005
Objective 1-2: Provide homeownership opportunities whenever possible			

<p><i>Policy 1-2-1: Investigate programs that would assist first time homebuyers in purchasing their first home.</i></p>	<p>Continue to use the Indio Mortgage Assistance Program (IMAP) to provide down payment assistance to families in order to purchase a single-family home. Consider increasing the qualifying home price to keep pace with current sales statistics.</p>	<p>As a matter of protocol, potential first-time homebuyers are referred to the County of Riverside Economic Development Agency's (EDA's) First Time Homebuyers (FTHB) Program. Although the City does not currently offer FTHB program assistance, the City currently administrates and maintains loans approved in previous years through the City's former Indio Mortgage Assistance Program.</p>	<p>Make determination by 1st quarter 2005.</p>
<p><i>Policy 1-2-2: Continue to find programs to facilitate very low-income families becoming homeowners.</i></p>	<p>Work to create an inclusionary housing ordinance, which requires the provision of affordable housing within residential development or payment of in-lieu fee which will be utilized to develop affordable housing.</p>	<p>While the City has not enacted an Inclusionary Housing Ordinance, the City encourages housing developers to consider allocating units for low- to moderate-income homeowners.</p>	<p>Jun-05</p>
<p>Objective 1-3: Encourage the development of housing and programs to assist special needs persons</p>			
<p><i>Policy 1-3-1: Continue to assess the need for emergency shelters.</i></p>	<p>Actively support efforts of homeless service providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill, and chronically disabled. Identify potential land that can be used for a homeless or transitional shelter should one be needed. In addition, offer incentives such as fast tracking the permit processes.</p>	<p>During the reporting period, the City worked with the Coachella Valley Rescue Mission (CVRM) to consider the creation of transitional housing units on a site owned by CVRM. The CVRM since has partnered with the Coachella Valley Housing Coalition to further consider the development of these units.</p>	<p>Dec-06</p>

<p><i>Policy 1-3-2: Encourage the provision of housing to single individuals, working poor, homeless, disabled, senior citizens, and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs.</i></p>	<p>Investigate incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs.</p>	<p>The City is currently working in partnership with the Coachella Valley Association of Governments (CVAG) to consider the establishment of a Multi-services Homelessness Center to increase the number of homeless beds available to the homeless. The City is also working with CVAG to establish an Affordable Housing Trust Fund to assist in funding the Coachella Valley's low-income/workforce-housing population.</p>	<p>Jun-06</p>
<p><i>Policy 1-3-3: Ensure that the City building codes, and development ordinances comply with the provisions of SB 520 (Chapter 671 of the Government Code).</i></p>	<p>Revise zoning ordinance to allow State licensed group homes, foster homes, residential care facilities, and similar state-licensed 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 (6) persons.</p>	<p>The City's Zoning Code allows licensed community care facilities, which includes residential, adult care, social rehabilitation, day treatment, and community treatment facilities. These uses are permitted and/or conditionally permitted in the following districts: CET, EE, RL, RLCI, RM, RH, NC, CC, RC, DC, CO.</p>	<p>Dec-04</p>
	<p>Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" for disabled provisions.</p>	<p>Formal reasonable accommodation procedures have not been developed.</p>	<p>Annually</p>
<p><i>Policy 1-3-4: Assess the need for farm worker housing in the City.</i></p>	<p>Work with farm owners and labor providers to determine the number of farm workers who may be in need of housing in the area surrounding Indio. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers. In addition, should the report demonstrate a need, the City in conjunction with local developers will identify potential sites and/or provide or seek financial assistance to prospective developers of the housing or farm labor through the Joe Serna Farm worker Grant Program.</p>	<p>While the City does not have a formal ongoing assessment process, the City's Redevelopment Agency partially funded (in the amount of over \$3.2 million) the construction of an 80-unit affordable housing project (Horizons at Indio) for seniors of which at least 50 percent or 40 units have to be occupied by seniors who are currently or were formerly farm workers.</p>	<p>Finish Report 2005, apply for grant 2006</p>

Goal 2: The goal of the Housing Element is to remove constraints that hinder the construction of affordable housing.

Objective 2-1: Provide the citizens of the City of Indio with reasonably priced housing opportunities within the financial capacity of all members of the community.

<p><i>Policy 2-1-1: To preserve affordability, allow and encouraged developers to "piggyback" or file concurrent applications (e.g. rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.</i></p>	<p>Monitor average processing times for discretionary development permits on an annual basis.</p> <p>Continue to offer the Standard Application package that is given to each developer, containing an explanation of the planning application permit process, and application form where all requested action for the project in regards to the planning department can be checked along with contact numbers and a copy of the fee schedule</p>	<p>The City does not have a formal monitoring program for processing times. The City has a good record with fast-tracking, however, and keeps track of processing time on an informal basis.</p> <p>The City continues to offer the Standard Application package, which includes an explanation of the permit process, timelines, and schedule of fees, as well as a form where the developer can mark all requested actions.</p>	<p>Annually in June</p> <p>On-going</p>
	<p>Review Zoning Ordinance requirements relative to discretionary processing. Identify processes that may be appropriately handled through administrative processing (e.g. Design Review and Conditional Use Permit extensions).</p>	<p>The City is currently reviewing the Zoning Ordinance and considering an update.</p>	<p>Dec-05</p>
<p><i>Policy 2-1-2: Consider the impact on housing affordability of all regulations, fee changes, policies, and development projects.</i></p>	<p>To preserve affordability, provide incentives (e.g.- density bonus units, fee underwriting, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to very-low and/or low income households. In addition, propose zoning and permit processing changes to further reduce housing costs and average permit processing time.</p>	<p>To encourage the construction of affordable housing developments for very low and low income households, the City has adopted Chapter 154 in conformance with California Government Code 65915 requiring the adoption of an ordinance providing incentives to developers of housing for low and very low income individuals and senior citizens.</p>	<p>Annually</p>

		<p>This ordinance establishes a mechanism whereby an applicant can submit a preliminary development proposal requesting the use of a density bonus. If eligible, a density bonus of 25% over the otherwise maximum allowable residential density under the applicable zoning regulations will apply. As a requirement, the project must have a minimum of five units and an affordability covenant for at least 30 years.</p> <p>In addition to the density bonus, qualifying projects are also entitled to receive a concession or incentive, which, for example, may include a reduction in setback and square footage requirements and in the ratio of parking spaces, or other incentives or concessions that result in identifiable cost reductions. In some cases, the City will consider General Plan Amendments to allow affordable housing.</p>	
	<p>Annually review the housing element for consistency with the General Plan as part of its general plan progress report.</p>	<p>Because the City annually reviews progress in implementation of the Housing Element as part of their Annual Progress Report in compliance with State requirements, the city was able to apply for Workforce Housing Grant Program Funds and received a grant amount of \$138,778.00</p>	<p>Annually</p>

	Remove the threshold density requirement found in the General Plan and Zoning ordinance that limit the density for market rate units that do not meet certain design criteria. In its place develop design review guidelines that address those standards that are currently located under the threshold density criteria. These guidelines will aid project developers, design professionals, City staff, and the approval board in the review of the design of development to ensure consistent quality while supporting flexibility.	The City has not implemented this program.	Dec-05
<i>Policy 2-1-3: Encourage the development of second dwelling units to provide additional affordable housing opportunities.</i>	Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects.	Second dwelling units provide additional opportunities to provide housing for people of all ages and economic levels, while preserving the integrity and character of single-family residential neighborhoods. Section 159.1000 of the Indio Municipal Code establishes procedures for permitting Second Dwelling Units on lots zoned for residential uses within the City. The City has information available to developers at the counter and on the website to encourage this practice.	On-going
	Prepare an ordinance that implements Section 65852.2 regarding second units.	Section 159.1000 of the Indio Municipal Code establishes procedures for permitting Second Dwelling Units on lots zoned for residential uses within the City.	Dec-04
Objective 2.2: Provide technical assistance to developers, non-profit organizations, or other qualified private sector interests in the application and development of projects for federal state housing programs/grants.			

<p><i>Policy 2-2-1: To ensure that the development community (both non-profit and for profit) is aware of the housing programs and technical assistance available from the City.</i></p>	<p>Publish the City's Housing Element and updates, Annual Action Plan and respective notices.</p>	<p>City staff follows proper noticing and publishing procedures for the Housing Element updates, Annual Action Plan and respective notices. The City is currently updating its website. With the 2006-2014 Housing Element update, the City has developed informational material and an online survey linked from the City's website.</p>	<p>On-going</p>
<p>Goal 3: It is the goal of the City of Indio to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, site, location, and tenure to meet the housing needs of all economic segments of the community at a level which can be supported by the infrastructure.</p>			
<p>Objective 3-1: Provide information for-profit and non-profit developers and other housing providers on available vacant land.</p>			
<p><i>Policy 3-1-1: Monitor and update the inventory of vacant land.</i></p>	<p>Update the inventory of vacant land on a quarterly basis or as projects are constructed.</p>	<p>In 2000, the City conducted an extensive housing survey to determine the conditions of the existing housing stock in the City, establish a housing inventory, and ascertain potential sites for future housing development. The survey results have been entered into a database to be reviewed for possible rehabilitation program consideration. The City plans to update the inventory during the Housing Element update process.</p>	<p>Quarterly</p>
<p>Objective 3-2: Continue to provide opportunities for mixed-use developments.</p>			
<p><i>Policy 3-2-1: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.</i></p>	<p>Require all Specific Plans and Development Agreements to establish land use policies, implementation programs, and funding responsibilities in proportion to the size of the project, to achieve the City's Housing Element Goals and Objectives.</p>	<p>The City holds discussions with developers on a case-by-case basis in the beginning of the permit approval process, to ensure that the Goals and Objectives of the Housing Element are met.</p>	<p>With Specific Plan Proposals</p>

<p><i>Policy 3-2-2: To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.</i></p>	<p>Continue to encourage development of well planned and designed projects that support the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by providing incentives such as allowing higher building densities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios.</p>	<p>City staff works closely with the development community to consider density bonuses and other incentives to encourage compatible mixed-use development. An example is the City's conceptually-approved Downtown Development Program, which will allow a mix of uses and building height of up to 6 stories, uncommon in the Coachella Valley.</p> <p>The City also plans to amend certain Zoning and General Plan areas, particularly in the Downtown area, to include higher density residential and mixed-use standards.</p>	<p>Initial program development by first quarter 2005, ongoing.</p>
<p>Objective 3-3: Encourage balanced growth.</p>			
<p><i>Policy 3-3-1: Achievement of a balanced residential community through integration of low and moderate-income housing throughout the City, and the adequate dispersal of such housing to avoid over concentration in any particular neighborhood.</i></p>	<p>Study affordable housing policies (AHP), which requires: (1) a minimum percentage of each housing development to be affordable to low or moderate-income households; or (2) the payment of an in-lieu fee to be used to rehabilitate or acquire low income housing.</p>	<p>The City has not adopted an inclusionary housing requirement.</p>	<p>Dec-04</p>
<p><i>Policy 3-3-2: Preserve and protect residentially zoned sites needed to accommodate residential development consistent with the City of Indio RHNA.</i></p>	<p>Implement the <u>minimum</u> development densities established for each residential zoning district and prohibit development at a lower density. Undertake General Plan Amendments and Zoning Ordinance amendments to delete residential density references to "threshold" vs. "maximum" densities, retaining the higher end of each category as standard for development.</p>	<p>The City encourages developers to build at the maximum densities allowed for the zoning district, and offers density bonuses where applicable.</p>	<p>Dec-04</p>

	Implement the provisions of AB 2292 (Dutra)-Section 65863 of the California State Government Code and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant upzoning of a comparable property.	City has not implemented this program. Downzoning of residential property has not occurred.	Immediate and Ongoing
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Objective 3-4: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.

<i>Policy 3-4-1: Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary.</i>	Monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing.	The City does not formally monitor the amount of land zoned for single family and multifamily development. However, the City plans to amend certain Zoning and General Plan areas, particularly in the Downtown area, to include higher density residential and mixed-use standards.	Quarterly
	Pursue phased annexation of the City's sphere of influence to provide additional growth opportunities consistent with infrastructure capacities.	The City continues to pursue phased annexation of areas in the sphere of influence. The most recent annexation occurred on May 7, 2007 and Indio expanded by 962 acres.	Annually

Goal 4: It is the goal of the City of Indio to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

Objective 4-1: Preserve existing neighborhoods.

<i>Policy 4-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.</i>	Continue to monitor new developments for compliance with City design standards. Revise current zoning ordinance to reflect these goals.	Development applications are reviewed for consistency with the City's General Plan and Zoning Code. The General Plan was last updated in 1993. The Zoning Code was last updated in 2007. Combined, they seek to reduce the potential for conflict between incompatible land uses or structures through various goals, policies and standards. If a development project is subject to discretionary review, the impacts of the proposed use and/or structure upon the surrounding area are taken into consideration and addressed.	On-going
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	<p>Review as needed and appropriately modify City ordinances and policies to establish and/or maintain appropriate separations and buffers between residential and non-residential land uses.</p>	<p>The Zoning Code is reviewed and updated periodically to ensure that land use regulations provide protection against conflicting land uses. Additionally, development applications are reviewed against both the Zoning Code and the General Plan to ensure compatibility of uses.</p>	<p>Jun-05</p>
<p><i>Policy 4-1-2: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.</i></p>	<p>Apply for the Code Enforcement Grant Program (CEGP) to defer the costs of the code enforcement program.</p> <p>Administer a housing inspection program through the City's Housing Authority. Under the program, a code enforcement officer is designated to systematically/annually inspect all rental housing and complexes and to issue reports on conditions in violation of current Health and Safety Codes. Where necessary work is extensive, implement an established rehabilitation program to correct the deficiencies.</p>	<p>The City created a new position, Neighborhood Improvement Technician, within Code Enforcement, which has helped to expand the Code Enforcement staff to 12 personnel. The Neighborhood Improvement Technician provides hands-on field work assistance to residents to improve their properties.</p> <p>Because the City's Code Enforcement Program increased its level of staffing, it was better able to address code violations. The City also continued to implement the City's home rehabilitation program which was funded through redevelopment housing funds.</p>	<p>Dec-06</p> <p>December</p>
	<p>Conduct neighborhood/property condition surveys and maintain the information as a Housing improvement and code enforcement tool. Utilize neighborhood/property surveys, identify Revitalization Target Areas create and promote programs for such neighborhoods to enhance the neighborhood appearance and housing condition.</p>	<p>The City's Housing Programs Manager has worked closely with the Code Enforcement Department to identify priority areas to focus housing rehabilitation efforts and promote the City's Housing Rehabilitation Programs.</p>	<p>Annually in December</p>

		<p>The acquisition of properties necessary to eliminate blight, including small, substandard and/or irregularly-shaped parcels in multiple ownership in the Merged Project Area can also create suitable sites for housing development consistent with the Redevelopment Plan.</p> <p>See Policy 3-2-2. The City will prepare a property disbursement plan that will identify how the City will make Agency-owned lots/property available to developers.</p>	
Objective 4-2: Maintain, preserve and rehabilitate the existing housing stock in the City of Indio.			
<p><i>Policy 4-2-1: Provide technical and financial assistance to eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. To the extent possible, housing rehabilitation funds should be used first to correct health and safety code violations.</i></p>	<p>Continue to make available and aggressively market CDBG single-family housing rehabilitation funds. Rehabilitate 60 units during the five-year lifespan of the Housing Element.</p> <p>Coordinate housing rehabilitation programs with code enforcement efforts and combine both targeted and citywide participation.</p>	<p>The City allocated \$400,000 during the reporting period to fund rehabilitation of owner-occupied single family residences through the Redevelopment Low to Moderate Housing set -aside funds.</p> <p>Code Enforcement is a key promoter of the City's Housing Rehabilitation Programs. Code Enforcement utilizes these programs as incentives to income-qualified homeowners.</p>	<p>Annually with funding cycle</p> <p>On-going</p>
	<p>Develop a citywide program for exterior paint and clean up of residential properties in targeted neighborhoods.</p>	<p>The City undertook a volunteer house painting day where City Staff, community volunteers, residents, and homeowners painted exteriors of 43 homes in an older neighborhood. The City also undertook four (4) citywide clean up days, removing over 155 tons of trash and debris.</p>	<p>Jun-06</p>

<p><i>Policy 4-2-2: Provide technical and financial assistance to all eligible multifamily complex owners to rehabilitate existing dwelling units through low interest or deferred loans.</i></p>	<p>This is the second program offering loans to rental property owners.</p>	<p>City Rehabilitation Programs are currently available to low-to moderate-income owners of single family owner-occupied residences. A second program offering loans to owners of rental properties is being considered.</p>	<p>Starting with the funding cycle in 2005</p>
	<p>Establish and promote program(s) to acquire and rehabilitate dilapidated and older single-family homes and apartment complexes, and maintain these units as affordable on a long-term basis.</p>	<p>The City has adopted programs to buy in-fill lots and old homes in the downtown area. See Policy 3-2-2. The City will prepare a property disbursement plan that will identify how the City will make Agency-owned lots/property available to developers.</p> <p>The City meets and coordinates with interested developers to assist the development community rental units affordable to low and moderate income households through the Low Income Housing Tax Credit Program. The vacant land survey and development policies are posted on the City website.</p> <p>The City is currently drafting a Request for Proposals to identify potential builders.</p>	<p>Dec-06</p>
<p><i>Policy 4-2-3: Provide accessibility and mobility enhancing device grants to persons with disabilities.</i></p>	<p>Amend the City's current housing rehabilitation program guidelines to include a grant to very low-income disabled persons and senior citizens to improve accessibility and safety.</p>	<p>The City currently implements a Senior Emergency Assistance Grant Program to make immediate and urgent housing improvements to address serious health and safety related code issues.</p>	<p>Jun-05</p>
<p><i>Policy 4-2-4: Closely monitor the status of at-risk properties.</i></p>	<p>Continue regular contact with the owner/operators of the Indio Gardens, Desert Oasis, Mecca Vineyards, and Palo Verde Apartments.</p>	<p>The City's Housing Program Manager is responsible for maintaining regular contact with owners/operators.</p>	<p>Bi-annually check with owners</p>
	<p>Provide technical assistance to potential purchasers, including non-profits, developers, and tenants of potentially converting affordable properties that includes the type of funding available, and incentives that the City offers.</p>	<p>The City's Housing Programs Manager works with developers, non-profits and tenants of "at-risk" housing units to retain affordability levels.</p>	<p>As Needed</p>

Goal 5: It is the goal of the City of Indio to ensure that all existing and future housing opportunities are open and available to all members of the community without discrimination on the basis of race, color, religion, sex, national origin or ancestry, marital status, age, household composition or size, or any other arbitrary factors.

Objective 5-1: Eliminate housing discrimination.

<p><i>Policy 5-1-1: Support the letter and spirit of equal housing opportunity laws.</i></p>	<p>Require that all recipients of locally administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.</p>	<p>The City's Affordable Housing Agreement contains language pertaining to developers' commitment to fair housing law.</p>	<p>Immediate and Ongoing</p>
	<p>Acquire and maintain fair housing materials, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate on a variety of fair housing issues. Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination. Fair housing materials, brochures and flyers will be distributed at outreach events including school fairs, health fairs, and City sponsored events. Collaborate with service agencies to distribute educational materials.</p>	<p>The Housing Division serves as a clearinghouse for information regarding equal housing opportunities. The City's Housing Manager is in frequent contact with the Fair Housing Council of Coachella Valley, makes referrals to this agency, and also co-sponsored a Fair Housing Conference.</p> <p>The City works closely with the County of Riverside's First-time Homebuyers Program staff to coordinate outreach efforts. The First Time Homebuyer's Program is administered by the County's Economic Development Agency, and provides downpayment and closing cost assistance that will allow qualified low-income families to purchase a home. City staff refers potential participants to the County program.</p>	<p>Annually</p>
	<p>Continue to refer all housing discrimination referrals to the City Planner who will work with the complainant and refer complaints to the State Fair Employment and Housing Commission.</p>	<p>The City continues to work with complainants to ensure their housing discrimination complaints are reported to the State Fair Employment and Housing Commission. The City also makes referrals to the County of Riverside Fair Housing Council.</p>	<p>On-going</p>

Goal 6: It is the goal of the City of Indio to coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

Objective 6-1: Assist the Riverside County Housing Authority Department to meet the growing demand for public housing units and rental assistance through the voucher programs.			
<i>Policy 6-1-1: Continue to support the efforts of the Riverside County Housing Authority Department in its administration of certificates and vouchers.</i>	Work with the Riverside County Housing Authority Department and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.	The City continues to make referrals to the Riverside County Housing Authority Department and also participates in information sharing.	On-going
	Maintain membership in the Housing Authority to qualify City residents for Section 8-existing housing assistance administered by the Riverside County Housing Authority. Provide information on the availability of County programs to qualified residents.	The City relies on the Riverside County Housing Authority to administer Section 8 rental assistance on behalf of the unincorporated areas and the 16 cities, including Indio, under the Authority's Section 8 Program. That program provides rental subsidies to very low-income households as a means of providing affordable rental housing not otherwise provided by the private market. There are now 327 families in Indio receiving Section 8 assistance.	Immediate and Ongoing
Objective 6-2: Maximize coordination and cooperation among housing providers and program managers.			
<i>Policy 6-2-1: Maintain active Membership in the Southern California Association of Governments (SCAG)</i>	Provide strong and active representation to SCAG by both City staff and elected officials to ensure that SCAG's annual determination of a jurisdiction's housing production requirements constitutes a locality's fair share portion for fulfilling its regional housing needs.	City Staff meets regularly with the CVAG and other Coachella Valley Cities to discuss housing production requirements and fair share issues.	On-going
<i>Policy 6-2-2: Continue to support non-profit cooperation in the development of affordable housing.</i>	Work with Habitat for Humanity, ANR, CVHC, and/or other entities to provide 20 new single-family residential units for very low-income residents within the next 5 years.	The City initiated discussions with ANR to construct single-family homes in scattered lots throughout the Downtown vicinity. A proposal by ANR is currently under review.	Dec-06
Objective 6-3: Achieve a jobs/housing balance.			

<p><i>Policy 6-3-1: Cooperate with large employers and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities and consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.</i></p>	<p>Coordinate annual workshop with employers, members of the housing community and City officials to identify the housing needs of community.</p>	<p>In partnership with CVAG and the participating neighboring cities, the City is considering the creation of a local housing trust fund to address workforce housing issues and needs.</p>	<p>Annually starting in 2004.</p>
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