CITY OF INDIO

100 CIVIC CENTER MALL • INDIO, CA 92201
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Housing Policy Department
Received on:
MAR 26 2013

March 22, 2013

California Department of Housing and Community Development (HCD)
Division of Housing Policy Development
1800 3rd Street
Sacramento, CA 95814

RE: 2012 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, 2012 to December 31, 2012. The APR was accepted by the City of Indio's City Council on March 20, 2013. The next Progress Report, for 2013, will be submitted by April 2014.

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

Enclosure

Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: _____**City of Indio**_____

Mailing Address: _____**100 Civic Center Mall**
Indio, CA 92201

Contact Person: ____**Jesus A. Gomez**_____ Title: _**Housing Programs Manager**_____

Phone: __**(760) 541-4260**_____ FAX: __**(760) 391-6417**____ E-mail: jgomez@indio.org

Reporting Period by Calendar Year: from __January 1, 2012_ to _December 31, 2012_____

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 1/1/2012 - 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	
N/A			0	0	0	0	0				
(9) Total of **Moderate and Above Moderate** from Table A3 ► ► ►					0	223	223				
(10) Total by income Table A/A3 ► ►			0	0	0	223	223				
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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Jurisdiction City of Indio, CA

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	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)

	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	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	223				0	223	

* Note: This field is voluntary

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Jurisdiction City of Indio, CA

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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	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	955		39	0	0	0	0	0			39	916
	Non-deed restricted			0	0	0	0	0	0			0	
Low	Deed Restricted	667		40	0	0	0	0	0			40	627
	Non-deed restricted			0	0	0	0	0	0			0	
Moderate	Deed Restricted	752		0	0	0	0	0	0			0	752
	Non-deed restricted			0	0	0	0	0	0			0	
Above Moderate		1,769		332	251	307	267	250	223			1,630	139
Total RHNA by COG. Enter allocation number:		4,143		411	251	307	267	250	223			1,709	2,434
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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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 as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
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	Compliance scheduled for 2012 (will be reported in next year's APR)
Adopt Reasonable Accomodation Procedures	Adopt the Procedures	June 2009	Under review
Farmworker Housing	Encourage/Facilitate development of 200 units to address needs.	Ongoing-through 2014	The Coachella Valley Housing Coalition broke ground on the construction of 85 new farmworker units at the Fred Young Farmworker Apartment Complex. The City also has ongoing discussions with developers as is possible.
Mixed-Income Housing	Encourage Mixed Income Housing	Ongoing	The City has ongoing discussions with developers regarding development opportunities; however, Developers cite current market conditions and lack of available public funding 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 NSP2 and NSP3 Programs to acquire foreclosed homes, rehabilitate them and resell them to First-time Homebuyers of low/moderate incomes.
Infill Opportunity Partnerships	Support/Facilitate development of 1,504 Infill Housing Units	Ongoing	The City has ongoing discussions with developers.
Single-Room Occupancy Units	Zoning for SRO's	June 2009	Currently under review.
Expeditius 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	The City has 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	Completed (approved a Specific Plan for the Fred Young Farmworker Apartment Project)
Minimum Unit Size Requirements	Reduce Minimum Requirements	1-Jun-09	Pending completion in 2013
Revise Definition of Family	Revise Definition	1-Jun-09	Pending completion in 2013

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Vacant Land Inventory	Complete Inventory	1-Dec-08	Pending completion
Residential Supporting Services and Amenities	Encourage development of services	Ongoing	Ongoing effort
Provide Adequate Sites for Housing Development	Provide Adequate Sites	1-Jun-09	Ongoing effort
Annexation of Sphere of Influence	Annexation	Ongoing	3 areas annexed during 2012
Encourage Mixed-use and High Density Residential Development in Downtow 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		The City's Housing Rehabilitation Program has been cancelled due to the elimination of RDAs and depletion of the available RDA Housing Funds. (Staff will seek alternative sources of funding that may help resurect a housing program.
Rental Housing Rehabilitation	Study potential for such program.	1-Dec-08	Pending Review
Neighborhood Cleanup Program	Conduct 4 Neighborhood Cleanups	Annually	Ongoing (However, as a result of the elimination of RDA's only 2 cleanups per year are being held as funded through the new Better Neighborhoods Program, which is funded by Federal Community Development Block Grant (CDBG) Funds.
Multi-family Acquisition/Rehabilitation Program	Rehabilitate 100 Units, based on available funding	Ongoing	Ongoing consideration with developers was diminished as a result of the new law eliminating RDAs.
Senior Emergency Assistance Grant	3 Grants	Annually	Program is currrently on hold as a result of the elimination of RDAs. RDA Housing Funds were main source of financing. Staff will consider alternative funding sources.
Monitor/Preserve At-risk Units	Monitor/Preserve At-risk Units	Annually	The City Palo Verde Apartments received City approval/support to continue affordability of the units by applying to HUD for long-term project-based Section 8 Financing. Staff holds 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 (Inland Fair Housing and Mediation Board distributes iliterature 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, which is staffed by a HUD-approved Housing Agency (Inland Fair Housing and Mediation Board).
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 Neighborhodo Stabilization Programs Funds coming to the City to address foreclosures and associated blight.

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Housing Programs Information	Develop and disseminate informational materials	Ongoing	Ongoing update of literature for dissemination.

General Comments:

The $5.5 million payment to the State-mandated Supplemental Educational Revenue Augmentation Fund (SERAF) 2010 and 2011, and the recent State elimination of Redevelopment Agencies throughout the State has negatively impacted the City's ability to fund affordable housing projects and other programs, such as the City's various housing rehabilitation programs. As a result, the City has been rendered unable to provide assistance and new units to low to moderate-income individuals/households. Despite this drastic impact, the City will continue to seek alternative funding sources to create, rehabilitate and preserve affordable housing. The City will also continue to implement and monitor progress of the Genera Plan's Housing Element.

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Jurisdiction	City of Indio, CA
Reporting Period	1/1/2012 - 12/31/2012

CITY OF POWAY

DON HIGGINSON, Mayor
JOHN MULLIN, Deputy Mayor
JIM CUNNINGHAM, Councilmember
DAVE GROSCH, Councilmember
STEVE VAUS, Councilmember

March 20, 2013

Housing Policy Department
Received on:
MAR 26 2013

Lisa Bates
Deputy Director, Housing Policy Development
Department of Housing and Community Development
1800 3rd Street
Sacramento, CA 95811-6942.

Dear Ms. Bates:

A copy of the City of Poway's Annual Report - Implementation Status of the Poway General Plan for Calendar Year 2012 is enclosed for your records. The report has been prepared in compliance with Government Code Section 65400(a)2 and was reviewed by the Poway City Council at its March 19, 2013, meeting.

Should you have any questions regarding this report, please contact me via email at crosas@poway.org or by phone at (858) 668-4659.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

Carol Rosas

Carol Rosas, AICP
Associate Planner

Enclosure

c: Seth Litchney, Governor's Office of Planning and Research
Susan Baldwin, Senior Regional Planner, San Diego Association of Governments

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