



CITY OF INDIO

100 CIVIC CENTER MALL • INDIO, CA 92201
760.391.4000 • FAX 760.391.4008 • WWW.INDIO.ORG

HOUSING POLICY
DEVELOPMENT, HCD

APR 01 2011

March 29, 2011

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

RE: 2010 Housing Element Annual Progress Report

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, 2010 to December 31, 2010. The APR was accepted by the City of Indio's City Council on March 16, 2011. The next Progress Report, for 2011, will be submitted by April 2012.

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,

A handwritten signature in black ink, appearing to read 'Jesus A. Gomez', is written over a horizontal line.

Jesus A. Gomez
Housing Programs Manager

Attachment

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Indio

Mailing Address: 100 Civic Center Dr.
Indio, CA 92201

Contact Person: Jesus A. Gomez Title: Housing Programs Manager

Phone: (760)541-4260 FAX: _____ E-mail: jgomez@indio.org

Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Indio, CA
 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											
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Housing with Financial Assistance and/or Deed Restrictions		8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			Assistance Programs for Each Development	Deed Restricted Units	
N/A			0	0	0	0		0			
(9) Total of Moderate and Above Moderate from Table A3					0	267		267			
(10) Total by income Table A/A3			0	0	0	267		267			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

Jurisdiction City of Indio, CA
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 which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(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			
(1) Rehabilitation Activity	0	0	0	0		n/a
(2) Preservation of Units At-Risk	0	0	0	0		n/a
(3) Acquisition of Units	0	0	0	0		n/a
(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)

No. of Units Permitted for Moderate	1. Single Family			2. 2 - 4 Units		3. 5+ Units		4. Second Unit		5. Mobile Homes		6. Total		7. Number of Infill units*	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Indio, CA
 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.		2007	2008	2009	2010	Year 6	Year 7	Year 8	Year 9	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 Restricted	39	0	0	0	0					39
	Non-dead restricted	0	0	0	0	0					0
Low	Dead Restricted	40	0	0	0	0					40
	Non-dead restricted	0	0	0	0	0					0
Moderate	Dead Restricted	0	0	0	0	0					0
	Non-dead restricted	0	0	0	0	0					0
Above Moderate		332	251	307	267						1,157
Total RHNA by COG: Enter allocation number:		411	251	307	267						1,236
Total Units											1,236
Remaining Need for RHNA Period											2,907

Note: units serving extremely 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 City of Indio, CA
Reporting Period 1/1/2010 - 12/31/2010

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	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.	Housing Programs Progress Report - Government Code Section 65583.	Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.	
Revision of Density Bonus Ordinance	Revise Density Bonus	June 2009	Pending Revision
First-time Homebuyer Program Referrals	Referrals to FTHB Resources	June 2009	Ongoing referrals to County Programs and City's Neighborhood Stabilization Program
Adequate Sites for Emergency Shelters/Transitional Housing	Compliance with SB2	June 2009	Ongoing--yearly review
Adopt Reasonable Accommodation Procedures	Adopt the Procedures	June 2009	Under review
Farmworker Housing	Encourage/Facilitate development of 200 units to address needs.	Ongoing- through 2014	Ongoing discussions with developers.
Mixed Income Housing	Encourage Mixed Income Housing	Ongoing	Ongoing discussions with developers. Developers cite current market conditions as detrimental to development.
Partnerships w/Housing Developers	Partnership w/non-profit housing developers	Ongoing	City has partnered with developers to assist with the implementation of the NSP1 and NSP2 Programs.
Infill Opportunity Partnerships	Support/Facilitate development of 1,504 Infill Housing Units	Ongoing	Ongoing discussions with developers.
Single-Room Occupancy Units	Zoning for SRO's	June 2009	Currently under review.
Expedited Development Processing	Monitor Processing Times	Annually	Annual monitoring.
Standard Application Package	Provide Application Package	Ongoing	Application Packets have been assembled and are dissemination on an ongoing basis.
Housing for Extremely-Low Income Households	Encourage/Facilitate development of 478 Ext. Low Income Units	Ongoing	Ongoing discussions with developers.
Inventory of Units Built, based on Income Levels	Create Income-based Inventory	1-Dec-09	Inventory is pending.
Consistency with General Plan	General Plan Progress Report	Annually	Annual review/monitoring.
Zoning for Employee and Farmworker Housing	Zoning	1-Jun-09	Pending
Minimum Unit Size Requirements	Reduce Minimum Requirements	1-Jun-09	Pending
Revise Definition of Family	Revise Definition	1-Jun-09	Pending (will be addressed in next zoning text amendment)

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

Jurisdiction City of Indio, CA

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

Vacant Land Inventory	Complete Inventory	1-Dec-08	Pending completion
Residential Supporting Services and Amenities	Encourage development of services	Ongoing	Ongoing
Provide Adequate Sites for Housing Development	Provide Adequate Sites	1-Jun-09	Ongoing
Annexation of Shere of Influence	Annexation	Ongoing	2 current applications are being considered.
Encourage Mixed-use and High Density Residential Development in Downtown Area	Allow development of higher densities	Ongoing	Ongoing
Jobs/Housing Balance Evaluation	Evaluate Potential	Ongoing	Yearly review.
Preserve existing residential neighborhoods	Protection from Incompatible Uses	Ongoing	Ongoing through careful review of proposed projects/uses.
Proactive Code Enforcement	Increase Response for Calls for Service by 10% annually	Annually	Under review.
Promote Energy Conservation	Promote Energy Conservation	Ongoing	Encouraged of all public projects.
Encourage Green Building Practices	Encourage Green Building	Ongoing	Encouraged of all public projects.
Housing Rehabilitation Program	Provide assistance to 120 Households		Ongoing (approximately 25 families assisted yearly)
Rental Housing Rehabilitation	Study potential for such program.	1-Dec-08	Pending Review
Neighborhood Cleanup Program	Conduct 4 Neighborhood Cleanups	Annually	Ongoing
Multi-family Acquisition/Rehabilitation Program	Rehabilitate 100 Units, based on available funding	Ongoing	Ongoing consideration with developers.
Senior Emergency Assistance Grant	3 Grants	Annually	Ongoing assistance available
Monitor/Preserve At-risk Units	Monitor/Preserve At-risk Units	Annually	Meetings with property owners/managers as needed.
Fair Housing Commitment	Fair Housing Commitment by Public Housing Recipients	Ongoing	Ongoing
Fair Housing Information	Develop/Distribute Fair Housing Information	Ongoing	Ongoing (Distribution of literature via radio, print and television media, and at public counters.)
Fair Housing Referrals	Refer housing discrimination to Fair Housing Agencies	Ongoing	Ongoing referrals to the City's Housing Resource Center.
Section 8 Housing Choice Vouchers	Referrals to Section 8 Program	Ongoing	Ongoing referrals to the County's Section 8 Program.
Partnership in SCAG RHNA Process	SCAG Participation	Ongoing	Ongoing City participation as a member.
Maximize External Funding Resources	Secure State and Federal Housing Funds	Ongoing	Ongoing search for new funding has resulted in over \$12 million in Federal Neighborhoodo Stabilization Programs Funds coming to the City to address foreclosures and associated blight.
Housing Programs Information	Develop and disseminate informational materials	Ongoing	Ongoing update of literature for dissemination.

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

Jurisdiction City of Indio, CA
Reporting Period 1/1/2010 - 12/31/2010

General Comments: