

rec'd 11/19/13



City of Palm Springs

Department of Planning Services
3200 East Tahquitz Canyon Way • Palm Springs, CA 92262
Tel: 760-323-8245 • Fax: 760-322-8360

November 1, 2012

Mr. Glen A. Campora, Assistant Deputy Director
Department of Housing and Community Development (HCD)
Division of Housing Policy Development
1800 Third Street; Suite 430
Box 952053
Sacramento, CA 94252-2053

And

The Governor's Office of Planning and Research (OPR)
Box 3044
Sacramento, CA 95812-3044.

Subject: City of Palm Springs Housing Element Annual Progress Report (APR) – 2011

Pursuant to Governmental Code Section 65400, the City of Palm Springs is hereby submitting its annual report on the progress and status in implementing the goals and objectives of the City's Housing Element. This Housing Element covers the Planning Period 2006 to 2014 and the reporting period is for the calendar year 2011.

The Palm Springs City Council adopted the City's current Housing Element on February 17, 2010. The City was notified on May 3, 2010 that its Housing Element was certified and accepted by the Department of Housing and Community Development.

The HCD-required forms that comprise a complete Annual Progress Report are attached to this cover. Please contact us if there are any questions. Thank you.

Sincerely,

Craig, A. Ewing, AICP
Director of Planning Services

attachments

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**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Palm Springs

Mailing Address 3200 Tahquitz Canyon Way

Contact Person: Craig A. Ewing, AICP Title: Director of Planning Services

Ph: 760 323 8245 FAX: 760 322 8364 E-mail: craig.ewing@palmspringsca.gov

Reporting Period by Calendar Year: from 1-1-11 to 12-31-11

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)

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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 in 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 Income				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(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	
No. of Units Permitted for Above Moderate	79	6				85	

* Note: This field is voluntary

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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.													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	523	44										44	479
	Deed Restricted Non-deed restricted	366	12										12	364
Moderate	Deed Restricted	421	0											421
	Non-deed restricted													
Above Moderate		951	25	55									110	841
Total RHNA by COG. Enter allocation number.		2,261	81	85									166	2,095
Total Units >>>														
Remaining Need for RHNA Period >>>>>														

Note: units serving extremely 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
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.1 Adequate Sites	<ul style="list-style-type: none"> • Maintain inventory and map of residential available for development, and provide at the front counter. • Amend Zoning Code to redefine accessory units, remove conditional permit requirement, allow in single-family zones, and make standards consistent with state law. • Update the Zoning Map to make all properties in Table 3-20 consistent with the General Plan Land Use Map. 	Ongoing 2010	These activities were begun in 2010. Draft ordinance revision on accessory apartments pending City Council review. Other items ongoing.
1.2 Regulatory Incentives	<ul style="list-style-type: none"> • Review and accept requests for minor modifications, density bonuses, and general plan amendments and zone changes for housing projects that meet City housing goals. • Study minor modification process and modify the findings required to expedite quality housing 	Ongoing 2008-2012	The City has received few applications for housing projects due to the dissolution of the CRA, during the reporting year 2011 that would necessitate minor modifications or density bonuses be considered or granted.

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1.3 Financial Incentives	<ul style="list-style-type: none"> • Continue to approve fee reductions and waivers, City tax increment funds, General funds, low cost land, and other assistance for affordable housing projects. • Consider waiving CVMSHCP fee (e.g. to acquire sensitive habitat) for lower-income affordable housing projects. • Promote financial and development assistance programs to the building community on an annual basis. 	Ongoing Annually	There have been few requests for assistance during the 2011 reporting period for affordable housing projects due to the dissolution of the CRA.
1.4 Development Standards	<ul style="list-style-type: none"> • Implement increased floor area ratio of up to 4.0 for mixed/multi-use projects in the downtown core as defined by the Downtown Urban Design Plan and Land Use Element. • Allow housing densities up to 70 units per acre for mixed/multi-use projects in the downtown core as defined by the Urban Design Plan and Land Use Element. • Create a density bonus ordinance and incentives programs consistent with state law. 	2010	These standards are noted in the City's 2007 General Plan and the current Housing Element. No specific requests for increased housing densities have been received during the reporting period.
1.9 Housing Types	<ul style="list-style-type: none"> • Implement an incentive program for lot consolidation on lots of 1 acre or less. 	2010	Ongoing
2.1 Design Standards	<ul style="list-style-type: none"> • Continue to implement residential design standards through architectural review of residential projects. 	Ongoing	This is an ongoing activity.

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2.2 Historic Preservation	<ul style="list-style-type: none"> • Continue to implement the historic preservation program for residential structures. • Continue to update the Historic Resources Survey and identify additional residential structures that could be designated as Class 1 or Class 2 historic structures. 	Ongoing	The City's historic preservation ordinance (Section 8.05 of the Municipal Code) remains in effect. The City's Historic Site Preservation Board (HSPB) nominated and the City Council approved two (2) residential structures for Class 1 historic designation during 2011. The HSPB is currently working through its priorities for sites to be designated for the period 2012/13.
2.3 Property Maintenance	<ul style="list-style-type: none"> • Implement code enforcement programs using approach of voluntary compliance, administrative citations, and court action. Provide education regarding lead-based paint hazards and assistance in complying with federal law. • Provide financial assistance where appropriate to remedy property maintenance and health code violations. 	Ongoing	Riverside County Lead Hazard Control Program has been distributing informational materials since 2008. There were no units identified in Palm Springs with lead based hazards during the reporting period. The City provides CDBG funds to very low income homeowners through its home repair program for emergency repairs, ADA modifications and health and safety code work.
2.4 Housing Rehabilitation Loan	<ul style="list-style-type: none"> • Provide rehabilitation loans to help low income households make home improvements to remedy health and safety code violations or make accessibility modifications. • Continue comprehensive housing and neighborhood assistance under the Recapture Our Neighborhood program as funding becomes available. 	Ongoing	The home repair program program was in place and available for financial assistance for very low income households to assist in making home repairs that would otherwise not be affordable for those households.

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<p>2.5 Mobile Home Rehabilitation and Preservation</p>	<ul style="list-style-type: none"> • Commit funding to rehabilitate the Sahara Mobile Home Park and commit homeownership funds to El Dorado Mobile Home Park as a strategy to address extremely low-income housing needs. • Continue implementation and periodic review of the mobile home park rent stabilization ordinance as a strategy to address extremely low income housing needs. 	<p>Ongoing</p>	<p>No particular initiatives undertaken in 2011</p>
<p>2.6 Preservation of At-Risk Units</p>	<ul style="list-style-type: none"> • Monitor the status of affordable units that may become at-risk of conversion and provide technical assistance as feasible to facilitate preservation. • Support efforts to preserve Tahquitz Court Apts, Sunnyview Villas and Potos Verdes Villas. 	<p>Ongoing 2008-2012</p>	<p>No new initiatives in 2011; no units became at risk</p>
<p>3.1 Homeownership Assistance</p>	<ul style="list-style-type: none"> • Provide homeownership opportunities for 9 households in the Desert Highlands area • Research, review, and develop additional homebuyer's assistance program to meet goals set forth in the Consolidated Plan. 	<p>Ongoing 2008-2012</p>	<p>An affordable housing webpage was developed on the City of Palm Springs website that provides a directory of resources for those seeking affordable housing and related services, including continued participation in the County's Mortgage Credit Certificate Program.</p>
<p>3.2 Rental Assistance</p>	<ul style="list-style-type: none"> • Support the County's housing voucher program and lobby for additional vouchers as needed. • Provide City financial assistance to local nonprofit organizations for motel vouchers. 	<p>Ongoing</p>	<p>Annually the City reviews the Public Housing Authority's annual plan for consistency with the CDBG Consolidated Plan. Specifically focus is on coordination for housing voucher allocations. The City makes referrals to the County of Riverside's Continuum of Care members and other housing providers.</p>

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3.3 Fair Housing Services	<ul style="list-style-type: none"> • Continue to contract with local fair housing providers to perform a wide range of educational, advocacy, and mediation services. • Periodically report to the City Human Rights Commission on the status of fair housing. • Periodically prepare an Analysis of Impediments to Fair Housing Choice and implement its findings. 	Ongoing	Programs remain in effect and are implemented on an on-going basis.
3.4 Housing Access	<ul style="list-style-type: none"> • Amend Zoning Code to define and permit small residential care facilities serving six or fewer people in all residential zones. • Amend Zoning Code to include group homes for 7 or more residents in the R-2, R-3 and R-4 zones with approval of a conditional use permit. • Update as needed the City's Transition Plan to identify and remove impediments to access by persons with disabilities. • Create reasonable accommodation ordinance to allow project changes to ensure access by disabled people. 	Ongoing 2010	The Amendment to the zoning code has been identified and a zone text amendment has been initiated on residential care facilities - anticipate direction in 2012/13. The Transition Plan List was updated during this reporting period.
3.5 Emergency Shelter and Transition Housing	<ul style="list-style-type: none"> • Continue to fund services for homeless people through the Consolidated Planning process • Amend the Zoning Ordinance to define homeless shelter, and allow homeless shelters by right in the M-2 zone. 	Ongoing 2010	The City participates with the Coachella Valley Association of Governments in providing \$103,000 annually since 2009 for operational and startup costs for "Reys Desert Resource Center" which provides comprehensive supportive services for homeless persons and persons needing emergency and/or transitional housing. The Rey's shelter operation continues to provide services, meals and short term housing.

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General Comments: