Transmittal

To: State Department of Housing and Community Development

From: Gabriel Perez, Development Services Director City of Coachella

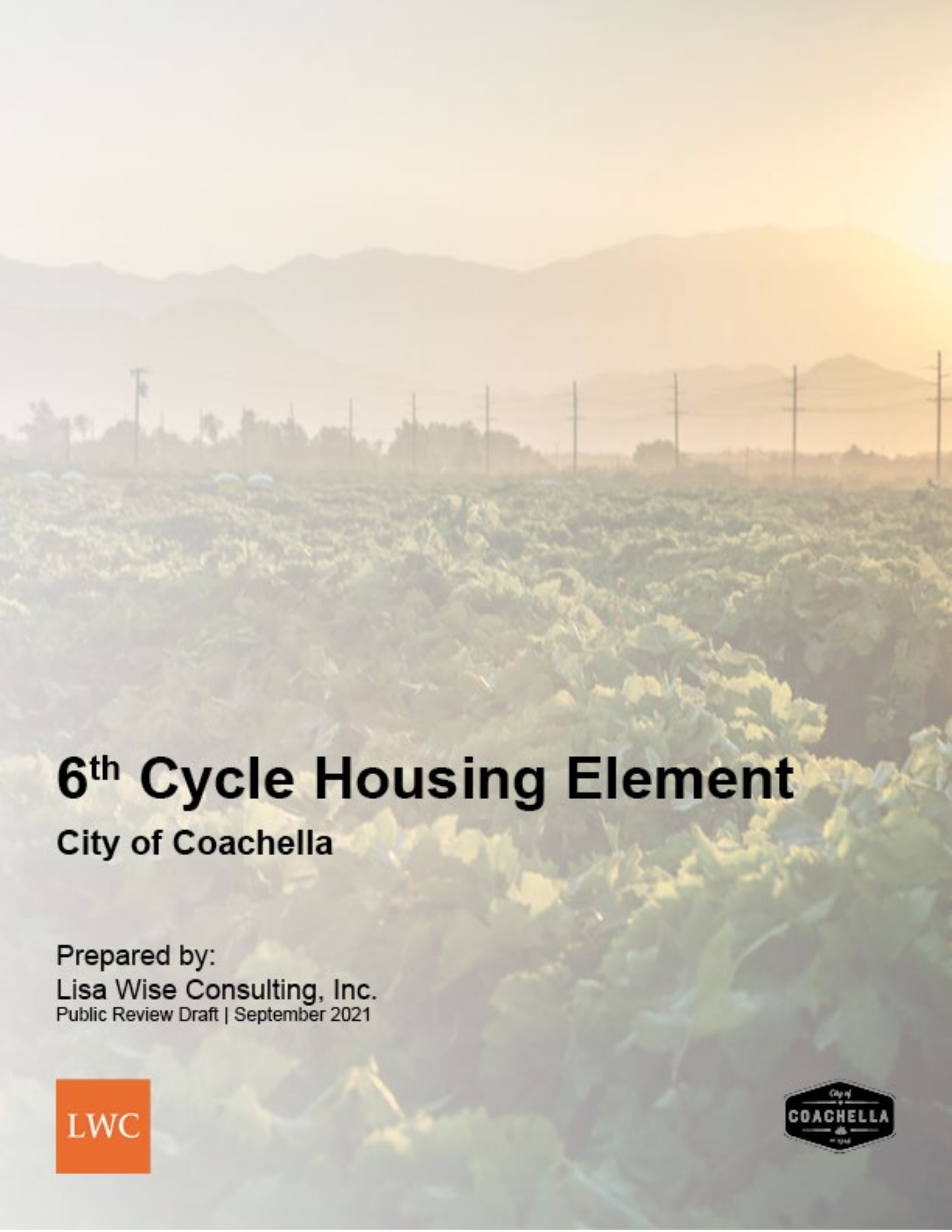
Date: September 27, 2021

Subject: City of Coachella Public Review Draft 6th Cycle Housing Element

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Please find attached the Public Review Draft of the City of Coachella 6th Cycle Housing Element for HCD's review. We look forward to your review and comments on the draft document. A hard copy has been mailed according to HCD instructions.

Contact Gabriel Perez at 760-398-3102, gperez@coachella.org or Kathryn Slama, 805-595-1345, Kathryns@lisawiseconsulting.com should you have any questions.



6th Cycle Housing Element

City of Coachella

Prepared by:
Lisa Wise Consulting, Inc.
Public Review Draft | September 2021

Contents

Section I Introduction 3
I.A Community Context 3
I.B Housing Element Purpose 3
I.C Organization of the Housing Element 4
I.D Data Sources and Methods 6
I.E Summary of Public Participation 6
I.F Affirmatively Furthering Fair Housing 9
I.G Relationship to Other General Plan Elements 10
Section II Projected Housing Need 10
II.A Introduction/Overview of SCAG Methodology 10
II.B Riverside County Income Limits 10
II.C Regional Housing Needs Allocation 11
Section III Housing Resources 12
III.A Introduction 12
III.B Land Resources 12
III.C Financial and Administrative Resources 13
III.D Opportunities for Energy Conservation 17
Section IV Housing Plan 18
Introduction 18
Goal A: Facilitate the Development of a Variety of Housing Types to Provide Adequate Housing in the City to all Households 19
Goal B: Conserve and Improve the Condition of the Existing Affordable Housing Stock 23
Goal C: Encourage Energy Conservation to Reduce Housing Costs 25
Goal D: Promote Fair Housing Opportunity for All Persons 26
Goal E: Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing 26
Goal F: Promote Affordable Housing to Meet the Needs of Lower- and Moderate-Income Households 28
Goal G: Preserve Existing Affordable Housing Opportunities for Lower Income Residents of the City 30
Quantified Objectives 31

Appendices

Appendix A: Housing Needs Assessment……..…..A-1

Appendix B: Sites Inventory and Methodology……...B-1

Appendix C: Housing Constraints…….C-1

Appendix D: Existing Programs Review……..D-1

Appendix E: Public Participation Summaries……..E-1

Section I Introduction

I.A Community Context

Founded in 1876 and incorporated in 1946, Coachella is a desert community located at the eastern end of the Coachella Valley in Riverside County, California. The city is located southeast of the San Gorgonio Pass, east of the San Jacinto and Santa Rosa Mountains, and north of the Salton Sea. Interstate 10 runs the length of the Coachella Valley, connecting Coachella with nearby cities and the Southern California region.

Residential land accounts for 3% of the city, with the majority of its 47,000 residents concentrated west of State Route 111. The city's two main retail and commercial corridors are Cesar Chavez Street (formerly U.S. Route 99) and Grapefruit Boulevard (State Route 111). Agricultural uses comprise about one-third of the city, while just over half of Coachella is undeveloped land.

98% of Coachella's residents are Hispanic or Latino. The city is officially bilingual in both English and Spanish. Coachella celebrates a strong cultural identity and is a tightly knit community, one that played a key role in fostering parts of the farmworker revolution during the 1960s that shaped the agricultural industry in immeasurable ways. Coachella's vision is to transform into a medium-sized, full-service city with a range of amenities and economic opportunities beyond its two main industries of agriculture and hospitality. The city is growing rapidly, but the community intends to maintain its social cohesion and sense of identity as the City expands.

I.B Housing Element Purpose

The State of California has stated that the availability of decent and suitable housing for every California family is "a priority of the highest order" (California Government Code §54220). This objective has become increasingly urgent in recent years as communities across the state, including Coachella, struggle to meet the housing needs of all their residents. State Housing Element Law, established in 1969, recognizes the vital role local governments play in the supply and affordability of housing and requires all cities and counties in California establish a long-range plan to meet their fair share of regional housing needs. Cities are charged with planning for the welfare of their citizens, including ensuring that the existing and projected demands for housing are adequately met.

> *High housing costs — and related housing instability issues — **increase health care costs** (for individuals and the state), **decrease educational outcomes** (affecting individuals, as well as the state's productivity), **and make it difficult for California businesses to attract and retain employees**.*
>
> *– State of California 2025 Statewide Housing Assessment*

The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. This Housing Element covers the planning period 2021-2029. The Housing Element is a mandatory part of a jurisdiction's General Plan but differs from other General Plan elements in two key aspects. The housing element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) on a 4-year regional transportation plan (RTP) cycle, such as the Southern California Association of Governments (SCAG). The housing element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements.

At the time of publication, the COVID-19 crisis has impacted Coachella in significant ways. This has made the issue of housing security even more acute as residents face job loss, housing cost pressures, and disparate health impacts from the pandemic. On a practical level, the housing element has had to respond to these conditions by transitioning the public outreach process to reflect the limitations brought on by COVID-19. These actions are detailed in this report. From a policy perspective, the impact on housing security has shown that many of Coachella's residents have only tenuous access to housing and the need to secure more housing alternatives for all members of Coachella's populations.

I.C Organization of the Housing Element

Per California Government Code §65580-65589, a housing element must consist of the following components:



- **Review of the Previous Housing Element:** An evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results. The results of this assessment are located in Appendix D.



- **Housing Needs Assessment:** An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as, seniors, farmworkers, homeless, large households, and female-headed households. The analysis is provided in Appendix A.

- **Inventory of Adequate Sites:** An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the City's fair share of regional housing needs across all income levels. The inventory is summarized in Section 3, with the detailed analysis in Appendix B.



- **Housing Resources:** An identification of resources to support the development, preservation, and rehabilitation of housing. Non-land resources are summarized in Section 3.



- **Housing Constraints:** An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.). This analysis is provided in Appendix C.



- **Affirmatively Furthering Fair Housing:** This section provides an assessment of fair housing by identifying disparities in housing needs, unequal access to opportunity, and/or patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH). See Section 1.F, below, and Appendix F. This assessment meets AB 686 requirements for all housing elements due to be revised on or after January 1, 2021

- **Housing Plan:** This section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the City's share of the Regional Housing Needs Allocation (RHNA).



Section II provides a summary of the projected housing need. Section III summarizes the adequacy of housing sites and identifies housing resources. Section IV contains the housing plan. The comprehensive research and analysis supporting the development of Section IV, Housing Plan, are compiled in appendices to this Housing Element. These appendices contain the full set of information used to inform the City's goals, policies, and programs:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing (Placeholder)

I.D Data Sources and Methods

This Housing Element was updated in accordance with California Department of Housing and Community Development (HCD) guidelines for the 6th Housing Element Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the Coachella 2015 General Plan, Zoning Code, and the Vista Del Agua and La Entrada Specific Plans. The analyses and findings in this document relied on data compiled from various sources, including:

- US Census Bureau (American Community Survey)
- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)
- Consumer Financial Protection Bureau (CFPB)
- Southern California Association of Governments (SCAG) pre-certified data

This document was also informed by information provided by residents, business groups, local institutions, City staff, and elected officials.

I.E Summary of Public Participation

Public participation is crucial in shaping Coachella's housing strategy. Understanding the needs of the community enables the development of housing strategies that are most appropriate and effective. Public outreach also allows the City to identify concerns unique to certain stakeholders that may not have been initially apparent. As part of the development of this Housing Element, the City's public participation program included two focus group meetings, four steering committee meetings, one community-wide meeting, one public hearing with the Planning Commission, and one public hearing with the City Council. For summaries of public outreach events including attendees, discussion topics, and meeting format, please see Appendix E.

[This section will be updated. Public Participation is ongoing.]

Website

The Housing Element Update webpage (https://www.coachellahousingelement.com/) was used to provide an overview of the Housing Element update process and timeline, resources for Housing Element information (e.g., meeting notices, draft documents, etc.), and provide City contact information. Interested parties could sign up to receive information about upcoming meetings and documents. The website was available in English and Spanish (translated).

Focus Groups

The City conducted two focus group meetings in preparation of the Housing Element update:

- Focus Group #1: Wednesday, April 21, 2021, 5:00 pm – 6:00 pm
- Focus Group #2: Friday, April 23, 2021, 1:30pm – 2:30pm

Due to the ongoing COVID-19 crisis, the focus groups were held over webinar. Invitations were distributed to 51 individuals representing multiple stakeholder groups (See Appendix E for list of contacted groups). Of the 11 individuals who RSVP'd, 8 participants attended. Follow up meetings were offered to individuals who RSVP'd and did not participate, although no stakeholder responded to this offer. Comments received are documented in Appendix E and summarized below.

- Underserved groups tend to be low-income individuals, older individuals, full time and seasonal agriculture workers, Native Americans, and families and households with mixed immigration status.
- There is a need and an interest in creating workforce housing, especially housing for farmworkers to remain near the farms.
- There needs to be a better integration of various income level housing opportunities throughout the City.
- Development standards need to be reevaluated to increase flexibility in housing production. Participants have shown desire to reduce setbacks, up zone areas, and create more mixed-use opportunities in the City's Downtown.
- Affordable housing developers have difficulty meeting state and federal funding requirements because of the City's density restrictions and other limitations (parking, height limits, Floor Area Ratio restrictions, etc.) as well as the availability of suitable sites in proximity to other factors (e.g., proximity to transit and services).
- The City works well with non-profit developers to streamline approvals, when possible. City has helped utilized SB35 streamlining.

Steering Committee

The City formed a housing steering committee consisting of eight members representing a variety of interests and expertise.

Meeting #1 (July 2021)

On July 26, 2021, the City conducted the first steering committee meeting via Zoom. The purpose of the meeting was to introduce the Housing Element update, outline the role of the steering committee, and facilitate a discussion regarding committee member concerns, observations, and goals for housing development in Coachella. Committee members are tasked with representing a variety of perspectives and interests; consensus housing goals, objectives, or constraints is not necessary. Initial comments included:

- Building denser, affordable housing is difficult given the higher cost of such development typologies
- Current market-rate rents are not high enough to absorb added costs without outside sources of funding
- Future projects would benefit from lowering development costs and increasing certainty for developers, e.g., shortening the entitlement timeline, streamlining the process, and allowing smaller lots by-right

Meeting #2 (August 2021)

On August 16, 2021, the City conducted the second steering committee meeting via Zoom. The City and Consultant team presented an overview of the technical requirements of the Housing Element and the draft goals and policies for the 6th Cycle Housing Element. The steering committee members were provided with memos with initial results from the needs assessment, governmental constraints assessment, draft sites inventory, and preliminary housing plan for review in advance of the meeting. The City and team facilitated discussions on the technical assessment findings and the draft implementation plan. Discussion included:

- How to eliminate development constraints, such as minimum street widths and setback requirements
- Need for affordable housing incentives for both for-profit and non-profit developers (both developers should collaborate to access financing options)
- Include a program or policy to reduce developer uncertainty through reducing/removing CEQA requirements, expediting the development review process, etc.
- The need for community amenities such as a senior center close to residential development
- What can the City do to be more competitive in federal funding for affordable housing projects (based on ranking criteria)?

Meeting #3

[Placeholder]

Meeting #4

[Placeholder]

Community Events

The City conducted one community-wide event to solicit input on housing needs:

- Webinar, October 16, 2021

(To be completed)

Due to the ongoing COVID-19 crisis, the community event was held as a webinar. Notifications of the community event were distributed to the City's email database. Approximately x participants attended. Comments received are documented in Appendix E and summarized below.

- [Placeholder]

Public Hearings

The Housing Element was presented at three public hearings:

Planning Commission Study Session- November 2021

Planning Commission Hearing- January 2021 (TBD)

City Council Hearing- February 2021 (TBD)

I.F Affirmatively Furthering Fair Housing

Assembly Bill (AB) 686, signed in 2018, establishes new requirements to Government Code Section 65583 requiring cities and counties to take deliberate actions to foster inclusive communities through fair and equal housing choice by establishing policies to address disparities in housing needs, access to opportunity, and patterns of racial and ethnic segregation, a process referred to as affirmatively furthering fair housing (AFFH).

The California Department of Housing and Community Development (HCD) released AFFH assessment guidelines on April 27, 2021. The AFFH analysis covers, and is built upon, several other required components of the Housing Element, including the Needs Assessment (Appendix A), Sites Inventory (Appendix B), and Constraints Assessment (Appendix C), and as such is provided for in a separate appendix, referencing other technical components as needed. The summary of findings is provided below, in Table 1-1. For the complete analysis, see Appendix F.

Placeholder

I.G Relationship to Other General Plan Elements

The Housing Element is one of seven mandatory elements of the City's General Plan, a long-range vision document that provides guidance for future development in Coachella. City Council adopted the Coachella General Plan Update in 2015. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. This Housing Element builds upon the existing General Plan and is consistent with its goals and policies. In the event an element of the General Plan is amended, the City will consider the impacts of the amendment on the other elements to maintain consistency across all documents.

Section II Projected Housing Need

II.A Introduction/Overview of SCAG Methodology

State Housing Element law (Government Code §65580 et. seq.) requires regional councils of governments to identify for each member jurisdiction its "fair share allocation" of the Regional Housing Needs Assessment provided by the California Department of Housing and Community Development (HCD). In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community's housing element. Each jurisdiction's responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation (RHNA).

The Southern California Association of Governments (SCAG), the council of governments for the Coachella area, adopted its 6th Cycle RHNA allocation methodology in March 2020. SCAG considered several factors in preparing the methodology, which weighed both projected and existing need. Projected need was informed by household growth, future vacancy need, and replacement need, while existing need considered transit accessibility, job accessibility, residual need in disadvantaged communities. The distribution of the RHNA across the four income categories factored in a social equity adjustment, which allocated a lower proportion of lower-income RHNA to jurisdictions that already had a high concentration of such households in comparison to the County, as well as the goal to Affirmatively Further Fair Housing (AFFH), which adjusted the distribution of RHNA in jurisdictions considered either very low or very high resource areas.

II.B Riverside County Income Limits

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (§50079.5). HCD calculates "extremely low", "very low", "low", "median", "moderate", and "above moderate" income limits, and publishes these limits at the

county level. Riverside County's 2021 income limits for households of one to four persons are shown in Table II-1.

Table II-1: Riverside County 2021 Income Limits

Number of Persons in Household	1	2	3	4
Extremely Low (<30% of AMI)	$16,660	$19,000	$21,960	$26,500
Very Low (30-50% of AMI)	$27,650	$31,600	$35,550	$39,500
Low (50-80% of AMI)	$44,250	$50,600	$56,900	$63,200
Median	$54,250	$62,000	$69,750	$77,500
Moderate (80-120% of AMI)	$65,100	$74,400	$83,700	$93,000

II.C Regional Housing Needs Allocation

The RHNA for Coachella is shown in Table II-2. The City has a total allocation of 7,886 units for the October 2021 to October 2029 planning period.

Table II-2: 6th Cycle RHNA

	Coachella		Riverside County		SCAG	
Area/Income	**Number of Units**	**Percent**	**Number of Units**	**Percent**	**Number of Units**	**Percent**
Total	**7,886**	**100%**	**167,351**	**100%**	**1,341,827**	**100%**
Extremely Low [1]	516	13%	41,995	25%	351,796	26%
Very Low	517					
Low	999	13%	26,473	16%	206,807	15%
Moderate	1,367	17%	29,167	17%	223,957	17%
Above Moderate	4,487	57%	69,716	42%	559,267	42%

[1] Assumes 50% of Very Low-income households are Extremely-Low income.

The City of Coachella is not responsible for the actual construction of these units. Coachella is, however, responsible for creating a regulatory environment in which the private market could build unit types included in their State housing allocation. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or economic incentives to encourage the construction of various types of units.

Section III Housing Resources

III.A Introduction

There are a variety of resources available to support the City in implementation of its housing strategy, landowners and developers seeking to provide housing, and residents in need to housing assistance in Coachella. This section provides a summary of land available to accommodate future housing in the city. The full site inventory analysis is contained in Appendix B. This section also includes a list of local, regional, state, and federal programs that provide financial and related assistance to support the City in meeting its housing goals.

III.B Land Resources

A critical part of the Housing Element is the sites inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of regional housing need (i.e., RHNA) at all income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework.

Identification of Sites Suitable for Housing

The sites identified in the site inventory (Appendix B) are comprised of parcels located in various areas and zones within the City. Each site has undergone an assessment to determine development potential and residential unit capacity given zoning standards and development trends. For detailed information, please see Appendix B.



Summary of Adequate Sites

Table III-1 summarizes the City's methods for satisfying its RHNA. Based on entitled and proposed projects, and available 6th Cycle sites under the General Plan scenario (Scenario #2, assuming a rezoning program 1.1), the City has excess capacity in all income categories. Assumptions and methodology for this determination and a detailed list of sites are included in Appendix B.

Table III-1: Residential Development Potential and RHNA

	Extremely-Low, Very Low, and Low	Moderate	Above Moderate	Total
RHNA	**2,032**	**1,367**	**4,487**	**7,867**
Entitled/Proposed Projects[1]	165		683	848
Remaining RHNA	**1,867**	**1,367**	**3,804**	**7,038**
Site Inventory Results				
Scenario 1 – Existing Capacity (Zoning Code)		2,212	3,211	**5,423**
Remaining- Zoning Scenario	1,867	-845[2]	593	
Scenario 2 – Potential Capacity (General Plan)	1,989	1,867	4,102	**7,958**
Remaining- General Plan Scenario	-122[2]	-500[2]	-298[2]	
[1] Considers net new units only. [2] Negative value indicates a surplus.				
Source: City of Coachella, LWC 2021				

III.C Financial and Administrative Resources



There are a variety of resources available to support the City in implementation of its housing strategy, landowners and developers seeking to provide housing, and residents in need to housing assistance in Coachella. The following section contains a list of financial, administrative, and other resources to help the City address its housing needs. Availability of these resources is dependent on governmental priorities, legislation, and continued funding, which may be subject to change at any time.

City Resources

- **Coachella First Time Homebuyer Program Down Payment Assistance Program:** This program provides down payment assistance in the form of a deferred loan for low-income, first-time homebuyers.

Regional Resources

- **Coachella Valley Housing Coalition (CVHC) Program**
  - **Self Help Homeownership Program:** This program consists of families helping other families achieve home ownership. Families form an informal association and agree to help each other build their homes with technical assistance provided by a competent construction supervisor. CVHC was recently awarded a $6 million federal grant from the U.S. Department of Agriculture (USDA) in April 2021.

- **Riverside County Economic Development Agency Programs**
    - **First Home Buyer Down Payment Assistance (FTHB) Program:** This program provides down payment assistance to lower income persons in the purchase of a home.
    - **Mortgage Credit Certification (MCC):** This program allows home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid on a home mortgage, qualifying them more easily for a loan by increasing the effective income of the buyer through a tax credit.
- **Housing Authority of the County of Riverside (HACR) Programs**
    - **Family Self-Sufficiency (FSS) Program:** This program assists families receiving rental assistance move to economic independence. This program includes workshops on financial assistance for higher education, credit repair/home ownership, self-esteem, resume writing, parenting, and stress management.
    - **Homeownership (HOP) Program:** This program assists with cleaning up credit problems for eligible residents and works closely with the FSS program to obtain the goal of homeownership while earning an escrow account.

State Resources

- **Affordable Housing and Sustainable Communities Program (AHSC):** Administered by the Strategic Growth Council, this program provides grants and/or loans to fund land-use, housing, transportation, or land preservation projects that support infill and compact development that reduce greenhouse gas emissions.

- **CalHome:** HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers with down payment assistance through deferred-payment loans, rehabilitation, homebuyer counseling, self-help mortgage assistance, or other technical assistance. $57 million available in State CalHome program.

- **California Emergency Solutions and Housing (CESH):** This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.

- **Homekey:** This program provides funding to protect Californians experiencing homelessness who are impacted by COVID-19.

- **Housing for a Healthy California (HHC) Program:** This program creates supportive housing for recipients of or those eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.

- **Housing Navigator's Program:** This grant program funds housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.

- **Infill Infrastructure Grant Program (IIG):** This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.
- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.
- **Local Housing Trust Fund (LHTF) Program:** This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.
- **Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP):** This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to an ownership model.
- **Multifamily Housing Program (MHP):** This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.
- **National Housing Trust Fund:** This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely low-income households. The covenant is for 55 years.
- **Predevelopment Loan Program (PDLP):** This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.
- **Supportive Housing Multifamily Housing Program (SHMHP):** This program provides low interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.
- **Transit-Oriented Development (TOD) Housing Program:** This program provides low-interest loans as gap financing for higher density affordable rental housing near transit.
- **Veterans Housing and Homelessness Prevention Program (VHHP):** This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.
- **Golden State Acquisition Fund:** This $93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state.
- **California Housing Finance Agency (CalHFA):** CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.
- **California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program:** The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to $2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction.

- **Elderlink:** A senior care referral service licensed by the Department of Public Health. This organization provides independent and free personalized senior care placement services to fully screened and approved nursing home, board and care, and assisted living facilities.

Federal Resources

- **HOME Program:** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.

- **Community Development Block Grant (CDBG):** Federal funding for housing programs is available through the U.S. Department of Housing and Urban Development (HUD). Coachella participates in the CDBG program through the County of Riverside, which applies to HUD for funds on behalf of the City and other non-entitlement jurisdictions. The City offers housing rehabilitation loan and grant programs funded with CDBG funds. The City's CDBG allocation for the Fiscal Year 2020-2021 is $363,223.
- **Section 108 Loan Guarantee Program:** Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.

- **Section 811 Project Rental Assistance:** HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).

- **Emergency Solutions Grants (ESG) Program:** This program provides funding for cities, counties, and states to (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.

- **Veterans Affairs Supportive Housing (VASH) Program:** HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help veterans who are homeless and their families find and sustain permanent housing.

- **Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA):** This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be

subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.

- **Low-Income Housing Tax Credit:** Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.
- **Continuum of Care (CoC) Program:** The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, State, and local governments to provide shelter and services to people experiencing homelessness.
- **U.S. Department of Agriculture (USDA) Housing Programs:** This program provides homeownership opportunities for individuals and below market-rate loans/grants to public and non-profit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.

III.D Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses.

The Imperial Irrigation District (IID) provides electricity services for the City of Coachella. They assist low-income customers through several programs including:

Imperial Irrigation District (IID)

- **Residential Energy Assistance Program (REAP):** This program reduces energy bills for eligible participants by about 20 percent. IID also offers a 30 percent REAP discount to qualifying customers age 62 or older.
- **Emergency Energy Assistance Program (EEAP):** This program assists customers who face disconnection for non-payment. EEAP payment assistance is available quarterly to residents who participate in the REAP program. Customers may qualify for up to $75 on their electric bill during the 1st and 4th quarter, and up to $125 during the 2nd and 3rd quarter.
- **Medical Equipment Assistance Program (MEEAP):** This program reduces the electrical rate for a defined quantity of electricity used to operate medical equipment by a household that has a full-time resident who requires specifically medically necessary equipment to sustain life or prevent deterioration of a person's medical condition.

Additionally, the City has an Energy Action Plan (EAP), which was adopted in 2012. The EAP is intended to assist in meeting State and regional goals of greenhouse gas reduction and long-term energy efficiency, and it includes a strategy to meet the City's energy reduction goals.

Other conservation programs available at the local, regional, state, and federal level are described below.

Regional Energy Resources

- **Community Action Partnership of Riverside County Programs**
    - **Weatherization Assistance Program:** This program provides free home energy conservation services to low-income Riverside County homeowners and renters.
    - **Low-Income Home Energy Assistance Program:** This program provides grants and one-time assistance payments to moderate-income families and individuals for electric bills in Riverside County.

State Energy Resources

- **California Department of Community Services & Development Programs Low-Income Weatherization Program (LIWP):** California's Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family, Community Solar, and Farmworker Housing. According to CDS's Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received $212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency & renewables program component is estimated to end in June 2022.

- **California Public Utilities Commission Energy Savings Assistance Program (ESA)**: ESA provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.Federal Energy Resources

- **Federal Housing Administration Energy Efficient Mortgage Program (EEM):** This program helps families save money on their utility bills by enabling them to finance energy efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will have lower operating costs, making it more affordable for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.

Section IV Housing Plan

Introduction

The housing plan of the Housing Element serves as the City's strategy for addressing its housing needs. This section describes the housing goals, policies, and programs of the Housing Element for the City of Coachella.



Goals are aspirational purpose statements that indicate the City's direction on

housing-related needs. Each goal encompasses several policies, which are statements that describe the City's preferred course of action among a range of other options. Each goal also includes programs, which are actionable steps taken to implement the policies and further the City's progress towards its goals. Some programs contain quantified objectives, which refer to the number of units that are expected to be constructed, preserved, or rehabilitated through the program during the planning period. These quantified objectives represent measurable outcomes that can be used to benchmark the success of each program.

This Housing Element contains institutional changes intended to significantly increase the amount and type of housing for all income levels in Coachella. These efforts are expected to be initiated throughout the planning period, which is from October 15, 2021 to October 15, 2029. In accordance with State law, the City will also evaluate the progress and effectiveness of these programs on an annual basis. Together, these initiatives reflect the City's commitment to increasing affordable housing and improve existing housing conditions.

Goal A: Facilitate the Development of a Variety of Housing Types to Provide Adequate Housing in the City to all Households

Policies

a) **Land Use Controls.** Use the Land Use Element of the General Plan and the Zoning Code to ensure the availability of adequate sites for a variety of housing types.
b) **Varying Densities.** Employ a range of housing densities to provide housing for all economic segments of the community consistent with good planning practice.
c) **Infill and Contiguous Land.** Maximize use of vacant land within the city and contiguous to existing development in order to reduce the cost of off-site improvements and create a compact city form.
d) **Compatible Uses.** Ensure the compatibility of residential areas with surrounding uses through the separation of potentially hazardous or damaging uses, construction of adequate buffers, and other planning and land use techniques.
e) **Housing Downtown.** Promote higher-density and mixed-use redevelopment within the downtown area.
f) **Services and Facilities.** Require that adequate public and private services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.
g) **Adaptive Reuse.** Investigate the adaptive reuse of vacant commercial structures in the downtown area for housing, possibly in a mixed-use fashion.
h) **Innovative Construction.** Promote and encourage the use of innovative construction techniques.
i) **Large Family Housing.** Encourage developers to provide units with three or more bedrooms, suitable to house large households.

j) **Emergency Shelters.** Continue to actively support efforts of providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill and the chronically disabled.

k) **Emergency Shelters Services.** Assist and support local social service agencies in their applications for federal funds to provide emergency shelters for homeless individuals and families.

l) **Special Needs Housing.** Encourage the development of housing to meet the needs of special needs groups including the elderly, large families, farmworkers, homeless, and female-headed households.

m) **Unit Sizes.** Promote the production of for sale and rental housing to meet the needs of families of all sizes.

Programs

1.1 General Plan Implementation. The City adopted the updated General Plan in 2015. To fully implement the policies outlined in the General Plan update, the City will review the prior completed study that analyzed changes needed to the Zoning Code and revise as necessary to complete a comprehensive Zoning Code update. The City will prioritize creating zones and rezoning lower-income sites identified in the Site Inventory, Scenario #2.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Compatibility Study revised and updated (as needed) by 2023; Zoning Code updated within 3 years of Housing Element adoption.

1.2 Services and Facilities. Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Require documentation of the adequate services and facilities that are or will be provided as a condition of approval.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Ongoing

1.3 Lot Consolidation. Evaluate opportunities for parcel assembly and the use of underutilized sites for high density and/or affordable housing. Discuss housing development potential with developers and property owners and consider relaxing development standards that constrain small lot development and prioritizing application processing to facilitate housing on these sites. Communicate with developers and owners regarding the variety of housing development options available for these sites.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Ongoing. Identify sites and meet with landowners every 3 years.

1.4 Housing Data. Upon request, provide housing data, such as information on building permits, vacancy rates, and availability of funding sources, to interested parties.

- Responsible Agency: Development Services Department

- Funding: Department budget
- Time Frame: Ongoing

1.5 Large Sites. Facilitate development on large sites designated for high-density housing by communicating with developers regarding housing opportunities for these sites, providing priority subdivision processing, and utilizing the Master Plan review process (as described in the General Plan Land Use Element) to facilitate affordable unit development. Work with landowners and developers to create sites ranging from one to 10 acres in size that are feasible and appropriate for the development of affordable housing.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Ongoing. Identify sites and meet with landowners every 3 years.

1.6 Large Family Housing. Identify incentives for development of housing suitable for families with children, with family members requiring assistance, and multigenerational families. Encourage and where feasible incentivize developers to construct new units that include a full bathroom and bedroom on the first floor.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: December 2022

1.7 Emergency Shelters. Evaluate the adequacy of land that can accommodate emergency shelters in the city and, if needed, identify additional sites for rezoning to provide greater opportunity for these shelters.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: December 2022

1.8 Transitional and Supportive Housing. Amend the Zoning Code to define transitional and supportive housing in accordance with the Health and Safety Code, Sections 50675.14 and 50675.2, AB 101 and AB 2162 and clarify that both types of housing are treated as residential uses of property, including allowing transitional and supportive housing in areas that allow multi-family and mixed use residential, subject to the same restrictions/regulations as other types of housing in the same zoning district.

- Responsible Agency: Community Development and Building Departments
- Funding: City General Fund
- Time Frame: December 2022

1.9 Manufactured Housing. Amend the Zoning Code to include manufactured housing as an approved housing type, as per State of California requirements.

- Responsible Agency: Development Services Department, Planning Commission
- Funding: City General Fund
- Time Frame: December 2022

1.10 Group Homes. Revise the Zoning Code to allow State-licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities; to allow, by right, group homes with six or fewer persons in any residential zone; and to allow with

administrative approval group homes with greater than six persons in all high-density residential zoning districts.

- Responsible Agency: Development Services Department, Planning Commission
- Funding: Departmental budget
- Time Frame: December 2022

1.11 Single-Room Occupancy Housing. Amend the Zoning Code to define single-room occupancy units (SROs) and identify zones in which SROs are allowed. Facilitate the development of SROs as appropriate housing type for persons with special needs and extremely low incomes.

- Responsible Agency: Development Services Department, Planning Commission
- Funding: Departmental budgets
- Time Frame: Amend the Code within 3 years of Housing Element adoption. Provide ongoing facilitation

1.12 Farmworker Housing Standards. Amend the Zoning Code to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 10721.5 and 17021.6. Additionally, the City will amend the Zoning Code to allow farmworker housing projects in residential areas (including areas formerly designated as agriculture prior to the 2015 General Plan update) that are currently used for agricultural production, or within close proximity to areas with active agricultural production, where farm worker housing is a desirable use. The City will also ensure that such procedures encourage and facilitate the development of housing for farmworkers.

- Responsible Agency: Development Services Department, Planning Commission
- Funding: Departmental budgets
- Time Frame: December 2022

1.13 Farmworker Housing Support. Encourage the development of housing for farmworkers by assisting developers with site identification and providing technical assistance on funding applications.

- Responsible Agency: Development Services Department, Planning Commission
- Funding: Departmental budgets
- Time Frame: Assist farmworker housing developers as needed; prepare and make brochure available by December 2022

1.14 Sites Monitoring. Consistent with SB 166 (No Net Loss), the City will monitor housing sites to ensure adequate sites to accommodate the remaining unmet RHNA by each income category are maintained at all times. The City will also review densities proposed for new development under all the General Plan land use categories and assess how the new densities (and development standards) are or are not working to facilitate housing development, particularly affordable housing units.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Annually

Goal B: Conserve and Improve the Condition of the Existing Affordable Housing Stock

Policies

a) **Rehabilitation Funds.** Continue to use available state and federal funds for housing rehabilitation, in a manner that will benefit the largest number of lower-income households, including those with extremely and very low income.
b) **Overcrowding.** Allow utilization of rehabilitation assistance funds to alleviate overcrowded conditions.
c) **Unit Rehabilitation.** Encourage the rehabilitation of substandard dwelling units instead of requiring their demolition, whenever possible, to preserve the existing affordable housing stock.
d) **Neighborhood Enhancement.** Utilize the neighborhood enhancement capabilities of the City to ensure that property owners renting unsanitary and unsafe housing units correct identified code violations.
e) **Code Enforcement.** Ensure that all new housing units constructed in the city are safe and livable through vigorous enforcement of the Uniform Building Code.
f) **Substandard Units.** Pursue the removal and replacement of substandard units that cannot be rehabilitated.

Programs

2.1 Rehabilitation Program. Continue to implement the City's Residential Rehabilitation Program, as funding is available. Allow funds to be used to alleviate overcrowding, make improvements to accommodate the special needs of elderly and disabled residents, including persons with developmental disabilities, and improve energy efficiency. The City will continue to advertise the program on the City's website, share program information with service organizations, and post program information in City Hall.

- Responsible Agency: Development Services Department
- Funding: CDBG and HOME
- Time Frame: Ongoing

2.2 Housing Condition Survey. Continue to monitor housing conditions throughout the city by reviewing code enforcement complaints and periodically conduct formal or informal housing condition surveys.

- Responsible Agencies: Community Development and Building Departments
- Funding: Department budgets (for housing condition surveys) and CDBG Planning/Technical Assistance Grants
- Time Frame: Ongoing. Conduct assessment of areas of concern every three years

2.3 Neighborhood Enhancement. Continue to implement the abandoned and vacant property ordinances and explore new methods of eliminating unsightly property conditions in residential areas.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Ongoing

2.4 Mobile Home Park Maintenance. Continue to monitor health and safety issues related to substandard mobile home parks located within the city limits and those within the City's sphere of influence. Where the State is the permitting agency, refer maintenance and enforcement complaints to the appropriate State contact. For City managed sites, explore funding opportunities for a loan or grant program to assist with mobile home unit and park repairs and improvements as well as mobile home ownership.

- Responsible Agency: Coachella Community Services Department
- Funding: Department budget
- Time Frame: Explore funding opportunities by 2023, monitoring is ongoing

2.5 CVAG Representation. Continue to participate in housing-related discussions with CVAG.

- Responsible Agency: Development Services Department, City Council
- Funding: General Fund
- Time Frame: Annually, or as meetings occur

2.6 Disadvantaged Unincorporated Communities (DUCs). To support disadvantaged unincorporated communities (DUCs) within the City's sphere of influence (SOI), the City will:

- Work with Riverside County, Riverside County LAFCO, Coachella Valley Water District, the Coachella Valley Regional Water Management Group (CVWRMG), and local advocacy organizations to identify and address housing-related infrastructure needs in nearby DUCs
- Participate in outreach and information gathering events and strategy sessions
- Contribute to efforts to identify and estimate the cost of potential infrastructure improvements including any preparation of the Integrated Regional Water Management Plan (prepared by CVWRMG)
- Pursue funding sources to complete necessary upgrades.
- Coordinate with agencies and community groups to explore annexation potential and timeframes.
- Consider requiring developers plan for and construct oversized facilities to create infrastructure connection opportunities for nearby disadvantaged communities as a condition of approval for development in new growth areas.

Riverside County LAFCO identified four "fringe" DUCs located in close proximity to Coachella, three of which are located within the City's sphere of influence.

- Responsible Agency: Development Services Department
- Funding: General Fund
- Time Frame: Ongoing, pursuing funding as available and engage in ongoing dialogue (meet at least annually) to determine annexation potential and timeframes.

Goal C: Encourage Energy Conservation to Reduce Housing Costs

Policies

a) **Conservation Techniques.** Encourage the use of energy-conserving techniques in the siting and design of new housing.

b) **State Requirements.** Actively enforce state energy conservation requirements for new residential construction.

c) **Resource Reduction Education.** Make local residents aware of the free home surveys performed by the Coachella Water Authority as a means to reduce water consumption and the rebate programs offered by the Imperial Irrigation District and Southern California Gas Company.

Programs

3.1 Objective Standards. Develop a menu of energy conservation techniques and establish minimum requirements for energy conservation when approving siting and design of proposed residences to minimize energy consumption as well as housing costs.

- Responsible Agencies: Community Development and Building Departments
- Funding: Department budgets
- Time Frame: December 2023

3.2 Building Standards. Continue to require that, at a minimum, all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Ongoing, as project applications are reviewed

3.3 Water Conservation. Assist in distributing information to the public regarding free home water consumption audits of the Coachella Water Authority and rebate programs offered by Imperial Irrigation District.

- Responsible Agency: Imperial Irrigation District, Development Services Department
- Funding: N/A
- Time Frame: Ongoing. Send materials to residents once annually.

3.4 Energy Efficiency Programs. Assist in distributing information about energy efficiency retrofit rebates and financing opportunities available to the residents and property owners such as Energy Upgrade California, the New Solar Homes Partnership, and future CVAG programs, including energy partnerships with surrounding agencies such as West Riverside Council of Governments (WRCOG).

- Responsible Agency: Development Services Department
- Funding: N/A
- Time Frame: Ongoing. Send materials to residents once annually.

Goal D: Promote Fair Housing Opportunity for All Persons [regardless of race, religion, marital status, age, sex, gender, nationality, physical or developmental disability, family size, and level and source of income]

Policies

a) **Equal Opportunity.** Advocate equal housing opportunity for all residents.
b) **Fair Housing.** Utilize local fair housing agencies to investigate promptly and aggressively any complaints involving housing discrimination.
c) **Tenant and Landlord Education.** Promote greater awareness of tenant and landlord rights.
d) **Access.** Promote reasonable accommodation in new housing developments and in existing housing.

Programs

4.1 Fair Housing. Continue to provide information on fair housing law on the City's website, at City Hall, and at the local library. In addition, the City Clerk shall continue to include a statement in City utility bills which indicates that information on fair housing laws is available to the public without charge. Information will be provided in both English and Spanish. Complaints may be directed to the Development Services Department.

- Responsible Agency: City Manager's Office, Development Services Department, City Clerk
- Funding: Department budget
- Time Frame: Ongoing

4.2 Reasonable Accommodation. Adopt a "Reasonable Accommodation" procedure, in accordance with SB 520, as part of the updated Zoning Code to allow for administrative processing of requests for features and accessibility for persons with disabilities and persons with developmental disabilities.

- Responsible Agency: Development Services Department
- Funding: City General Fund
- Time Frame: Within 3 years of Housing Element adoption

Goal E: Remove Governmental Constraints to the Maintenance, Improvement, and Development of Housing

Policies

a) **Building and Zoning Codes.** Ensure local building and zoning codes do not overly constrain housing production or cause increases in construction or permitting costs without sacrificing basic health and safety considerations.
b) **Development Fees.** Charge development fees that do not unreasonably contribute to the cost of housing.

c) **Site Improvement Assistance.** Continue to financially assist with land and/or off-site improvements costs for lower-income housing projects, as funds become available.

d) **Expedited Processing.** Continue practice of expeditious processing of residential development proposals and permits by encouraging concurrent processing of entitlements, rather than requiring one process to be completed before beginning the next process.

Programs

5.1 Zoning Code Constraints. When undergoing the comprehensive Zoning Code update (program 1.1), the City will ensure the Code update removes barriers to production of a variety of housing types and build on concepts outlined in the General Plan to incorporate the use of innovative land use techniques and construction methods such as clustering of units, density transfers, reduced setbacks/zero lot line development, reduced lot sizes, and others to minimize housing development costs and to maximize development opportunities.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Within 3 years of Housing Element adoption

5.2 Development Fees. Periodically survey other cities in the Riverside County area to ensure that the City's development fees are commensurate to other communities using a cost-recovery model and do not pose an unreasonable constraint to housing development.

- Responsible Agency: Development Services Department
- Funding: Department budget; possible CDBG Planning/Technical Assistance Grant
- Time Frame: Every five years

5.3 Parking Requirements. Review revisions to the Zoning Code to evaluate implementation of reduced parking requirements (or no parking requirement) for residential projects serving special needs groups, including low-income households, or for projects located close to public transportation or commercial services.

- Responsible Agency: Community Development and Building Departments
- Funding: Department budgets
- Time Frame: Within 3 years of Housing Element adoption

5.4 Eliminate Minimum Dwelling Unit Size Standard. While the City's minimum dwelling unit size standards have not proved to be a constraint on housing development based on market demand for larger units, they could potentially constrain housing development in the future depending on demographic and market trends for smaller units. The City will amend the Zoning Code to eliminate the requirement for minimum dwelling size by unit type.

- Responsible Agency: Community Development
- Funding: Department budgets
- Time Frame: Within 3 years of Housing Element adoption

5.5 Accessory Dwelling Units (ADUs). Amend the Zoning Code to remove references to second units and regulate with the City's ADU ordinance, which complies with state law regarding ADUs.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Within 3 years of Housing Element adoption

Goal F: Promote Affordable Housing to Meet the Needs of Lower- and Moderate-Income Households

Policies

a) **State and Federal Funding.** Investigate and pursue state and federal programs and funding sources, such as CDBG and HOME funds, designed to expand housing opportunities for lower-income and special needs households, including extremely low-income households, farmworkers, the elderly, and persons with physical and developmental disabilities.

b) **On-site Affordable Units.** Encourage the inclusion of lower-income units, including extremely low-income and moderate-income units, in privately sponsored multi-family housing developments.

c) **Affordable Unit Financing.** Work with local lending institutions to maximize private financing for the construction of new lower-income housing, including extremely low-income units, and moderate-income housing.

d) **Developer Marketing.** Actively market Coachella to housing developers through appropriate advertisements in development publications and in metropolitan area newspapers.

e) **New Assisted Units.** Promote the construction of new assisted housing units in the city for lower-income households, including those with extremely and very low income.

Programs

6.1 Development Fee Deferral. When feasible, continue to defer development fees for housing units affordable to extremely low-, very low-, and low-income households.

- Responsible Agencies: Community Development, Building, and Public Works Departments
- Financing: Department budgets
- Time Frame: Ongoing

6.2 Affordable Unit Financing. Continue to work with nonprofit and for-profit developers to apply for financing to fund the development of housing affordable to lower-income and special needs households, particularly housing that will serve persons with extremely low incomes, farmworkers, the elderly, and persons with disabilities and developmental disabilities. The City will be open to providing letters of support for funding applications; the City will also consider partnerships with nonprofits for utilization of City staff to help

write and to review project applications. The City will take actions necessary to expedite processing and approvals for such projects.

- Responsible Agency: Development Services Department
- Funding: General Fund, HCD
- Time Frame: Assist with funding applications on an ongoing basis; annually review potential funding opportunities

6.3 CDBG and HOME Funds. Continue to pursue funding for the construction and rehabilitation of affordable housing, including annual applications for HOME and CDBG funds. The City will work with nonprofit and for-profit housing developers and will take actions necessary to expedite processing and approvals for such projects.

- Responsible Agency: Development Services Department
- Funding: HCD
- Time Frame: Annually

6.4 Density Bonus. AB 2345, which took effect on January 1, 2021, revised the State density bonus law (Government Code §65915-65918). It increases the maximum density bonus to up to 50 percent. The City will update its local density bonus provisions to be consistent with State law. Additionally, the City will consider modifying its procedures to eliminate City Council approval for density bonus requests.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: 2023

6.5 Website Update. The City will include housing-related resources including information regarding the City's housing rehabilitation program, first-time homebuyer loans, loans available through CalHFA, and other relevant links.

- Responsible Agency: Development Services Department
- Funding: CalHFA First-Time Homebuyer Program
- Time Frame: Annually review information

6.6 Infrastructure Grants. Infrastructure must be expanded to support future housing development opportunities for moderate and lower-income households. The City will pursue grant funding for infrastructure that facilitates development of moderate and lower-income housing sites (e.g., Infill Infrastructure Grant, etc.).

- Responsible Agency: Development Services Department
- Funding: Grant funding
- Time Frame: Ongoing

6.7 Streamlined Approvals. Develop a written policy or project review and approval guidelines as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under California Government Code, Section 65913.4.

- Responsible Agency: Development Services Department
- Funding: Departmental Budget
- Time Frame: Within 12 months of Housing Element adoption

Goal G: Preserve Existing Affordable Housing Opportunities for Lower Income Residents of the City

Policies

a) **Preservation Funding.** Utilize federal, state, and local funding to preserve lower-income rental housing to the extent possible.

b) **Preservation Cooperation.** Work closely with nonprofit organizations and public agencies involved in the provision of affordable housing to preserve existing lower-income rental units in the city.

c) **Displacement Prevention.** Prevent the displacement of lower-income residents from assisted housing units that may convert to market-rate housing in the future.

Programs

7.1 Housing Choice Vouchers. Actively support the Riverside County Housing Authority's attempts to secure additional Section 8 Housing Choice rental assistance for low-income households.

- Responsible Agency: Development Services Department
- Financing: HUD Section 8 Certificate and Housing Voucher Programs
- Time Frame: Ongoing

7.2 At-Risk Housing. Monitor and assist in the preservation of affordable units at risk of converting to market rate. Actions will include:

- Monitor the Risk Assessment report published by the California Housing Partnership Corporation (CHPC).
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.
- Maintain the list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay. State law requires a 12-month notice.

- Responsible Agency: Development Services Department
- Funding: HCD
- Time Frame: Ongoing

Quantified Objectives

Table IV-1 presents the City's quantified objectives for construction, preservation, and rehabilitation for the 2021 – 2029 planning period that will be achieved through the policies and programs described above.

Table IV-1: Quantified Objectives

Program Type/Affordability	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	516	517	784	1,367	3,804	6,988
Rehabilitation			50			50
Conservation/Preservation						0
Total	516	517	834	1,367	3,804	**7,038**

Appendix A: Housing Needs Assessment

Contents

Appendix A: Housing Needs Assessment 1

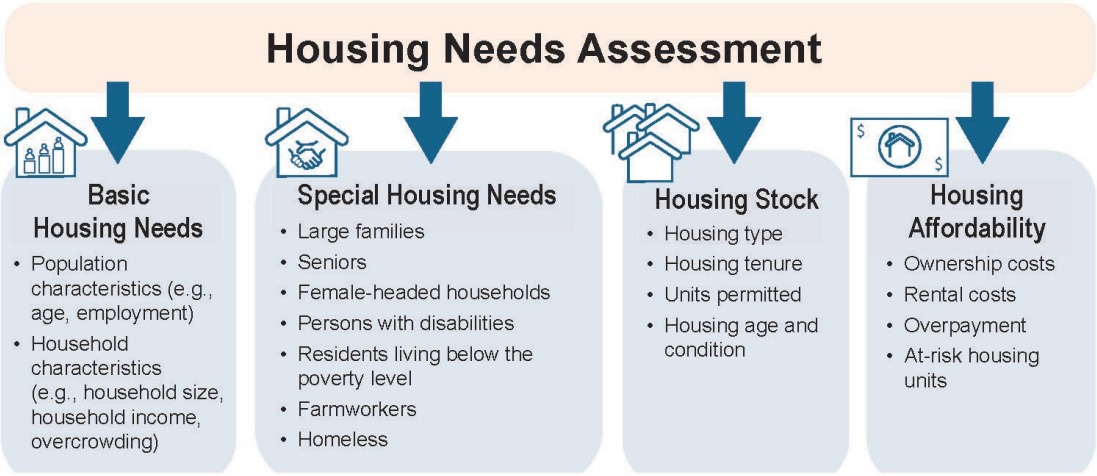
Section A.1 Introduction and Summary 2
A.1.1 Introduction 2
Section A.2 Population Characteristics 2
A.2.1 Population 2
A.2.2 Age 3
A.2.3 Race/Ethnicity 4
A.2.4 Employment 4
Section A.3 Household Characteristics 6
A.3.1 Household Type 6
A.3.2 Household Size 6
A.3.3 Overcrowding 7
A.3.4 Household Income 8
A.3.5 Special Housing Needs 10
Section A.4 Housing Stock Characteristics 22
A.4.1 Housing Type and Vacancy 22
A.4.2 Housing Tenure 23
A.4.3 Housing Units Permitted 25
A.4.4 Housing Age and Condition 26
Section A.5 Housing Costs and Affordability 27
A.5.1 Ownership Costs 27
A.5.2 Rental Costs 28
A.5.3 Overpayment 28
A.5.4 At-Risk Housing Assessment 33

Section A.1 Introduction and Summary

A.1.1 Introduction

This section forms the foundation for understanding Coachella's housing needs. It analyzes a range of demographic, economic, and housing-related variables to determine the extent and context of the City's housing-related need. Information gathered through this section provides a basis from which to build housing goals, policies, and programs to address those needs.

This section includes an analysis of the City's population, special needs groups, employment, housing stock, and housing affordability.



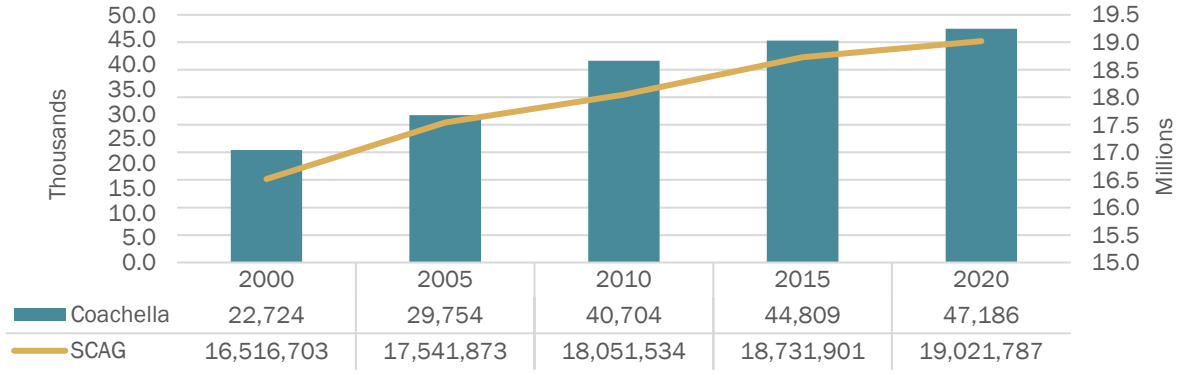
The main source of data used to form the majority of this section is HCD pre-certified local housing data provided by SCAG, which relies primarily on the American Community Survey 2014-2018, California Department of Finance, HUD's Comprehensive Housing Affordability Strategy ("CHAS") data, and California Department of Developmental Services.

Section A.2 Population Characteristics

A.2.1 Population

Coachella had a total population of 47,186 in 2020, according to the California Department of Finance. The chart below describes the population trend in Coachella over the past 20 years. During this period, Coachella's population grew by 108 percent while the SCAG region grew by 15 percent (or an annual growth rate of 3.7 percent compared to 0.7 percent for the region).

Figure A-1: Population Trend, 2000-2020



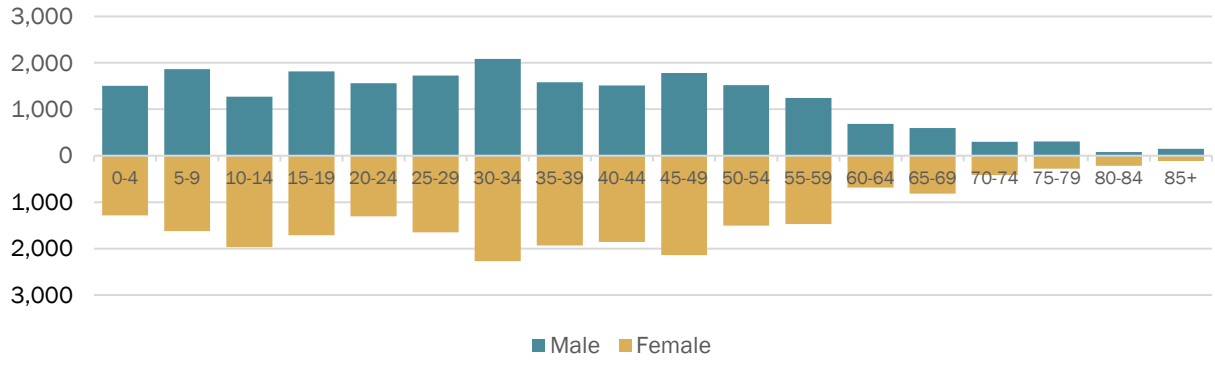
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.2.2 Age

Age is an important factor that impacts a city's housing needs, as needs and requirements change at different ages. In addition, different age groups will have different housing needs depending on a variety of factors, such as family status, household size, income level, and living preferences. A city with a large population of children relative to the adult population will need more housing for larger households, while a city with a large population of young adults might require more affordable studio and one-bedroom units. Similarly, having a larger senior population may indicate the need for housing that is ADA accessible or smaller units for seniors who seek to down-size.

The share of Coachella's population which is under 18 years of age is 26.1 percent, which is higher than the regional share of 23.4 percent. The seniors (age 65 and above) make up 7.3 percent of the population, which is lower than the regional share of 13 percent. The median age in Coachella is 33.5 years, lower than that of Riverside County (35.3 years). The population of Coachella is 48.2 percent male and 51.8 percent female.

Figure A-2: Current Population by Age and Sex

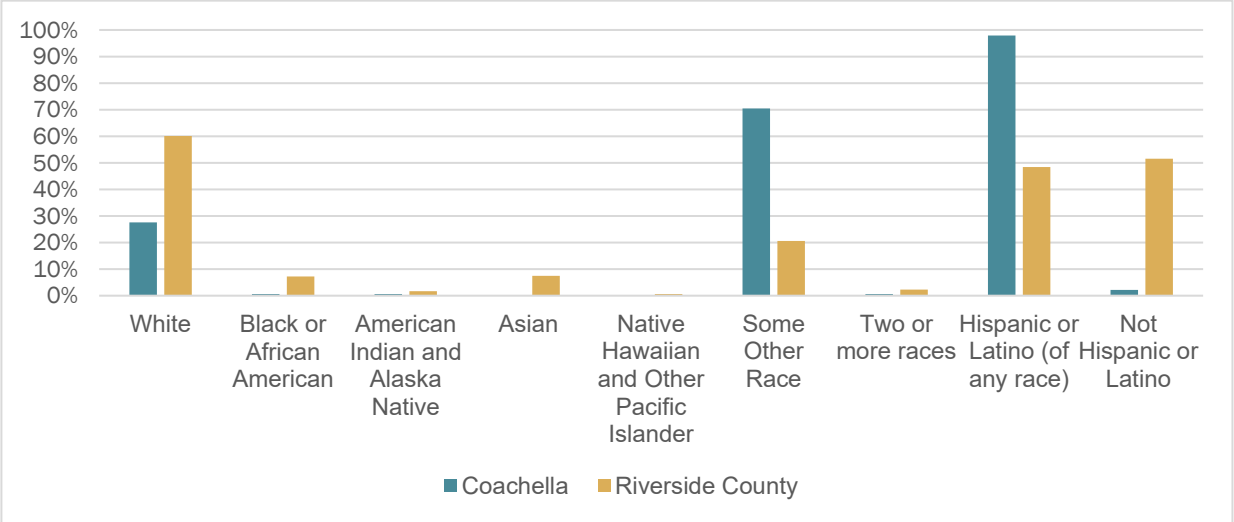


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

A.2.3 Race/Ethnicity

The largest racial group in Coachella is “Some Other Race”, representing 70 percent of the total population. Note that is a common occurrence in communities with large Hispanic populations, as the distinction between race and ethnicity is sometime unclear to census respondents. In Coachella, 98 percent of the population of is Hispanic or Latino (of any race), compared to 48 percent of the population of Riverside County.

Figure A-3: Race and Ethnicity



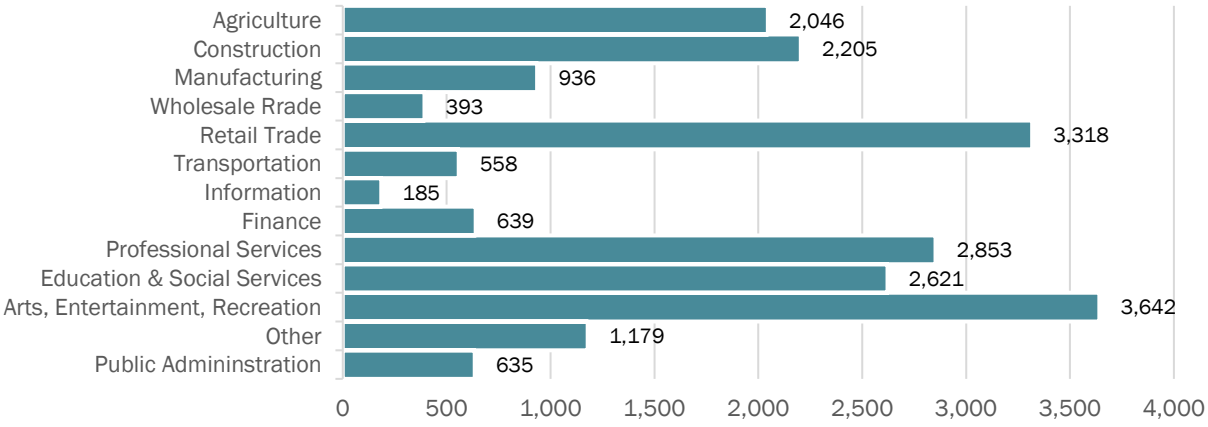
Note: “Hispanic or Latino” can be defined as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race

Source: American Community Survey 2014-2018 5-year estimates, DP05

A.2.4 Employment

There are 21,210 workers living within Coachella who work across 13 major industrial sectors made up of groupings of two-digit North American Industry Classification System (NAICS) codes. The chart below provides more detailed employment information. The most prevalent industries are Arts, Entertainment, Recreation, which includes Food Service and Accommodations, with 3,642 employees (17.2 percent of total) and Retail trade with 3,318 employees (15.6 percent of total). Information is the least prevalent employment industry, employing approximately 1 percent of employees.

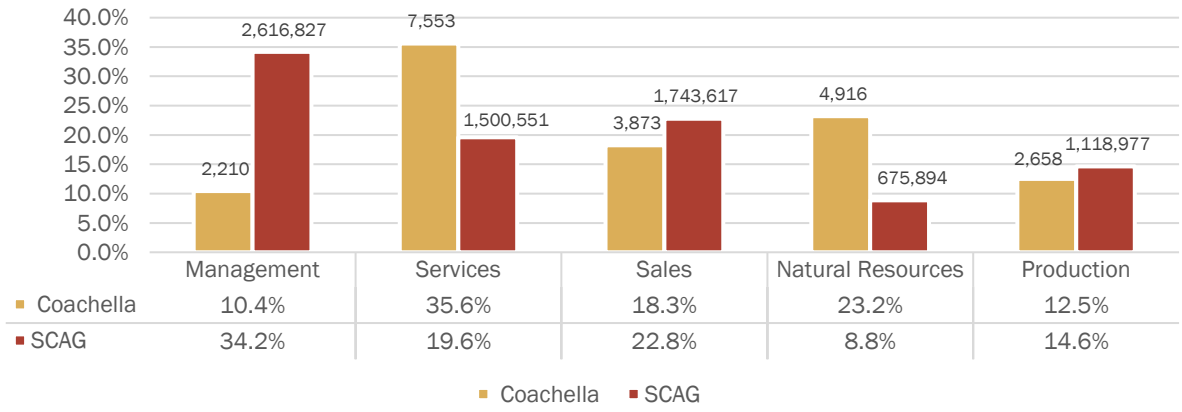
Figure A-4: Employment by Industry



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes)

In addition to understanding the industries in which the residents of Coachella work, it is also possible to analyze the types of jobs they hold. Of all job types, the most prevalent occupational category in Coachella is “Services”, in which 7,553 (35.6 percent of total) employees work. The second-most prevalent type of work is in Natural Resources (including agriculture), which employs 4,916 (23.2 percent of total) residents of Coachella.

Figure A-5: Employment by Occupation



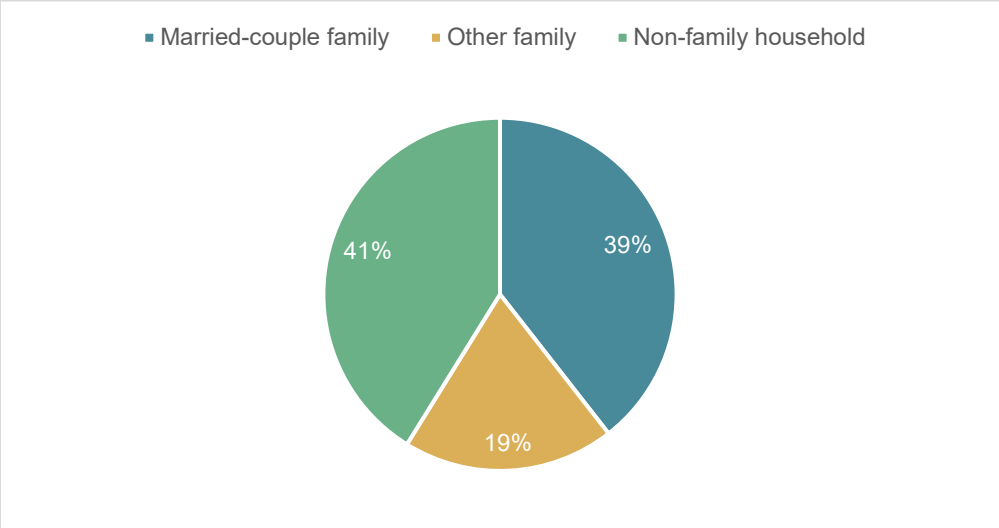
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)

Section A.3 Household Characteristics

A.3.1 Household Type

Of the 14,674 total households in Coachella, 5,789 (or 39 percent) consist of married-couple families, 2,845 (or 19 percent) consist of "Other" family, and 6,040 (or 41 percent) consist of non-family households. "Other" family represents households with one or more related persons with no spouse present. This can include single parent households or grandparents with children.

Figure A-6: Household Type



Source: ACS 5-year estimates (2018), S2501

A.3.2 Household Size

In Coachella, the largest share of households (39 percent) consists of a household with just one person, while the lowest share of households (12 percent) consists of three people. Coachella has a higher share of single-person households than the SCAG region overall (39 percent vs 23.4 percent). This is a considerably significant increase in single person households over the past 10 years. The average household size in 2018 was 4.65 persons.

Table A-1: Household Size

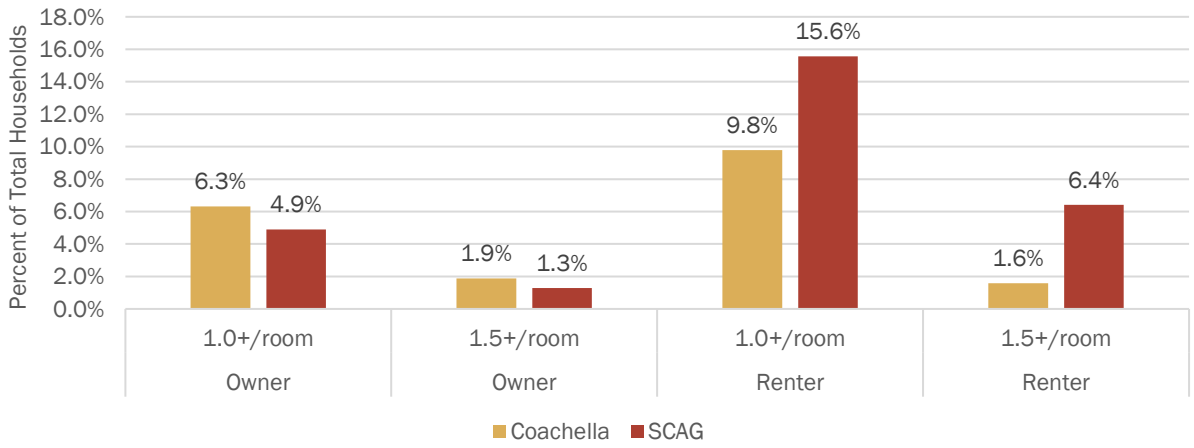
	2010		2018	
	Total	%	Total	%
1-person household	464	5%	5,718	39%
2-person household	1,007	11%	2,393	16%
3-person household	1,316	15%	1,775	12%
4- person household	2,017	22%	2,033	33%
5-or-more person household	4,194	47%	2,755	19%
Total occupied housing units	9,998	100%	14,674	100%
Source: ACS 5-year estimates (2018), S2501; US Census (2010)				

A.3.3 Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens), while units occupied by more than 1.5 people are considered severely overcrowded. These circumstances can occur due to a lack of adequate affordable housing and housing costs becoming greater relative to household income. Families, especially larger ones and those with lower incomes, may choose to double-up or rent rooms in order to alleviate the financial burden and allocate more income for other necessities. Overcrowding can result in poor living conditions and lead to more rapid deterioration of the property. Therefore, maintaining proper levels of occupancy by preventing overcrowding can improve overall quality of life for all residents.

In Coachella, renter-occupied households are more likely to be overcrowded than owner-occupied households. 9.8 percent of renter households are overcrowded, and 1.6 percent are severely overcrowded; while 6.3 percent of owner-occupied households are overcrowded, and 1.9 percent are severely overcrowded. Rates of overcrowding are lower in Coachella than the SCAG region across renter-occupied households, but higher across owner-occupied households.

Figure A-7: Overcrowding by Extent and Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year)

A.3.4 Household Income

Household income is a critical component of housing affordability. Income impacts the decision to rent versus own, the size of unit, and location of housing. Coachella's median household income in 2018 was $33,870, which is 47 percent lower than the County's median income of $63,948. The mean income in Coachella is 47 percent lower than in Riverside County.

Table A-2: Household Income

	Coachella	Riverside County
Median Income	$33,870	$63,948
Mean Income	$45,121	$84,391
Source: ACS 5-year estimates (2018), S1901		

The RHNA addresses housing challenges for four income categories defined by their respective proportion of the county area median income (AMI). The below table defines these income categories.

Table A-3: Income Categories as a Percentage of AMI

	% of AMI
Extremely Low	0-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	> 120%
Source: Department of Housing and Community Development, 2020	

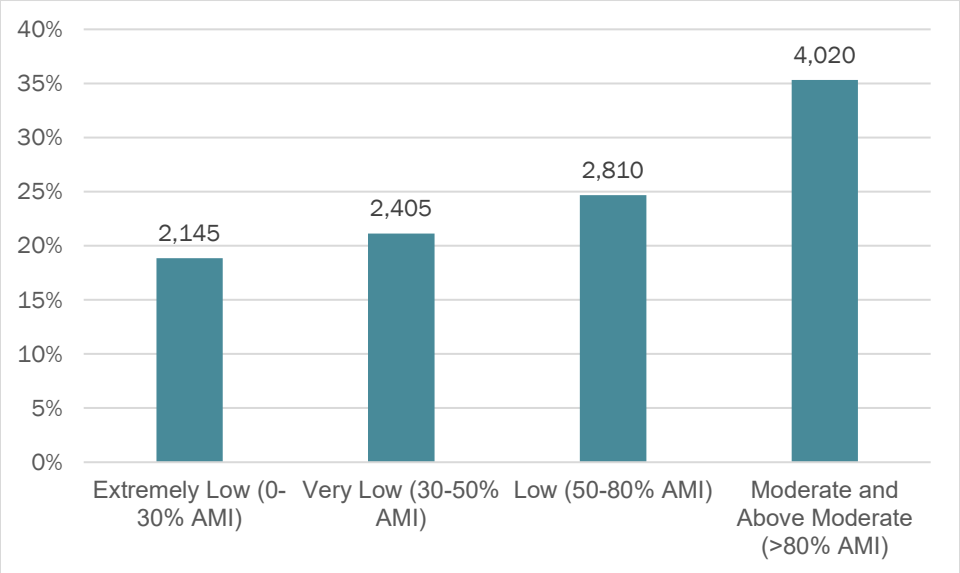
The following table shows the 2020 income limits for the four income categories in Riverside County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

Table A-4: Riverside County 2020 Annual Income Limits by Household Size

Number of Persons in Household:		1	2	3	4	5	6	7	8
Riverside County Area Median Income: $75,300	Extremely Low	15,850	18,100	21,720	26,200	30,680	35,160	39,640	44,120
	Very Low	26,400	30,150	33,900	37,650	40,700	43,700	46,700	49,700
	Low	42,200	48,200	54,250	60,250	65,100	69,900	74,750	79,550
	Median Income	52,700	60,250	67,750	**75,300**	81,300	87,350	93,350	99,400
	Moderate	63,250	72,300	81,300	90,350	97,600	104,800	112,050	119,250
Source: Department of Housing and Community Development, 2020									

Using data from the American Community Survey (ACS), HUD compiles a dataset called the Comprehensive Housing Affordability Strategy (CHAS) that allows local governments to analyze their regional housing issues. The most recently available CHAS dataset indicated that nearly two-thirds (65 percent) of all households in Coachella earn less than 80 percent of AMI.

Figure A-8: Household Income Distribution



Source: HUD CHAS, 2012-2016

Because income is one of the main components of housing stability, ensuring adequate housing for households considered extremely low-income (below 30 percent of AMI) can be especially challenging. According to the CHAS data, approximately 19 percent of households in Coachella

are extremely low-income. The race/ethnicity with the highest share of extremely low-income households is Hispanic, as 97 percent of ELI households are Hispanic, and 19.1 percent of Hispanic households are ELI. In the SCAG region, the race/ethnicity with the highest share of extremely low-income households is Black, non-Hispanic (27.1 percent versus 17.7 percent of total households). Note that the total number of households in the table below differs slightly because the CHAS data uses ACS 2012-2016 data while the rest of this appendix uses ACS 2014-2018 data.

Table A-5: Extremely Low-Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	325	55	16.9%
Black, non-Hispanic	70	0	0.0%
Asian and other, non-Hispanic	58	0	0.0%
Hispanic	10,940	2,090	19.1%
TOTAL	**11,393**	**2,145**	**18.8%**
Renter-occupied	3,990	1,260	31.6%
Owner-occupied	7,390	880	11.9%
TOTAL	**11,380**	**2,140**	**18.8%**
Note: HAMFI refers to Housing Urban Development Area Median Family Income			
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)			

A.3.5 Special Housing Needs

Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one's employment type and income, family characteristics, medical condition or disability, or household characteristics. These households may require special accommodations, such as on-site supportive services, unique building design, or spatial accommodations. The special needs categories assessed in this section include large families, seniors, female-headed households, people with disabilities, farmworkers, and people experiencing homelessness.

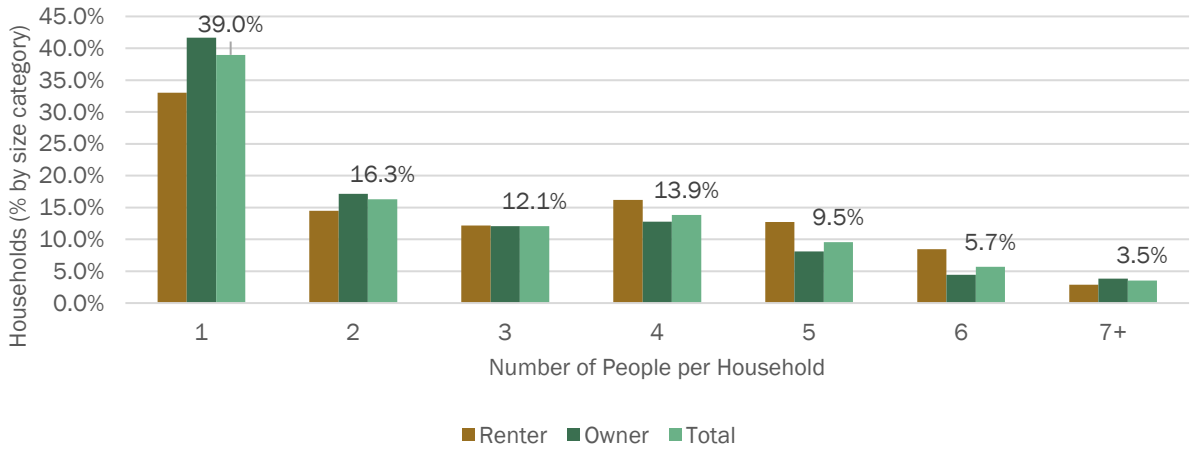
Large Families

Large families are family households that consist of five or more people. Larger households require larger dwelling, such as three-, four-, or five-bedroom units. Because this housing type is in shorter supply and costs more than smaller units, housing affordability can be a challenge. Lower-income large families may also opt to live in smaller units to save money, putting them at risk of overcrowding.

The following chart illustrates the range of household sizes in Coachella by housing tenure. The most common household size consists of one person (39.0 percent) and the second-most common household consists of two people (16.3 percent). Coachella has a higher share of single-

person households than the SCAG region overall (39.0 percent vs. 23.4 percent) and a higher share of 7+ person households than the SCAG region overall (3.5 percent vs. 3.1 percent).

Figure A-9: Households by Household Size



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Per the chart above, 18.7 percent of all households in Coachella, or about 2,755 households, are considered large households (those that contain five or more members). As noted in Table A-1, this is a significant reduction in large family households than in 2010. Adequate housing for such households would consist of at least a 3-bedroom unit, assuming the unit has a living room and dining room. According to the table below, 79 percent of Coachella's housing units are 3-bedrooms are more. Therefore, the housing mix in Coachella is considered adequate to accommodate larger household sizes, especially given the reduction in large families.

Table A-6: Housing Units by Number of Bedrooms

	Housing Units	Percent
No bedroom	200	1%
1 bedroom	613	4%
2 bedrooms	2,401	16%
3 bedrooms	6,343	41%
4 bedrooms	4,313	28%
5 or more bedrooms	1,535	10%
Total	15,405	-
Source: American Community Survey 2014-2018, 5-year estimates, Table DP04		

Senior Households

Elderly households are defined as households consisting of at least two people who are either or both at least 62 years of age. Senior households are defined as households with one or more persons over the age of 65 years. These households have particular housing needs, such as housing affordability, as the elderly typically live on a fixed or limited income and incur higher healthcare costs. Seniors are also more likely to have a physical disability and require specific accommodations. Adequate housing for these households includes housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In close proximity to shopping, medical services, and transportation

There are several different types of housing appropriate for seniors, including:

- **Senior Apartment:** Age-restricted housing for older adults who are able to live without assistance.
- **Independent Living:** Housing that provides assistance such as meal preparation, housekeeping, and transportation. These facilities typically provide residents with convenient access to medical care if needed.
- **Assisted Living:** A residential community that provides similar services as above, as well as assists residents with Activities of Daily Living (ADLs), such as bathing, dressing, and eating.
- **Nursing Home:** A licensed facility that provides 24-hour nursing care, room and board, and custodial care. Nursing homes typically provide the highest level of care outside of hospitals.
- **Skilled Nursing Facility (SNF):** A nursing home that provides in-patient rehabilitation staffed by trained medical providers. Patients do not typically require long-term care.

Although there are a variety of housing options, many of the choices that provide higher levels of care can be out of reach for people living on limited means. Therefore, lower-income seniors are more likely to live in housing that does not adequately meet their needs.

Over eight in 10 seniors in Coachella are considered low-income. Of Coachella's 934 elderly households, 83.4 percent earn less than 80 percent of AMI. 32.1 percent of the elderly population are considered extremely low-income and earn less than 30 percent of AMI (compared to 24.2 percent in the SCAG region), while 68.0 percent of these households earn less than 50 percent of AMI (compared to 30.9 percent in the SCAG region).

Table A-7: Elderly Households by Income and Tenure

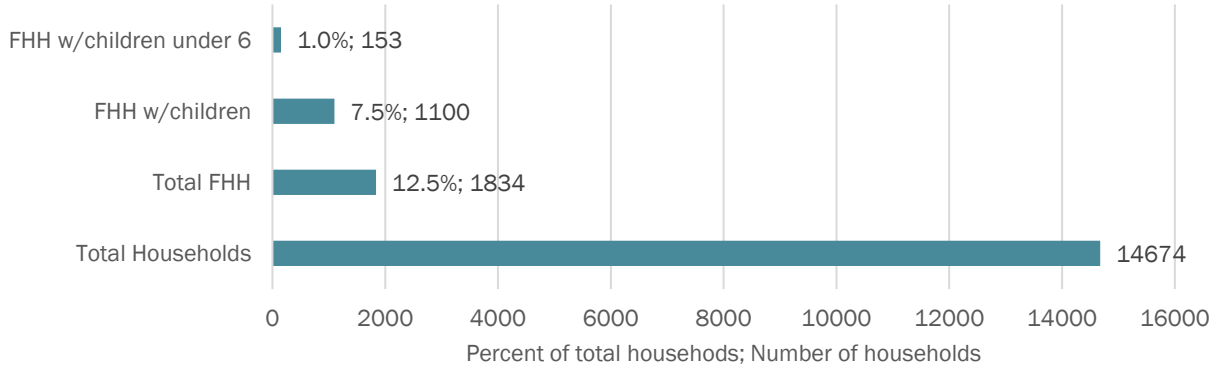
Income category, relative to surrounding area	Owner	Renter	Total	Percent of Total Elderly Households:
< 30% HAMFI	135	165	300	32.1%
30-50% HAMFI	255	80	335	35.9%
50-80% HAMFI	120	24	144	15.4%
80-100% HAMFI	65	10	75	8.0%
> 100% HAMFI	80	0	80	8.6%
Total	655	279	934	-
Note: HAMFI refers to Housing Urban Development Area Median Family Income				
Source: SCAG 2020 Pre-Certified Local Housing Data (HUD CHAS, 2012-2016)				

Female-headed Households

Female-headed households are households that do not have a male adult present. They can consist of both family and non-family households and may or may not have children. Female-headed households are considered special needs because they are more likely than the overall population to be in poverty. Because income is typically lower than a two-parent household with two income earners, single-parent households can experience more challenges finding affordable housing for their family. Consequently, high-quality childcare can be more difficult to secure when household income is already limited.

Coachella has a lower share of female-headed households than the SCAG region overall. Of Coachella's 14,674 total households, 12.5 percent are female headed, compared to 14.3 percent in the SCAG region. 7.5 percent are female-headed and with children (compared to 6.6 percent in the SCAG region) and 1.0 percent are female-headed and with children under six years old (compared to 1.0 percent in the SCAG region).

Figure A-10: Female Headed Householders (FHH)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Persons with Disabilities

People are considered to have a disability if they have one of more of the following:

- Difficulty seeing or hearing, such as blindness or deafness
- Difficulty performing basic physical activities, such as walking, climbing stairs, and lifting
- Difficulty learning, remembering, or concentrating
- Difficulty dressing, bathing, or getting around inside the home
- Difficulty going outside the home alone to shop or visit a doctor's office
- Difficulty working at a job or business

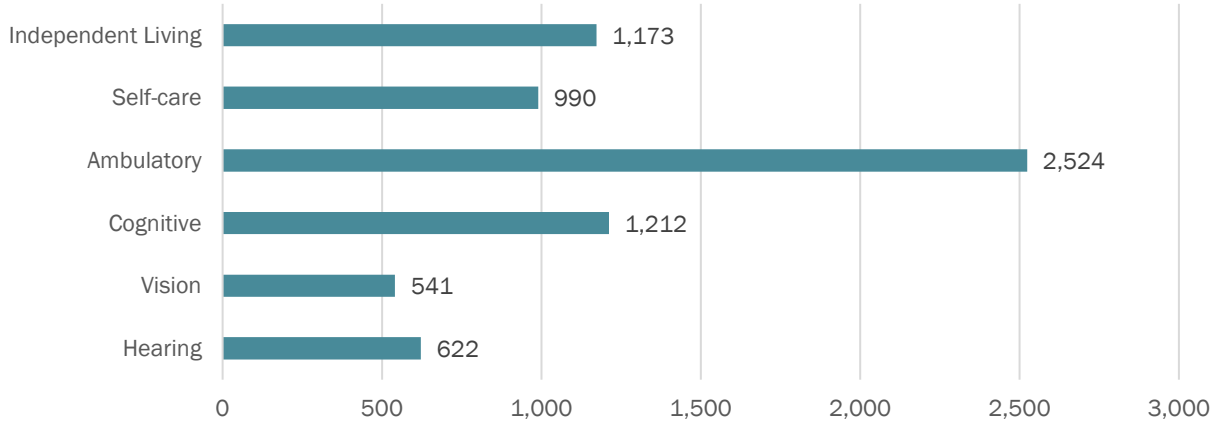
People with disabilities can face many barriers to securing accessible and affordable housing, including living on fixed and limited incomes, limited housing choices offering accessibility features, higher healthcare expenses, and potential discrimination. The need for adequate and accessible housing outstrips supply and availability. The majority of housing in most communities lack even basic mobility accessibility features such as ramps, extra-wide doors, raised toilets, and lowered counters.

Adequate housing for these households includes, but are not limited to, housing that is:

- Safe
- Accessible
- Able to accommodate live-in caretakers or provide on-site services
- In close proximity to shopping, medical services, and transportation
- Designed to facilitate mobility and independence

Disability data can provide valuable context for assessing current and future need for accessible housing units. Since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate. The most common types of disabilities in Coachella in 2018 were ambulatory disabilities followed by cognitive disabilities.

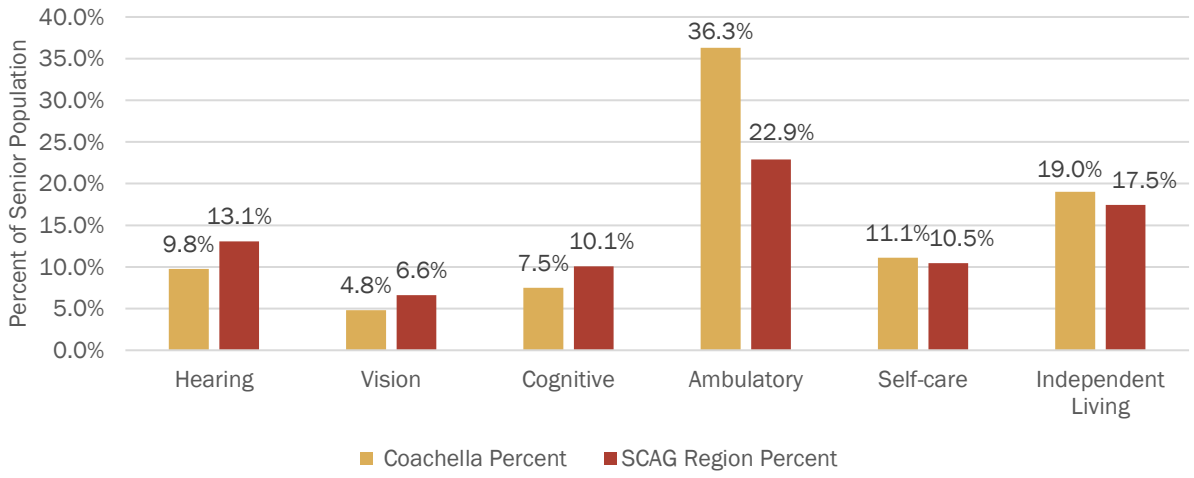
Figure A-11A: Disability by Type



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Of the total senior population in Coachella, the most common types of disabilities in 2018 were ambulatory disabilities (36.3 percent of the total senior population) and independent living disabilities (19.0 percent of the total senior population).

Figure A-11B: Disability by Type – Seniors (65 and over)



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation. According to DDS, there are about 784 residents with a development disability in Coachella, most of whom are able to live in their own home with their parent or guardian.

Table A-8: Development Disabilities

Coachella		
By Residence:	Home of Parent/Family/Guardian	717
	Independent/Supported Living	38
	Community Care Facility	15
	Intermediate Care Facility	0
	Foster/Family Home	10
	Other	5
By Age:	0 - 17 Years	402
	18+ Years	382
Total		784
Note: This table has been modified to correct an error in the pre-certified data.		
Source: SCAG 2020 Pre-Certified Local Housing Data		

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Coachella, 35 percent of the population with a disability is employed, compared to 72 percent of the non-disabled population. Over half of people with disabilities (58 percent) are not in the labor force.

Table A-9: Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	644	35%	20,255	72%
Unemployed	126	7%	3,114	11%
Not in Labor Force	1,081	58%	4,628	17%
TOTAL	1,851	-	27,997	-
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)				

Housing for People with Disabilities

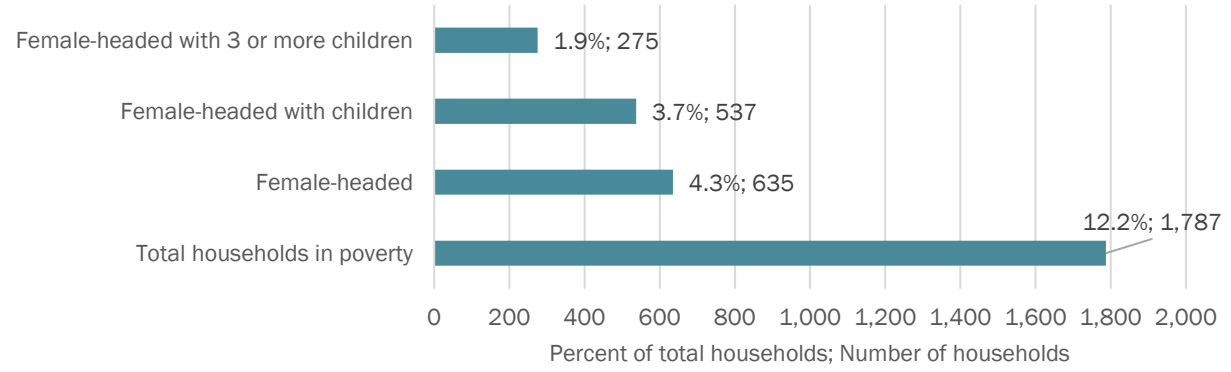
The Inland Regional Center is one of 21 regional centers in California that provide point of entry to services for people with developmental disabilities in Riverside and San Bernadino Counties. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The Inland Regional Center designs programs according to age, specialization, and geographic location. Categories include Early Start/Prevention 0–3, School Age 3–15, Transition 16–22, Adult 23–59, and Senior 60+. These programs provide support for individuals, enabling them to live at home. To become eligible for services, applicants must reside in either Riverside County or San Bernardino County and be diagnosed with a developmental disability.

Residents Living Below the Poverty Level

For individuals living below the poverty level, housing stability can be precarious as their low incomes make them very high risk for homelessness. Poverty thresholds, as defined by the ACS, vary by household type and size. In 2018, a single individual under 65 was considered in poverty with an income below $13,064 per year while the threshold for a family consisting of two adults and two children was $25,465 per year. In Coachella, 12.2 percent of total households are experiencing poverty, compared to 7.9 percent of households in the SCAG region.

Figure A-12: Households by Poverty Status



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Farmworkers

Agriculture is an important component of the local and regional economy. Farmworkers are generally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Farmworkers are considered a special needs group because these workers traditionally earn low-paying wages while frequently live in overcrowded and substandard housing conditions. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. Coachella, however, has an especially large share of farmworkers compared to other SCAG jurisdictions. A large portion of farmworkers live in spaces not intended for human habitation, such as shacks and illegal garages. Because of their predominantly low incomes, housing affordability and safety are acute needs for farmworkers. In addition, many permanent farmworkers live with children under the age of 18 or with other family members, indicating a need for traditional housing such as single-family homes and apartments.

Farmworkers account for 9.12 percent of all workers in Coachella in 2018, while employees in the agricultural industry overall account for 9.65 percent of total Coachella workers. Farmworker households are among the existing households counted as part of the CHAS housing needs and estimates of existing and projected housing needs produced by SCAG. Consequently, resident low-income farmworker households would be included among all households. Resident farmworker housing needs would be counted as part of lower income households experiencing problems of overpaying, overcrowding, and substandard housing. Because of the observed need for continued support and housing resources for local farmworkers, the City includes programs 1.12 and 1.13 to ensure zoning regulations facilitate housing for farmworkers beyond the minimum required by law and supporting developers in identifying sites for farmworker housing.

Table A-10A: Farmworkers by Occupation

Coachella	Percent of total Coachella workers	SCAG Total	
1,934	9.12%	57,741	Total jobs: Farming, fishing, and forestry occupations
1,066	7.18%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)			

Table A-10B: Employment in the Agricultural Industry

Coachella	Percent of total Coachella workers:	SCAG Total	
2,046	9.65%	73,778	Total in agriculture, forestry, fishing, and hunting
1,168	7.87%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of NAICS codes)			

Homeless Persons

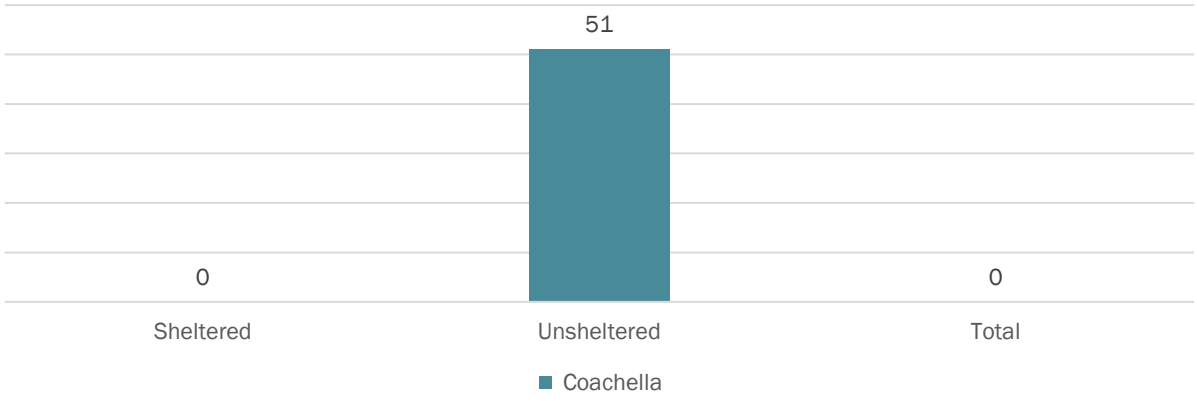
People experiencing homelessness are one of the most vulnerable special needs groups assessed due to the diversity of causes and difficulty in providing sufficient and coordinated treatment. Homelessness can result from a wide range of factors, such as housing unaffordability, job loss, and lack of services and treatment for mental illness and/or substance abuse. Despite the variety of causes, the provision of affordable housing, especially subsidized units for single individuals, can greatly contribute to the long-term solution of addressing homelessness.

As part of a community-wide effort to address homelessness, Coachella is part the County of Riverside Continuum of Care (CoC), which is a regional planning body funded by HUD that coordinates housing and services funding across its partner jurisdictions. In order to estimate the number of people experiencing homelessness in a region, HUD requires each CoC to conduct an annual or biannual count of its sheltered and unsheltered population known as the Point-in-Time (PIT) count. Though one of the most important tools in combatting homelessness, the PIT count is likely to undercount the number of people experiencing homelessness as this effort is volunteer-driven and the count may miss people who are not visible at the time of the survey.

Because of the precariousness of people experiencing homelessness, the count of these individuals can vary over the course of the year and over extended periods of time. According to the PIT count, there were an estimated 51 persons experiencing homelessness in Coachella in 2019.

People Experiencing Homelessness

Figure A-13: People Experiencing Homelessness



Note: Sheltered population (and thus total) counts were not available in Riverside County.

Source: SCAG 2020 Pre-Certified Local Housing Data

Emergency Shelters/Transitional Housing

At this time, there are currently no emergency shelters in Coachella. There are two shelters in the neighboring community of Indio, The Coachella Valley Rescue Mission and Martha's Village and Kitchen. These are region serving facilities. The Governmental Constraints section describes how the City permits emergency shelters in certain zones.

Resources for People Experiencing Homelessness

The County of Riverside Continuum of Care (CoC) is a network of private and public sector homeless service providers, designed to promote community-wide planning and the strategic use of resources to address homelessness. The CoC seeks to improve access to and effect utilization of mainstream programs by people who are experiencing or are at-risk of becoming homeless. Additionally, the CoC seeks to improve and expand the collection of data countywide, develops performance measurements, and allows for each community to tailor its program to the particular strengths and challenges within that community.

Disadvantaged Unincorporated Communities

Disadvantaged unincorporated communities (DUCs) are inhabited areas of 10 or more dwellings located adjacent to or in close proximity to the City's Sphere of Influence (SOI) in which the median household income is 80% or less than the statewide median income ($48,706 according to Riverside County in 2018). DUCs may be classified as "island," "fringe" or "legacy," defined as follows (per the State of California Office of Planning and Research and Government Code Section 65302.10):

- "Island community" means any inhabited and unincorporated territory that is surrounded by or substantially surrounded by one or more cities.
- "Fringe community" means any inhabited and unincorporated territory that is within a city's sphere of influence.
- "Legacy community" means a geographically isolated community that is inhabited and has existed for at least 50 years.

Without the benefit of political representation in a local jurisdiction, DUCs often suffer from poor access to services and resources, limited or no infrastructure improvements, environmental hazards, and generally unsafe and unsanitary living conditions.

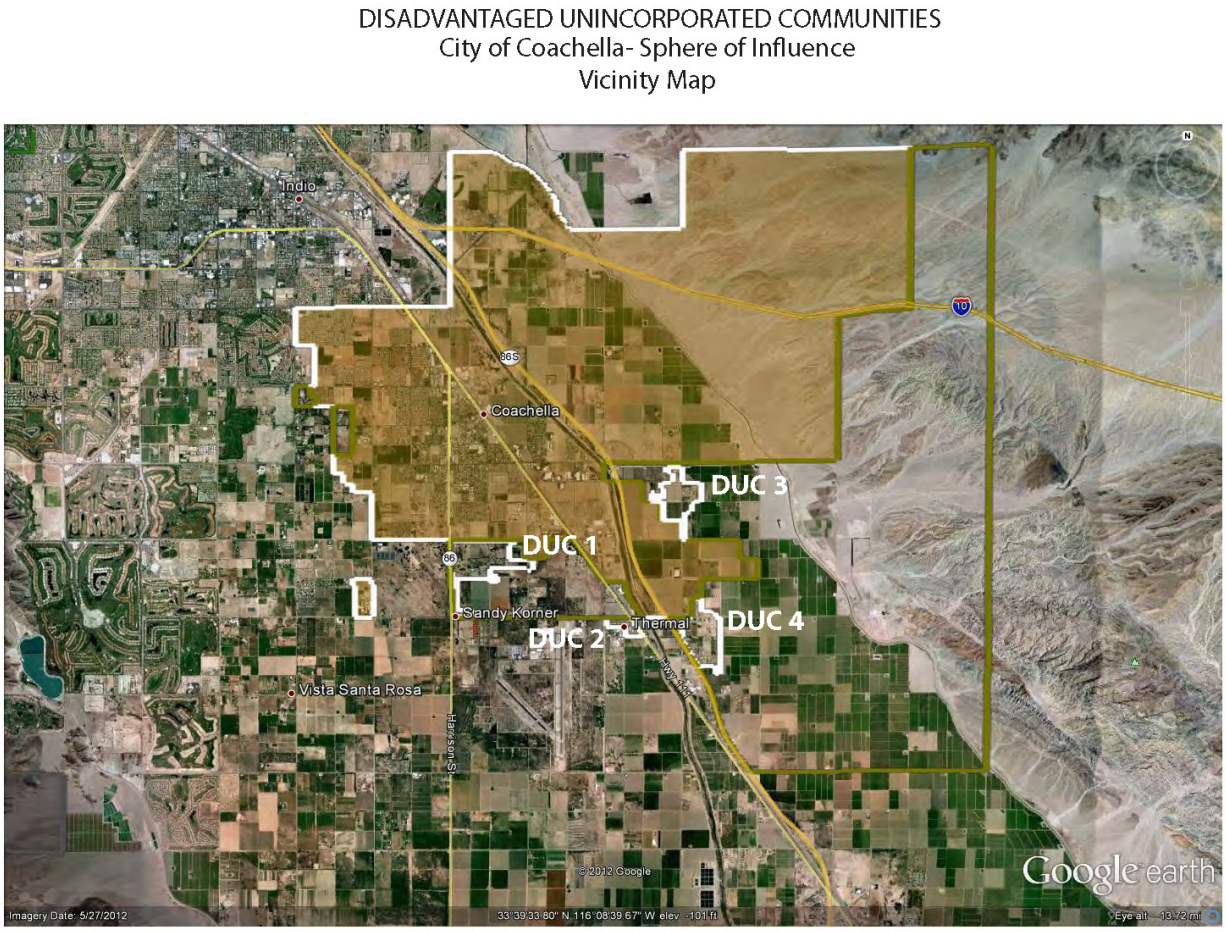
To comply with SB 244, which requires analysis and planning for DUCs, Riverside County LAFCO the City identified and analyzed the needs of four DUCs located in close proximity to Coachella. This analysis is provided in the City's General Plan, adopted 2015. These areas are described in Table A-11 and mapped in Figure A-14.

As described in program 2.7, the City is committed to continuing to coordinate with Riverside County, Riverside County LAFCO, and other interested parties to identify and address housing issues in nearby DUCs.

Table A-11: Coachella DUCs Analysis

Neighborhood	Water	Sewer	Stormwater	Fire
Shady Lane	Y	Y	Y	N
Cocopah	N	N	Y	N
Thermal	N	N	Y	N
Fillmore	N	N	Y	N
Source: City of Coachella General Plan, 2015				

Figure A-13: Coachella Area DUCs



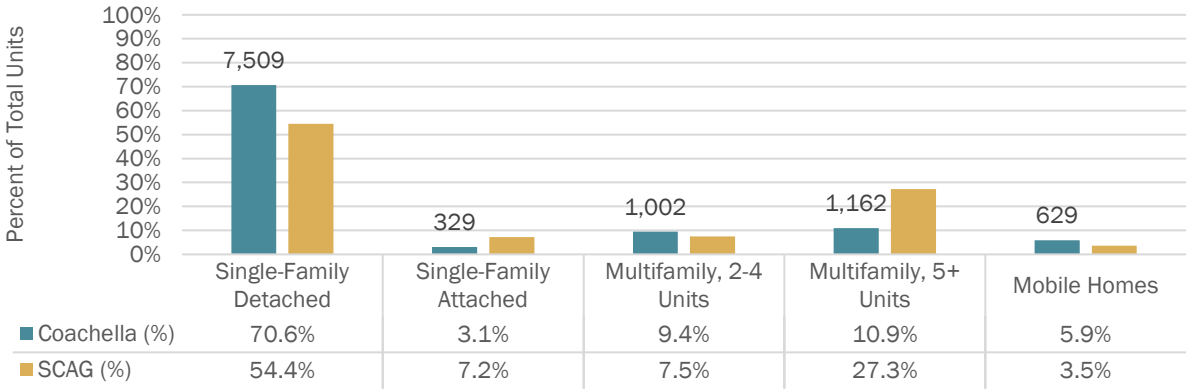
Source: Riverside County LAFCO, 2021

Section A.4 Housing Stock Characteristics

A.4.1 Housing Type and Vacancy

The chart below provides information on the housing stock in Coachella, which has a total of 10,631 housing units. The most common housing type in Coachella is single-family detached with 7,509 units. The share of all single-family units in Coachella is 73.7 percent, which is greater than the 61.7 percent share in the SCAG region. Of the total housing units in Coachella, 10,126 are occupied, which equates to a 4.8 percent total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 4.7.

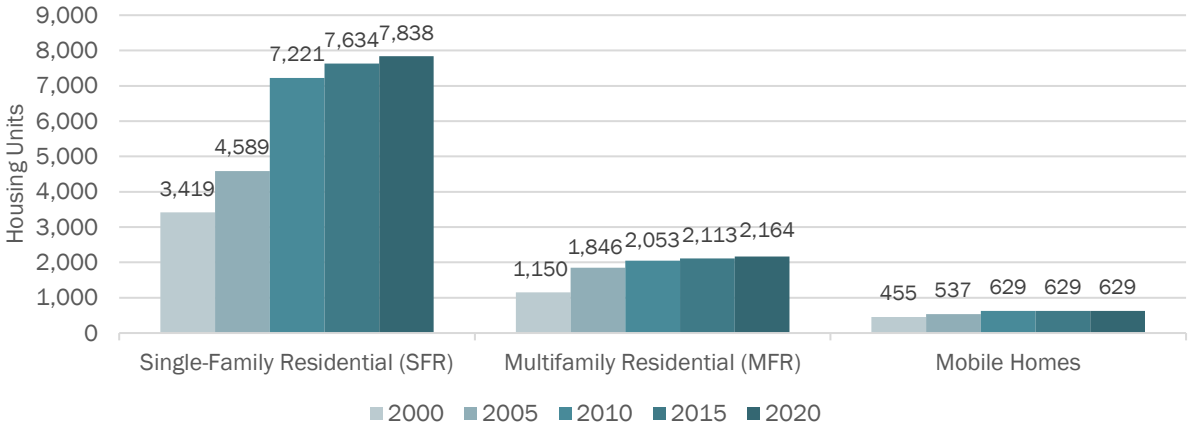
Figure A-15: Housing Type



Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

Over the past two decades, there has been substantially more construction of single-family residential units than multi-family residential units in Coachella. From 2000 to 2020, single-family residential units increased by 129 percent (or 4,419 units), multi-family residential units increased by 88 percent (or 1,014 units), and mobile units increased by 38 percent (or 174 units).

Figure A-16: Housing Type Trend



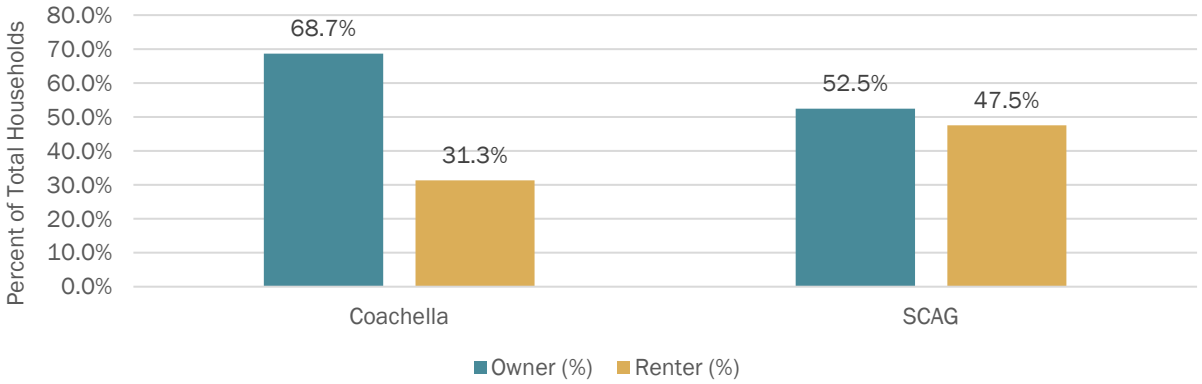
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.4.2 Housing Tenure

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). In addition, lower-income rental households tend to experience a higher degree of housing problems as defined by the Census, such as overpaying, overcrowding, and substandard housing. Communities with higher rental populations should therefore consider the unique needs of renters versus owners.

Of Coachella's total housing stock, 68.7 percent are owner-occupied and 31.3 percent are renter-occupied. Coachella has a lower share of renters than the SCAG region overall, which is expected given the City's higher share of single-family homes.

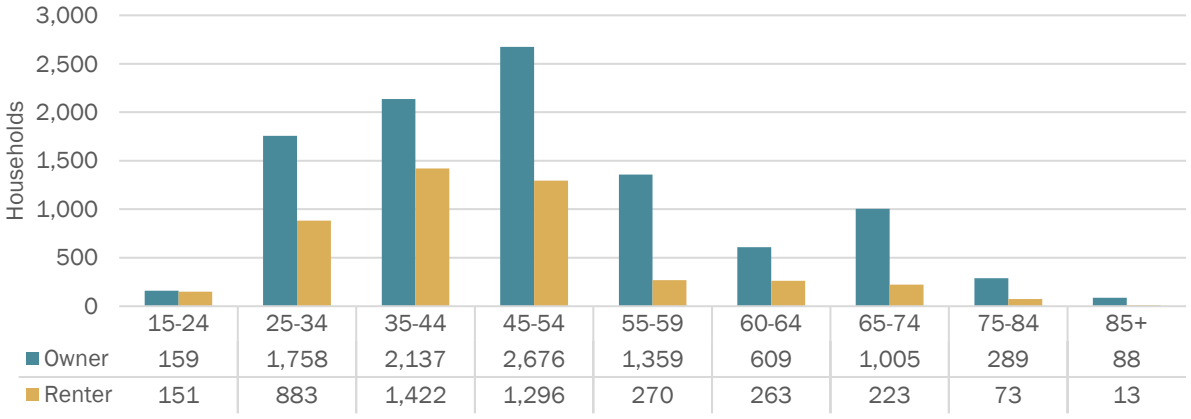
Figure A-17: Housing Tenure



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

In many communities, housing tenure varies substantially based on the age of the occupants. In Coachella, owners outnumber renters in every age group. The age group in which owners most outnumber renters is 85+ (by 74.3 percent), and the least is 15-24 (2.6 percent).

Figure A-18: Housing Tenure by Age

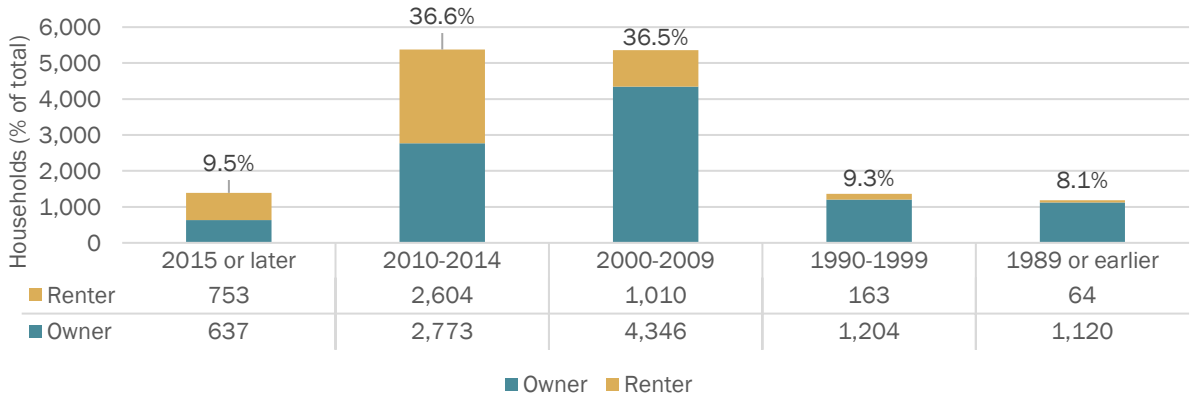


	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	159	1,758	2,137	2,676	1,359	609	1,005	289	88
Renter	151	883	1,422	1,296	270	263	223	73	13

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Across the SCAG region, the most common move-in period was 2010-2014 (31.9 percent) followed by 2000-2009 (26.1 percent). Similarly, in Coachella, the period during which most people started living in their current residence was 2010-2014 (36.6 percent) followed by 2000-2009 (36.5 percent). As expected, the group with the most distant move-in period has the highest proportion of owners, who are less likely to move from home to home.

Figure A-19: Housing Tenure by Year Moved to Current Residence



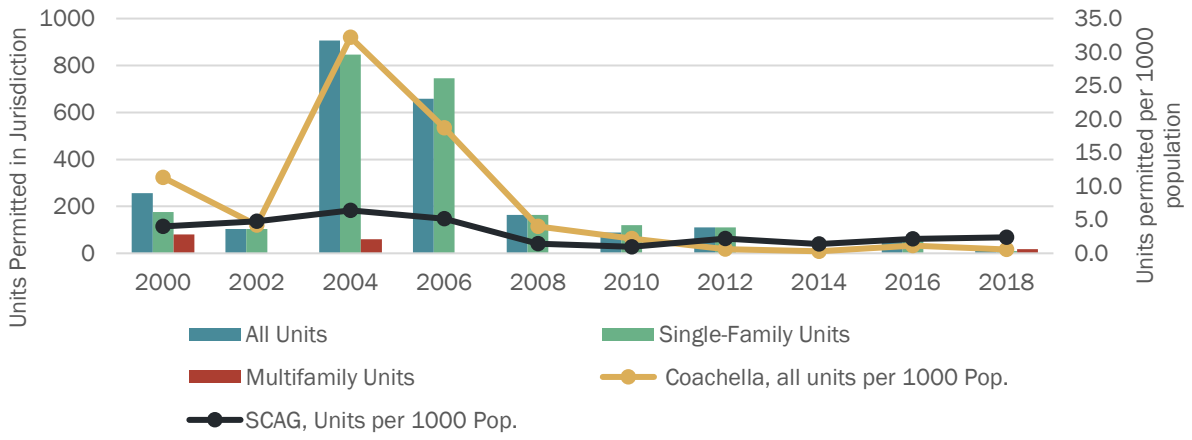
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates

A.4.3 Housing Units Permitted

Housing Units Permitted

From 2000 to 2018, Coachella permitted a total of 2,381 units, the majority of which were single family units. Total permits issued decreased during the Great Recession and have not recovered to similar levels of permit activity since. Compared to the larger SCAG region, Coachella permitted more units per 1,000 residents prior to the Great Recession, but has since permitted fewer units per 1,000 residents than the SCAG region overall. In 2018, the SCAG region had four times the rate of permit activity per 1,000 residents compared to Coachella.

Figure A-20: Housing Units Permitted



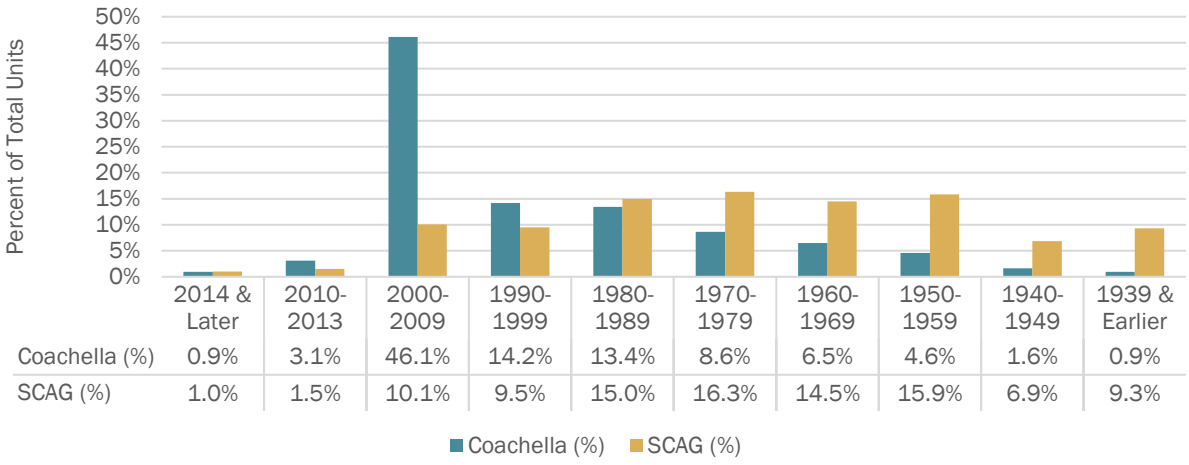
Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Quick)

A.4.4 Housing Age and Condition

The age of housing stock is a key indicator of the community's overall housing condition. As homes get older, there is a greater need for maintenance, repair, and/or replacement of key infrastructure systems. If not properly addressed, an aging housing stock can represent poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

Only 7.1 percent of all units in Coachella are older than 60 years old, compared to 32.1 percent of units in the SCAG region. The greatest share of Coachella's housing units was built between 2000 to 2009, while in the SCAG region more units were built between 1970 to 1979 than any other time. Therefore, Coachella's housing stock is generally newer than that of the overall SCAG region.

Figure A-21: Housing Units by Year Structure Built

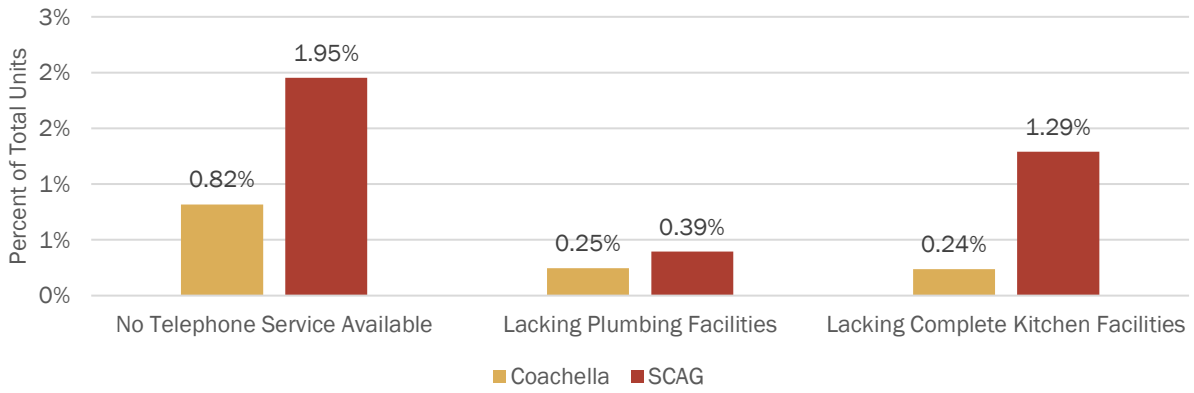


	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Coachella (%)	0.9%	3.1%	46.1%	14.2%	13.4%	8.6%	6.5%	4.6%	1.6%	0.9%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

The ACS includes surveys with three factors of what may be considered substandard housing. Of all the housing units in Coachella, 0.82 percent (120 units) lack telephone service, 0.25 percent (36 units) lack plumbing facilities, and 0.24 percent (35 units) lack complete kitchen facilities.

Figure A-22: Substandard Housing



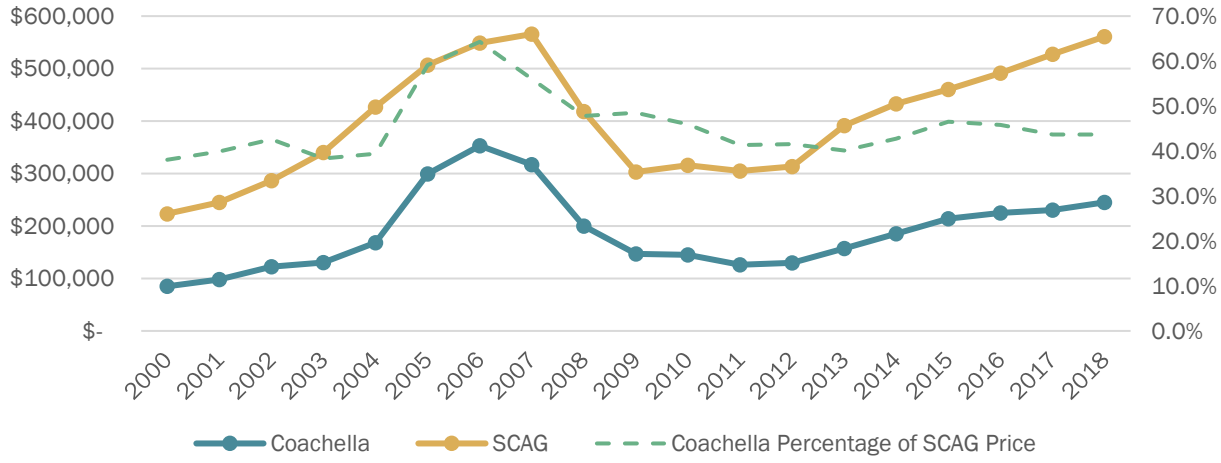
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Section A.5 Housing Costs and Affordability

A.5.1 Ownership Costs

In 2018, Coachella's median home sales price was $245,000. The highest home sale price between 2000 and 2018 was $353,000 in 2006. Between this time period, the median home sales price in Coachella increased 188 percent while median sales price in the SCAG region increased 151 percent. Compared to the SCAG region, prices in Coachella have ranged from a low of 38.1 percent of the region median in 2000 and a high of 64.3 percent in 2006, though prices have generally trended in the same direction.

Figure A-23: Median Homes Sales Prices for Existing Homes



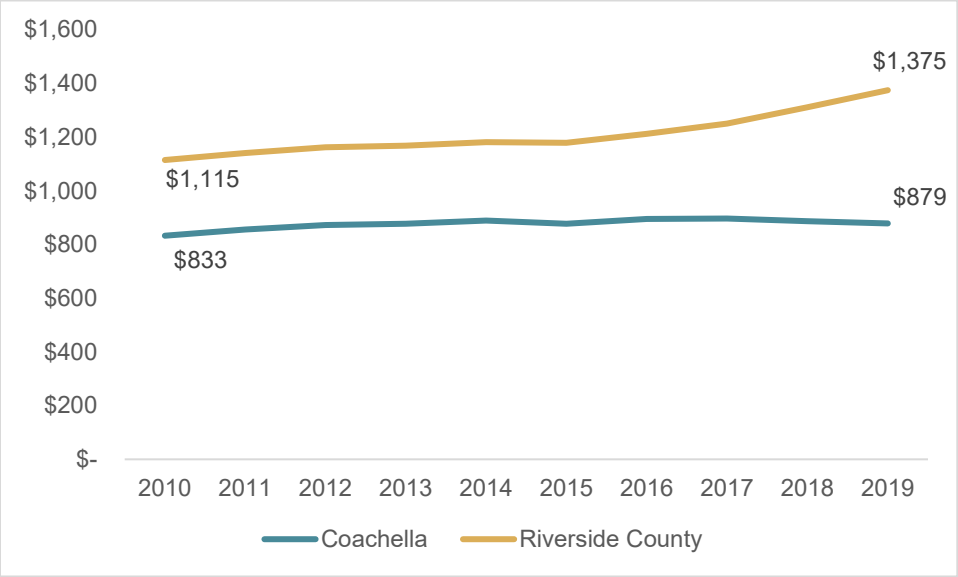
Note: SCAG median home sales price calculated as household-weighted average of county medians

Source: SCAG 2020 Pre-Certified Local Housing Data (SCAG Local Profiles, Core Logic/Data Quick)

A.5.2 Rental Costs

Coachella rents are lower than rents in Riverside County. As shown below, the median rent paid in Coachella in 2019 was $879. These figures are supplied by the US Census and in some cases don't capture current conditions. Over the past 10 years, rents in Coachella have increased 5.5 percent while rents in Riverside County have increased 23 percent.

Figure A-24: Median Rent



Source: ACS 5-year estimates, 2010-2019, DP04

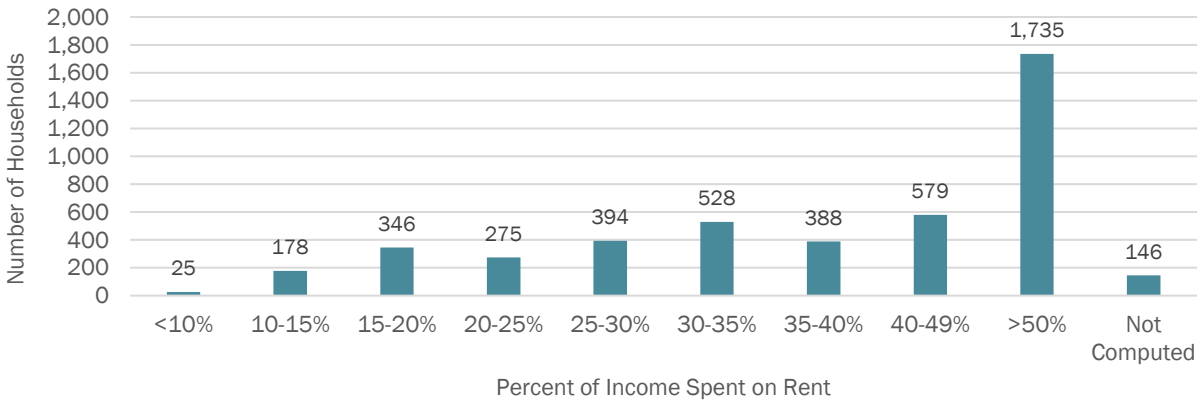
A.5.3 Overpayment

A standard measure of housing affordability can be determined by comparing the cost of market rate housing versus the price residents can afford to pay for housing based on their income levels. State and federal standards specify that households spending more than 30 percent of gross annual income on housing are considered to have a housing cost burden. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. When a household is overpaying for housing costs, the household has less disposable income for other necessities, including health care, food, and clothing. In the event of unexpected circumstances, such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Coachella residents experience a higher rate of housing overpayment than the overall SCAG region. Seven out of ten renters in Coachella are housing cost-burdened. Across Coachella's 4,594 renter households, 3,230 (70.3 percent) spend 30 percent or more of gross income on

housing cost, compared to 55.3 percent in the SCAG region. Additionally, 1,735 renter households in Coachella (37.8 percent) are severely cost-burdened and spend 50 percent or more of gross income on housing cost, compared to 28.9 percent in the SCAG region.

Figure A-25: Spending on Rent



Source: SCAG 2020 Pre-Certified Local Housing Data

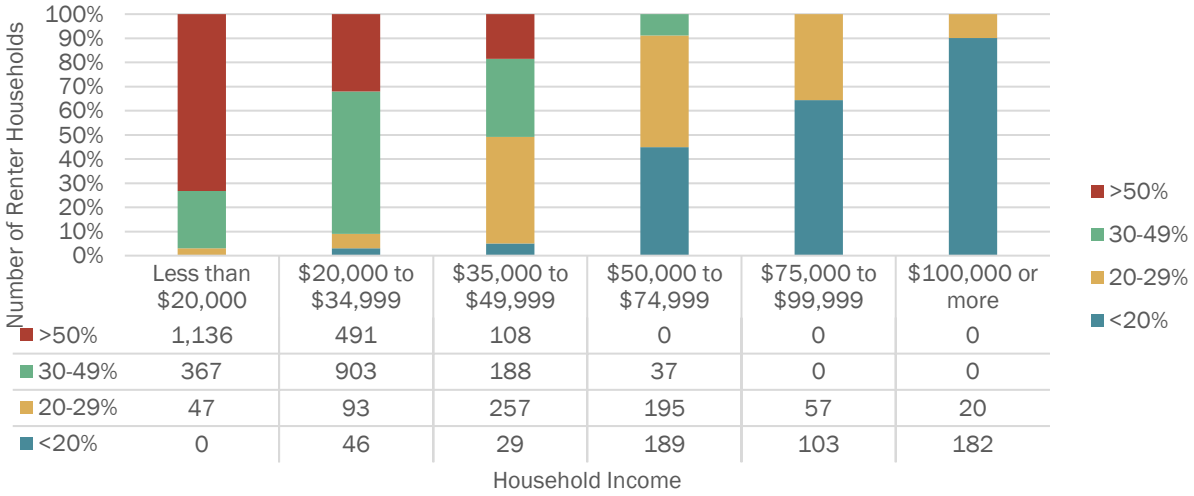
Housing overpayment can affect households across all income levels. However, a lower-income household spending the same percentage of income on housing as a higher-income household will likely experience a more acute sense of cost burden. The below table indicates the number of households in Coachella by their income category and their share of income spent on housing. As expected, lower-income households are more likely to be housing cost-burdened than higher-income households, and extremely low-income renters are more cost burdened than extremely low-income homeowners. However; due to the large number of households in Coachella who own their own home, there are more homeowners than renters that are cost burdened across all other income categories.

Table A-12: Cost Burden by Income

	Households by Share of Income Spent on Housing Cost:			
Income Bracket	>30%		>50%	
	Renters	Owners	Renters	Owners
< 30% HAMFI	1,145	615	840	535
30-50% HAMFI	900	950	315	655
50-80% HAMFI	405	1,245	135	445
80-100% HAMFI	80	385	0	90
> 100% HAMFI	30	420	0	60
Total	2,560	3,615	1,290	1,785
Note: HAMFI refers to Housing Urban Development Area Median Family Income.				
Source: HUD CHAS, 2012-2016				

The below chart provides an analysis of Coachella's renter households (for which income data is available) by spending on rent by income bracket. Similar to the above trends by income level, lower-income households spend a higher share of income on housing (e.g., over 50 percent) while high-income households are more likely to spend under 20 percent of income on housing.

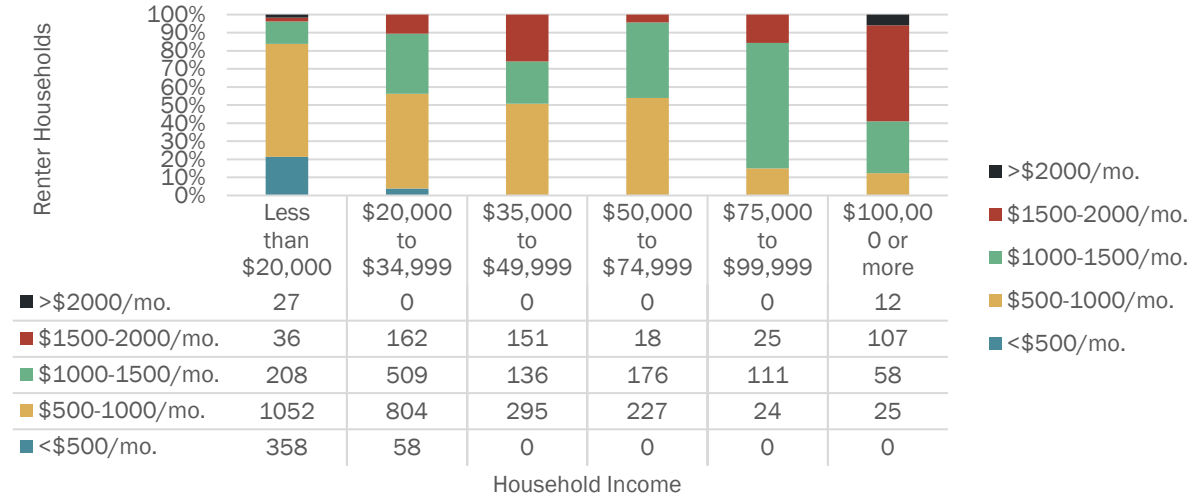
Figure A-26: Spending on Rent by Income



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	1,136	491	108	0	0	0
30-49%	367	903	188	37	0	0
20-29%	47	93	257	195	57	20
<20%	0	46	29	189	103	182

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Figure A-27: Household Income by Total Rent (Cash)

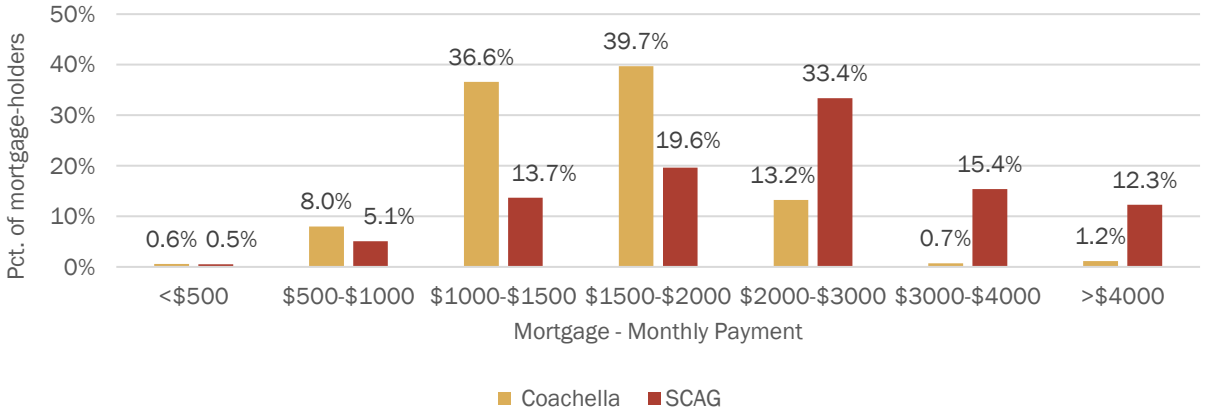


	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>$2000/mo.	27	0	0	0	0	12
$1500-2000/mo.	36	162	151	18	25	107
$1000-1500/mo.	208	509	136	176	111	58
$500-1000/mo.	1052	804	295	227	24	25
<$500/mo.	358	58	0	0	0	0

Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 68.7 percent of Coachella (compared to 52.5 percent in the SCAG region). The most commonly occurring mortgage payment in Coachella is $1,500 to $2,000 per month (compared to $2,000 to $3,000 in the SCAG region).

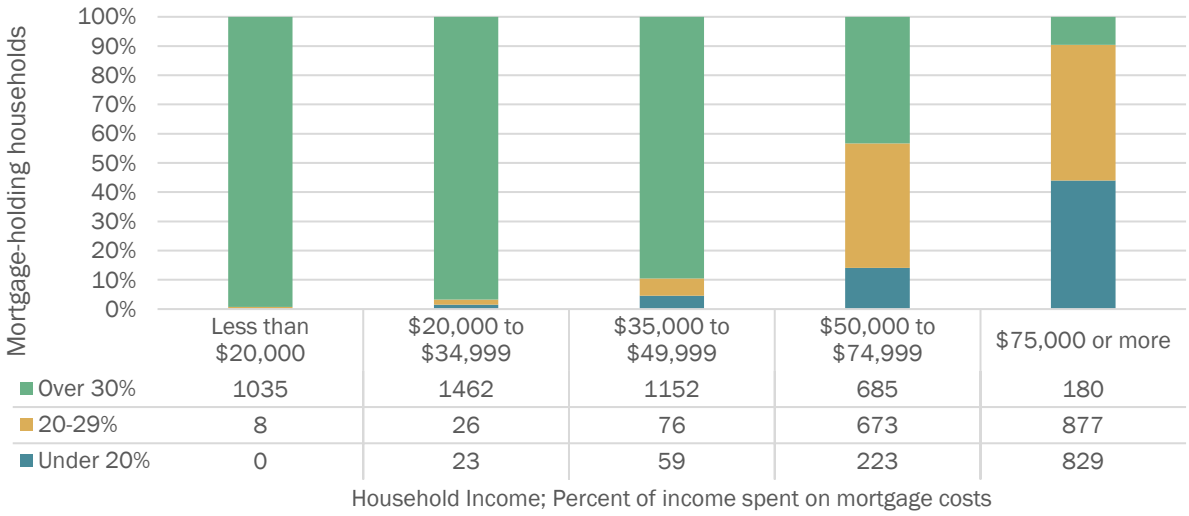
Figure A-28: Monthly Owner Costs for Mortgage Holders



Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Mortgage-holding households in Coachella can be broken down by income and the percentage of income spent on mortgage costs. As expected, lower-income owner occupied households spend a higher share of income on housing costs, while high-income households spend a lower share of income on housing. The income category representing the largest share of mortgage-holders is $75,000 or more (1,886 households) and the most prevalent share of income spent on mortgage costs is over 30 percent (4,514 households), which means that a large share of mortgage-holders are cost-burdened. This is consistent with the findings in Table A-12, showing the number of cost burdened owners, by income level.

Figure A-29: Costs for Mortgage Holders by Income



Source: SCAG 2020 Pre-Certified Local Housing Data

The table below outlines the affordable monthly payments (rental or owner) for households at all income levels. When comparing to the data above, it is clear lower income households have difficulty finding and securing housing at affordable prices. For example, a very low-income household of three earns less than $34,999 a year and can afford $848 a month on rent, and 90 percent of households in this income category are cost-burdened.

Table A-13: Coachella Ability to Pay for Housing for Extremely Low, Very Low-, Low-, and Moderate-Income Households and Fair Market Rents

	Number of Persons in Households			
	1	2	3	4
Extremely Low				
Annual Income Limit	$15,850	$18,100	$21,720	$26,200
Monthly Income	$1,321	$1,508	$1,810	$2,183
Max. Monthly Gross Rent	$396	$453	$543	$655
Max. Purchase Price 5% down[2]	$69,750	$80,350	$97,250	$118,250
Max. Purchase Price 20% down[3]	$104,250	$104,250	$126,000	$153,250
Very Low				
Annual Income Limit	$26,400	$30,150	$33,900	$37,650
Monthly Income	$2,200	$2,513	$2,825	$3,138
Max. Monthly Gross Rent	$660	$754	$848	$941
Max. Purchase Price 5% down[2]	$119,000	$136,750	$154,250	$171,750
Max. Purchase Price 20% down[3]	$154,500	$177,250	$203,750	$227,750

Table A-13: Coachella Ability to Pay for Housing for Extremely Low, Very Low-, Low-, and Moderate-Income Households and Fair Market Rents

	Number of Persons in Households			
	1	2	3	4
Low				
Annual Income Limit	$42,200	$48,200	$54,250	$60,250
Monthly Income	$3,517	$4,017	$4,521	$5,021
Max. Monthly Gross Rent	$1,055	$1,205	$1,356	$1,506
Max. Purchase Price 5% down[2]	$195,500	$225,000	$254,500	$284,000
Max. Purchase Price 20% down[3]	$257,250	$296,000	$335,000	$373,750
Median				
Annual Income Limit	$52,700	$60,250	$67,550	$75,300
Monthly Income	$4,392	$5,021	$5,629	$6,275
Max. Monthly Gross Rent	$1,318	$1,506	$1,689	$1,883
Max. Purchase Price 5% down[2]	$247,000	$284,000	$320,000	$358,000
Max. Purchase Price 20% down[3]	$325,250	$373,750	$421,250	$471,250
Moderate				
Annual Income Limit	$63,250	$72,300	$81,300	$90,350
Monthly Income	$5,271	$6,025	$6,775	$7,529
Max. Monthly Gross Rent	$1,581	$1,808	$2,033	$2,259
Max. Purchase Price 5% down[2]	$298,750	$343,250	$387,500	$431,800
Max. Purchase Price 20% down[3]	$393,250	$452,000	$510,000	$568,500

Notes:
[1] 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance
[2] Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term
[3] Assumes 80% loan (i.e., 20% down payment) @ 2.875% annual interest rate and 30-year term

Source: Zillow Mortgage Calculator

A.5.4 At-Risk Housing Assessment

"At-risk" assisted housing units are multi-family rental housing units that receive government assistance and are eligible to convert to market-rate units due to termination of a rent subsidy contract, mortgage prepayment, or other expiring use restrictions within 10 years of the beginning of the housing element planning period (2021–2031). According to California Housing Partnership (CHP), Coachella has 1,687 housing units assisted by public funds and none of the units are at risk of conversion to market rate housing during the 2021-2029 planning period and/or they are owned by an established non-profit, mission-driven developer and are considered low-risk for conversion. In June 2021, Community Housing Opportunities Corporation (CHOC), a non-profit

affordable housing developer, was awarded $22.6 million of financing to construct the Coachella Valley Apartments, which will bring new affordable housing units to Coachella. The project will replace 20 existing units and add 36 new units on 2.97 acres at 84900 Bagdad Avenue in Coachella. The 56-unit project will include one-, two-, and three-bedroom apartments and will ensure the property is no longer at risk of being converted to market-rate apartments and remains affordable. Funding for the $35.3 million project comes from the California Tax Credit Allocation Committee (CTCAC), the Joe Serna Farmworker Grant, Riverside County HOME Funds, and the City of Coachella CFD loan and USDA Rural Development financing.

Appendix B: Sites Inventory & Methodology

Contents

Appendix B: Sites Inventory & Methodology 1

Section B.1 Introduction 2
- B.1.1 Overview and Purpose 2
- B.1.2 Regional Housing Needs Allocation 2
- B.1.3 Data 3

Section B.2 Future Residential Development Potential 3
- B.2.1 4th and 5th Cycle Shortfall 3
- B.2.2 Accessory Dwelling Units 3
- B.2.3 Entitled and Proposed Developments 4
- B.2.4 Assumptions 5
- B.2.5 Methodology 6

Section B.3 Adequacy of Residential Sites in Meeting RHNA 9
- B.3.1 Summary 9
- B.3.2 Housing Sites Map 10
- B.3.3 Housing Sites Table 13

Section B.1 Introduction

B.1.1 Overview and Purpose

According to California Government Code §65580-65589, the housing element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction's fair share of regional housing needs across all income levels. The sites inventory, in addition to entitled development projects, assists in determining if the City of Coachella has enough developable land to meet its Regional Housing Needs Allocation (RHNA), given its current regulatory framework and market conditions. This Appendix details the sites inventory and supporting analysis methodology and assumptions.

B.1.2 Regional Housing Needs Allocation

Jurisdictions must provide sufficient land to accommodate enough housing for all economic segments of the community. Compliance is determined by the jurisdiction's ability to provide adequate development capacity through appropriate development regulations and land use policies. The number of new units that must be accommodated is established through each jurisdiction's share of the region's projected housing needs for the planning period. This share for each jurisdiction is called the Regional Housing Needs Allocation (RHNA).

Southern California Association of Governments (SCAG), a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its six-county region (including Riverside County).[1] The RHNA is distributed by income category. For the 2021-2029 Housing Element update, Coachella is allocated a RHNA of 7,886 units as follows:

- Extremely-Low and Very-Low Income: 1,033
- Low-Income: 999
- Moderate Income: 1,367
- Above Moderate Income: 4,487

[1] Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

B.1.3 Data

The sites inventory analysis used data provided by the City, such as GIS data and building permit/entitlement information. The following is an overview of the data used:

- Zoning information: Base Districts, Specific Plan Areas, and Overlays
- General Plan Land Use Designations
- Citywide Parcels with Assessor Parcel Number (APN)
- Vacant Parcels
- 5th Cycle HEU Sites
- City Boundary
- Street Centerlines

Section B.2 Future Residential Development Potential

B.2.1 4th and 5th Cycle Shortfall

HCD found that the City addressed the 4th Cycle Housing Element shortfall of 1,916 units for lower-income units by rezoning portions of "Zona Central" to RM-Urban and RM- General (ordinance no. 1143) and implementing the minimum density of 20 units per acre requirement in the RM – Urban Neighborhood designation. In addition, the City has also completed Program 1.3 from the 5th Cycle to rezone sufficient sites to accommodate the 5th cycle shortfall of housing need of 2,542 units for lower-income households. On June 23, 2021, the City adopted ordinance No. 1183, rezoning 29.3 acres to RM-General and 22.6 acres to RM-Urban, for a unit potential of 1,314. On September 1, 2021, the Planning Commission recommended the City Council approve Change of Zone No. 21-02 for the Avenue 53 Re-zone Project, which includes rezoning 50.6 acres to RM-Urban, with a unit potential of 1,467. The City expects the Council to pass the rezoning in October 2021. There is no remaining shortfall to be accommodated in the 6th Cycle.

B.2.2 Accessory Dwelling Units

New State laws in effect since January 1, 2018 have significantly eased the development standards and streamlined the approval process for Accessory Dwelling Units (ADUs). This has made the development of ADU's easier over the past few years. Although ADU projections can be counted towards RHNA, Coachella does not rely on ADU production to meet the RHNA and has not made any projection estimates at this time.

B.2.3 Entitled and Proposed Developments

The RHNA projection period for the 2021-2029 Housing Element begins on June 30, 2021, and housing developments that have already been proposed or received entitlement but are not expected to be issued a certificate of occupancy until July 1, 2021 or after can be credited toward the 6th Cycle RHNA. Table B-1 lists the information for those projects that can be credited toward the 6th Cycle RHNA. It is assumed most of these projects provide housing affordable to above moderate-income households. Pueblo Viejo Villas, approved in 2020 is a mixed-use project with one and two-bedroom units restricted to households earning 30-60% AMI, and is affordable to low-income households. The project was funded through a variety of sources, including low-income housing tax credit equity, California Affordable Housing and Sustainable Community (AHSC) program, HOME funds and vouchers, and Infill Infrastructure Grant from HCD. This is the first project in the Coachella valley to utilize cap-and-trade funding. The project was developed in the Downtown Center land use designation (with a max density of 65 du/ac). Coachella Valley Apartments was approved in 2020. Proposed by nonprofit Community Housing Opportunities Corporation (CHOC) and funded through sources including Joe Serna Farmworker Grant program, Coachella CFD loan, the project includes 50 replacement units and 60 new one, two, and three-bedroom units over two phases. The project is located in the Neighborhood Center land use designation (max density of 40 du/ac).

Table B-1: Entitled and Proposed Developments

APN	Address	Units	Density	Income Level	Notes
612230014, 612230015, 612230016.	South side of Ave 48, west of Van Buren St, Coachella Village	352	25 du/ac	Above Moderate	Two phases. Phase 2 includes gated units.
765070035, 765070065	NE Corner of Cesar Chavez Street, and 6th, Pueblo Viejo Villas.	105	53 du/ac	Low	Restricted to 30-60% AMI Units reserved for developmental disabilities
768210026	84900 Bagdad Avenue. Coachella Valley Apartments	110 (net 60)	19 du/ac	Low	Affordable project by CHOC. Phase 1- 56 units on 2.97 acres (at 19 du/ac)
768413010	52878 Calle Camacho	1	7 du/ac	Above Moderate	Single Unit
765361001	51-704 Cesar Chavez St.	8	16 du/ac	Above Moderate	Multi-family in Downtown Center
601390020	Ave 44, West of Dillon	322	5 du/ac	Above Moderate	Subdivision
Net New Total		**848**			
Source: Coachella Development Status Report, 2021					

B.2.4 Assumptions

Table B-2 summarizes maximum density standards for zones and General Plan land use designations that allow for residential.

Table B-2: Maximum Density for Zones and General Plan Designations that Allow Residential

Existing Zone Code	Maximum Density	General Plan Designation	Maximum Density
Agricultural Reserve (A-R)	1/lot	Agricultural Rancho	1/lot
Agricultural Transition (A-T)	1/lot		
Residential Estate (R-E)	1/lot	Rural Rancho	1 du/ac
Single-Family (R-S)	6 du/ac	Suburban Neighborhood	8 du/ac, with 5 du/ac average for new projects
Residential Overlay Zone (R-M-4300)	10 du/ac		
Residential Overlay Zone (R-O-6000)	7 du/ac		
Residential Mobile Home Park (R-MH)	9 du/ac		
Multiple-Family (R-M)	20 du/ac	General Neighborhood	25 du/ac, with 12 du/ac average for new projects
		Urban Neighborhood	38 du/ac with 30 du/ac average for new projects
Neighborhood Commercial (C-N)	8 du/ac	Neighborhood Center	40 du/ac
		Downtown Center	65 du/ac
		Urban Employment Center	65 du/ac
Source: City of Coachella Zoning Code; City of Coachella General Plan (2015)			

Table B-3 summarizes assumptions for realistic residential development capacity based on minimum density requirements, understanding of capacity potential given zoning requirements estimated at 20% reduction, General Plan estimated new development averages, and recent development trends from approved, entitled, and/or permitted projects within Coachella. Although there are instances in which sites are developing above the realistic assumed densities (i.e., the affordable Pueblo Viejo Villas built at 53 du/ac, 80% of maximum allowed, in the Downtown Center designation, Coachella Valley Apartments at 19 du/ac, 50% of maximum allowed, in the Neighborhood Center designation, and a recently approved subdivision at 5 du/ac), the analysis conservatively assumed no parcel would develop at greater than the capacity estimate.

Table B-3: Realistic Residential Development Capacity Assumptions

Scenario 1: Existing Capacity		Scenario 2: General Plan Capacity	
Existing Zone	**Realistic Density**	**General Plan designation**	**Realistic Density**
Agricultural Reserve (A-R)	1/lot	Agricultural Rancho	1/lot
Agricultural Transition (A-T)	1/lot		
Residential Estate (R-E)	1/lot	Rural Rancho	1 du/ac
Single-Family (R-S)	80% of max 6 du/ac, but no less than 1 per parcel	Suburban Neighborhood	80% of average 5 du/ac = 4 du/ac
Residential Overlay Zone (R-M-4300)	80 % of max 10 du/ac		
Residential Overlay Zone (R-O-6000)	80% of max 7 du/ac		
Residential Mobile Home Park (R-MH)	80% of max 9 du/ac		
Multiple-Family (R-M)	80% of max 20 du/ac	General Neighborhood	80% of average 12 du/ac = 10 du/ac
		Urban Neighborhood	Required minimum 20 du/ac
Neighborhood Commercial (C-N)	6.4 du/ac	N/A	N/A
N/A	N/A	Neighborhood Center	Low end of density range = 15 du/ac
		Downtown Center	50% max 65 du/ac = 32 du/ac
		Urban Employment Center	50% max 65 du/ac = 32 du/ac

B.2.5 Methodology

To create the adequate sites inventory, the City developed a comprehensive methodology to screen parcels for near-term development. The methodology is comprised of the following steps described below. As the City has not completed a comprehensive rezone to implement the General Plan, the City anticipates a shortfall of sites under existing zoning regulations and has also analyzed the residential capacity using the distribution of land use under the General Plan, which expands residential opportunities into new portions of the City, and also increases maximum allowed density.

The inventory outlined in this Appendix does not represent all possible development opportunities and does not identify all vacant parcels in the City. Furthermore, the City has several adopted Specific Plans which have planned for new residential and mixed-use development. These

Specific Plan areas offer additional capacity for housing development at all income levels. When sites in the inventory were located within a Specific Plan Area, the buildout estimate from the Specific Plan was utilized as the realistic capacity. Some Specific Plan areas, such as La Entrada Specific Plan, require significant investment of new and extended infrastructure. While these areas are developable, the City focused accommodation of RHNA on sites that have current access to infrastructure and did not include this Specific Plan in the sites inventory.

Site Selection Criteria

Since Coachella has a large amount of vacant land, the City selected sites that met the following criteria:

- Currently vacant
- Residential use is allowed under zoning and/or General Plan regulations
- Is not on tribal land
- Not zoned agriculture or manufacturing

Income Categorization

Eligible parcels were assessed to determine which income levels they can accommodate. Each parcel was determined to be able to accommodate a specific income category given its maximum allowable density standards. The lower income category threshold is consistent with the default density for Coachella pursuant to Government Code §65583.2.

Table B-4: Income Levels by Density

Density	Income Level
< 20 dwelling units/acre	Above moderate
20 – 29 dwelling units/acre	Moderate
30+ dwelling units/acre	Lower
Source: LWC, HCD	

Per HCD guidance, sites accommodating lower-income housing should be between 0.5 and 10 acres and accommodate at least 16 units on a site. All sites originally considered lower income but whose lot sizes are smaller than 0.5 or larger than 10 acres, or do not accommodate at least 16 units, were categorized for moderate or above moderate housing.

Capacity Scenarios

As discussed above, two-scenarios were performed for the sites inventory. For each scenario, maximum and realistic unit capacity was calculated for parcels that meet all criteria previously mentioned. Maximum unit capacity was calculated by multiplying the area of a parcel by maximum density in dwelling units per acre (DU/AC). Realistic capacity is calculated by multiplying the area

of each parcel by the realistic density for each zone or General Plan designation, shown in Table B-3. The following two sections explains the results for each scenario in greater detail.

Scenario #1: Existing Zoning Capacity

Since the General Plan designations have not been fully implemented, there are only a select number of zones that have been rezoned to accommodate 30 or more units per acre (default density for lower income housing established by State law). Developable sites identified under the current zoning are only presumed to be feasible for moderate and above-moderate income housing.

Under existing zoning, a total of 247 parcels accommodates a total of 6,025 units for moderate and above moderate-income housing, result in a shortfall of 2,032 low-income units and (taking into account pipeline projects) a surplus of over 1,000 units for moderate and above moderate-income households. See Table B-5 to see a summary of these results. Because this scenario was known to result in a shortfall of sites, and a rezoning program will be needed to accommodate the complete RHNA, further site-by-site analysis was not performed. The City will rely on Scenario #2, below.

Scenario #2: General Plan Potential Capacity

Coachella updated its General Plan in 2015, which established new place-based land use designations. The new land use designations significantly open more of the City to residential development at a variety of densities, up to 65 units per acre, increasing the city's capacity for development. Since adoption, the City has not comprehensively updated the Zoning Code to ensure regulations are consistent with the General Plan, but the City has performed targeted zoning amendments to increase capacity.

To understand the potential capacity under the General Plan when rezoning is completed, a second site inventory was conducted using the General Plan land use and maximum and realistic density assumptions in Tables B-2 and B-3, respectively. Since the Zoning Code has not been updated, there are only a few examples of projects developed under the increased density allowances. To ensure a conservative unit estimate, the City assumes projects will generally build at minimum densities, or a reduced percentage of the average density. For areas targeted for mixed-use, such as the Downtown Center and Urban Employment Center, the City assumes residential comes in at 50% capacity. This is below the densities of recently approved affordable projects, including Pueblo Viejo Villas and Coachella Valley Apartments, two affordable projects described above.

Initial results identified several hundred parcels eligible for residential development, with over 30,000 potential units possible, far exceeding the RHNA at all income levels. Additional screening was performed to focus in on the most eligible and feasible development sites.

Site-by-Site Assessment

To ensure sites selected through the screening analysis are viable for development within the planning period, the City reviewed selected sites for existing conditions (e.g., environmental

constraints, lack of infrastructure, ownership, built structures, etc.) that may preclude them from the site inventory. The City also compared the site inventory results to pipeline projects, 5th Cycle sites, and sites currently being rezoned. The analysis included a site-by-site assessment and refinement of sites depending on additional information from direct observation or firsthand experience from City staff. A select number of sites were removed, including those classified as vacant but contain built structures and large undeveloped sites to the north and east of the City not currently connected to city infrastructure. Sites that were originally screened out of the results because they were zoned for manufacturing were added back in if they are located adjacent to existing non-manufacturing development (e.g., near Downtown), or they are in process of being rezoned to a residential zone (such as the sites being rezoned to fulfill the 5th Cycle shortfall). Sites included in the 5th Cycle inventory were updated, as needed, to ensure the right zone assumption and site acreage were reflected in the 6th Cycle inventory. The final General Plan scenario results are provided in Table B-5.

Section B.3 Adequacy of Residential Sites in Meeting RHNA

B.3.1 Summary

The following table summarizes the City's methods for satisfying its RHNA (Table B-5). Taking into account projects in the pipeline, the City has a remaining RHNA of 7,038 units. Development capacity based on existing zoning is 5,423 units, with shortfalls in the lower income and above moderate-income categories. Capacity under General Plan designations is estimated at a realistic 7,958 units with a surplus of 920 units above the RHNA. The City commits to amending the Zoning Code within three years to fully implement the updated General Plan designations, as outlined in Scenario #2. (See program 1.1)

Table B-5: Residential Development Potential and RHNA

	Extremely-Low, Very Low and Low	Moderate	Above Moderate	Total
RHNA	**2,032**	**1,367**	**4,487**	**7,867**
Entitled/Proposed Projects[1]	165		683	848
Remaining RHNA	**1,867**	**1,367**	**3,804**	**7,038**
Site Inventory Results				
Scenario 1 – Existing Capacity (Zoning Code)		2,212	3,211	**5,423**
Remaining- Zoning Scenario	1,867	-845[2]	593	
Scenario 2 – Potential Capacity (General Plan)	1,989	1,867	4,102	**7,958**
Remaining- General Plan Scenario	-122[2]	-500[2]	-298[2]	
[1] Considers net new units only. [2] Negative value indicates a surplus.				
Source: City of Coachella, LWC 2021				

B.3.2 Housing Sites Map

The following map, Figure B-1 and B-2, shows the inventory of adequate sites by income category for each scenario. Sites that were also included in the 5th Cycle Housing Element are identified with a bold border.

Figure B-1A: 6th Cycle Housing Element Site Inventory Map by Income Category for Zoning Scenario

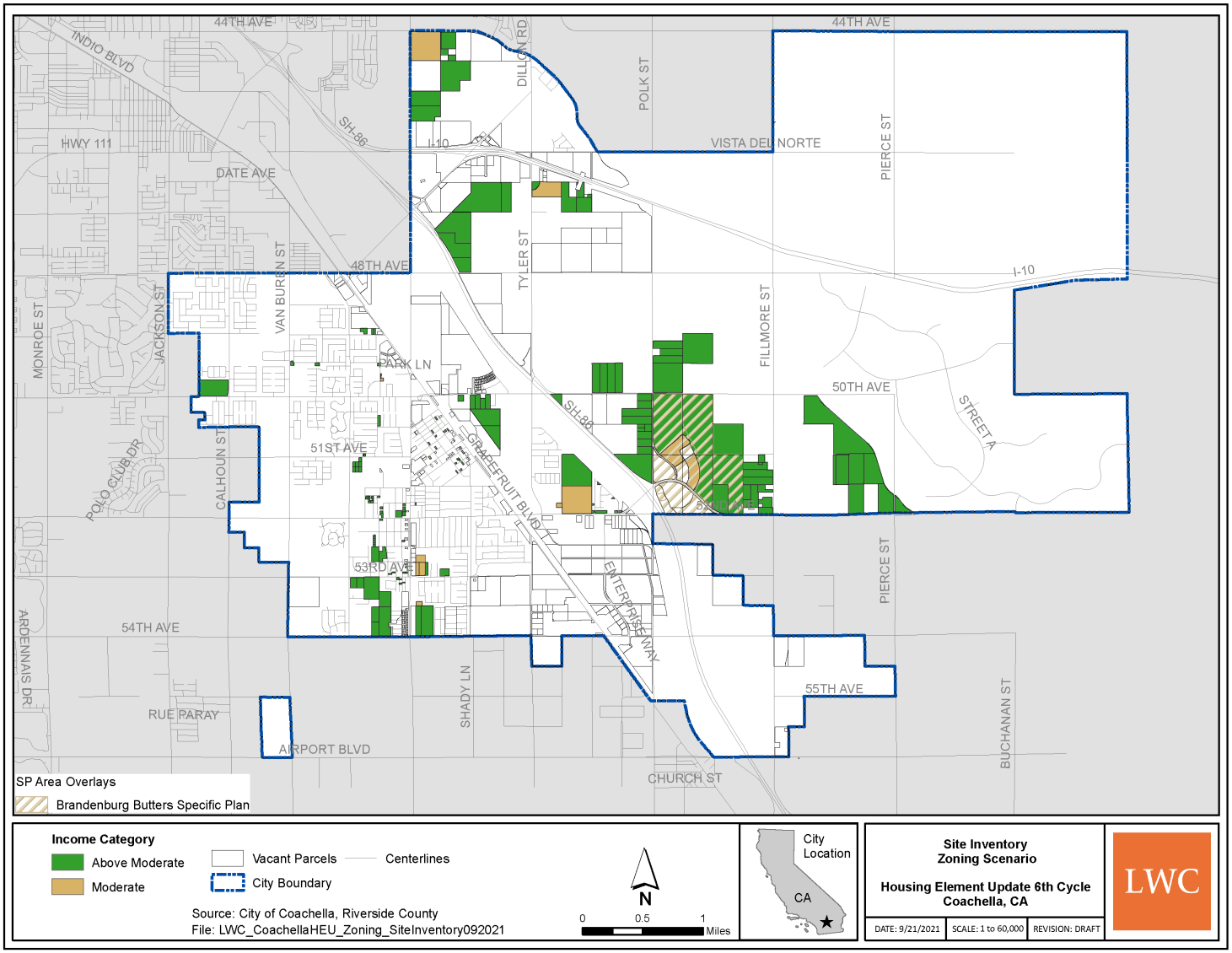
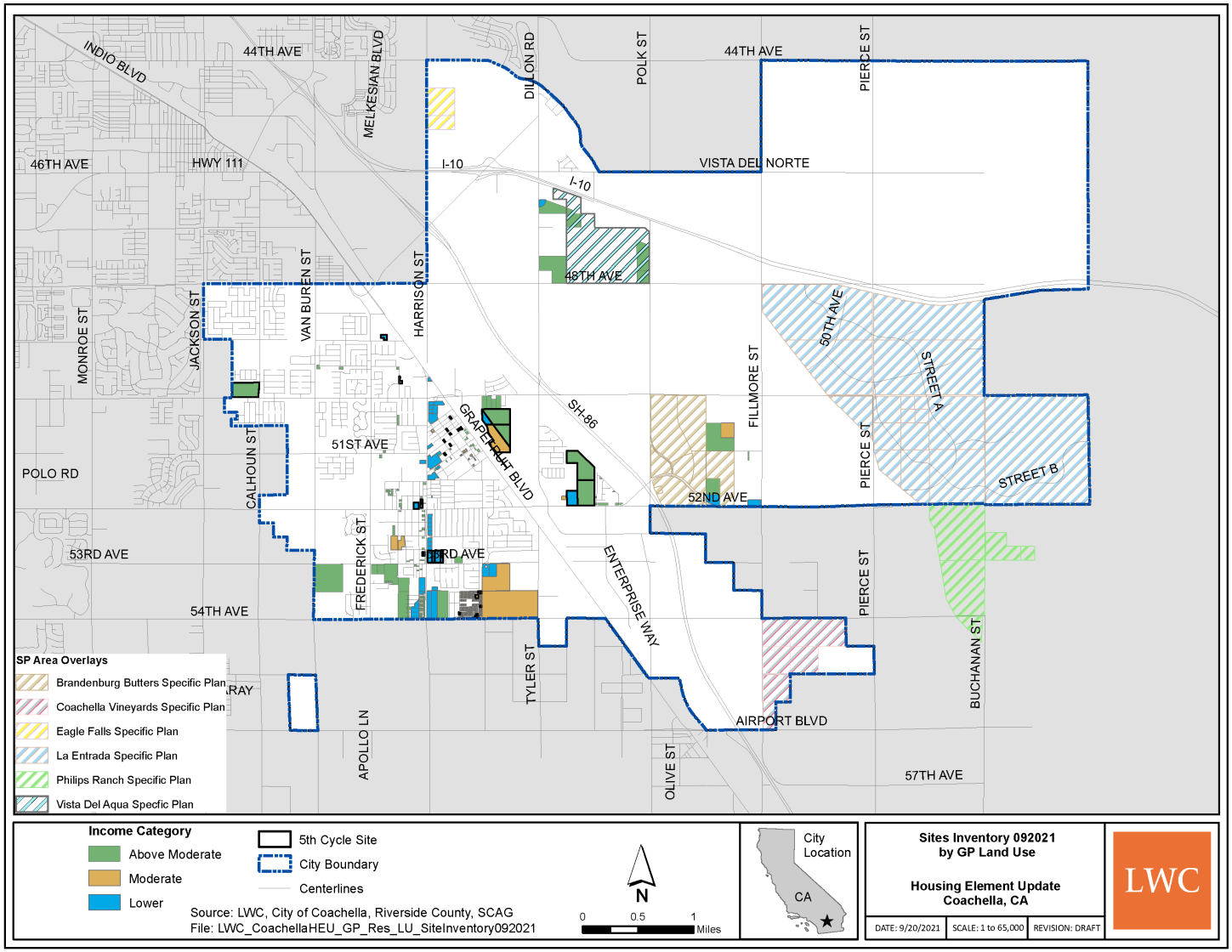


Figure B-1B: 6th Cycle Housing Element Site Inventory Map by Income Category for the General Plan Scenario



B.3.3 Housing Sites Table

The following tables list the parcels in the City's housing sites inventory with unit capacity by income category.

Coachella- Site Inventory Table
Zoning scenario

In Previous Cycle?	APN	Existing Land Use	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Income Category
	601390029	VACANT	R-E	2.76	1/lot	1	1	Above Moderate
	601390025	VACANT	R-E	10.42	1/lot	1	1	Above Moderate
	601390014	VACANT	R-E	1.97	1/lot	1	1	Above Moderate
	601390006	VACANT	R-E	35.08	1/lot	1	1	Above Moderate
	601400001	VACANT	R-S	19.70	6	118	95	Above Moderate
	601400002	VACANT	R-E	18.61	1/lot	1	1	Above Moderate
	603130001	VACANT	C-N	2.07	8	17	13	Above Moderate
	603130003	VACANT	R-S	15.19	6	91	73	Above Moderate
	603130005	VACANT	A-T	0.11	1/lot	1	1	Above Moderate
	603130006	VACANT	A-T	3.31	1/lot	1	1	Above Moderate
	603102010	VACANT	R-S	47.28	6	284	227	Above Moderate
	603102018	VACANT	R-S	13.05	6	78	63	Above Moderate
	603130015	VACANT	A-T	0.55	1/lot	1	1	Above Moderate
	603130009	VACANT	R-S	10.00	6	60	48	Above Moderate
	603110012	VACANT	R-S	32.84	6	197	158	Above Moderate
	603110012	VACANT	R-S	21.35	6	128	102	Above Moderate
	603110012	VACANT	R-S	9.73	6	58	47	Above Moderate
	603241005	VACANT	R-S	1.34	6	8	6	Above Moderate
	603250009	VACANT	R-S	0.46	6	3	2	Above Moderate
	603250010	VACANT	R-S	0.46	6	3	2	Above Moderate
	603350002	VACANT	A-R	40.18	1/lot	1	1	Above Moderate
	603350014	VACANT	A-R	9.83	1/lot	1	1	Above Moderate
	603350015	VACANT	A-R	7.29	1/lot	1	1	Above Moderate
	603350017	VACANT	A-R	9.43	1/lot	1	1	Above Moderate
	603455008	VACANT	R-S	0.64	6	4	3	Above Moderate
	603350003	VACANT	A-R	38.08	1/lot	1	1	Above Moderate
	603455024	VACANT	R-S	0.53	6	3	3	Above Moderate
	603330008	VACANT	A-R	9.91	1/lot	1	1	Above Moderate
	603330007	VACANT	A-R	9.77	1/lot	1	1	Above Moderate
	603330006	VACANT	A-R	9.80	1/lot	1	1	Above Moderate
	603330005	VACANT	A-R	9.95	1/lot	1	1	Above Moderate
	603490022	VACANT	R-O-6000	0.24	7	2	1	Above Moderate
	612280018	VACANT	R-S	20.27	6	122	97	Above Moderate
	763020005	VACANT	A-R	4.53	1/lot	1	1	Above Moderate
	763070013	VACANT	R-S	66.87	6	401	321	Above Moderate
	763070002	VACANT	R-S	74.05	6	444	355	Above Moderate
	763020020	VACANT	A-R	2.84	1/lot	1	1	Above Moderate
	765450008	VACANT	R-E	3.22	1/lot	1	1	Above Moderate

Coachella- Site Inventory Table
Zoning scenario

In Previous Cycle?	APN	Existing Land Use	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Income Category
	765450018	VACANT	R-E	3.20	1/lot	1	1	Above Moderate
	765450017	VACANT	R-E	3.19	1/lot	1	1	Above Moderate
	765230005	VACANT	R-E	1.55	1/lot	1	1	Above Moderate
	763090008	VACANT	A-T	70.14	1/lot	1	1	Above Moderate
	765450007	VACANT	R-E	2.39	1/lot	1	1	Above Moderate
	763020028	VACANT	A-R	4.82	1/lot	1	1	Above Moderate
	763020007	VACANT	A-R	10.29	1/lot	1	1	Above Moderate
	765450002	VACANT	R-S	17.85	6	107	86	Above Moderate
	765704001	VACANT	R-O-6000	1.14	7	8	6	Above Moderate
	763020008	VACANT	A-R	10.52	1/lot	1	1	Above Moderate
	765251013	VACANT	R-S	0.17	6	1	1	Above Moderate
	763070006	VACANT	R-S	41.04	6	246	197	Above Moderate
	763020017	VACANT	A-R	1.15	1/lot	1	1	Above Moderate
	763020016	VACANT	A-R	2.19	1/lot	1	1	Above Moderate
	765460001	VACANT	R-S	10.07	6	60	48	Above Moderate
	763020015	VACANT	A-R	1.27	1/lot	1	1	Above Moderate
	765253007	VACANT	R-S	0.14	6	1	1	Above Moderate
	765253009	VACANT	R-S	0.21	6	1	1	Above Moderate
	765255013	VACANT	R-S	0.16	6	1	1	Above Moderate
	763020011	VACANT	A-R	4.79	1/lot	1	1	Above Moderate
	765256007	VACANT	R-S	0.10	6	1	1	Above Moderate
	763020012	VACANT	A-R	4.92	1/lot	1	1	Above Moderate
	765283013	VACANT	R-S	0.15	6	1	1	Above Moderate
	763020013	VACANT	A-R	5.02	1/lot	1	1	Above Moderate
	763100006	VACANT	A-T	20.74	1/lot	1	1	Above Moderate
	763100011	VACANT	A-T	20.51	1/lot	1	1	Above Moderate
	765623019	VACANT	R-S	0.14	6	1	1	Above Moderate
	765623020	VACANT	R-S	0.14	6	1	1	Above Moderate
	763060040	VACANT	A-R	27.38	1/lot	1	1	Above Moderate
	763060008	VACANT	R-S	34.78	6	209	167	Above Moderate
	763080028	VACANT	R-S	2.22	6	13	11	Above Moderate
	763080003	VACANT	R-S	59.70	6	358	287	Above Moderate
	763100019	VACANT	A-T	16.55	1/lot	1	1	Above Moderate
	763080030	VACANT	R-S	31.90	6	191	153	Above Moderate
	763100018	VACANT	A-T	3.48	1/lot	1	1	Above Moderate
	765070009	VACANT	R-S	0.57	6	3	3	Above Moderate
	765275006	VACANT	R-S	0.18	6	1	1	Above Moderate
	765275007	VACANT	R-S	0.10	6	1	1	Above Moderate

Coachella- Site Inventory Table
Zoning scenario

In Previous Cycle?	APN	Existing Land Use	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Income Category
	765276022	VACANT	R-S	0.17	6	1	1	Above Moderate
	765070010	VACANT	R-S	0.65	6	4	3	Above Moderate
	765070007	VACANT	R-S	0.64	6	4	3	Above Moderate
	765070004	VACANT	R-S	0.66	6	4	3	Above Moderate
	763080017	VACANT	A-T	7.45	1/lot	1	1	Above Moderate
	765275011	VACANT	R-S	0.09	6	1	1	Above Moderate
	763080017	VACANT	R-S	0.51	1/lot	1	1	Above Moderate
	765070005	VACANT	R-S	0.67	6	4	3	Above Moderate
	765070008	VACANT	R-S	0.65	6	4	3	Above Moderate
	765070011	VACANT	R-S	0.66	6	4	3	Above Moderate
	763080007	VACANT	A-T	9.72	1/lot	1	1	Above Moderate
	765295002	VACANT	R-S	0.16	6	1	1	Above Moderate
	763080008	VACANT	A-T	9.66	1/lot	1	1	Above Moderate
	763422025	VACANT	R-O-6000	0.16	7	1	1	Above Moderate
	763100007	VACANT	A-T	16.89	1/lot	1	1	Above Moderate
	763100016	VACANT	A-T	19.71	1/lot	1	1	Above Moderate
	763080018	VACANT	R-S	18.61	6	112	89	Above Moderate
	763080009	VACANT	A-T	4.91	1/lot	1	1	Above Moderate
	763080016	VACANT	A-T	7.49	1/lot	1	1	Above Moderate
	763080012	VACANT	A-T	3.19	1/lot	1	1	Above Moderate
	763120002	VACANT	A-T	6.30	1/lot	1	1	Above Moderate
	765084001	VACANT	R-S	0.19	6	1	1	Above Moderate
	765083010	VACANT	R-S	0.21	6	1	1	Above Moderate
	765083004	VACANT	R-S	0.17	6	1	1	Above Moderate
	765083005	VACANT	R-S	0.20	6	1	1	Above Moderate
	763412030	VACANT	R-O-6000	0.15	7	1	1	Above Moderate
	763080015	VACANT	A-T	5.08	1/lot	1	1	Above Moderate
	765083003	VACANT	R-S	0.17	6	1	1	Above Moderate
	765083009	VACANT	R-S	0.22	6	1	1	Above Moderate
	765083006	VACANT	R-S	0.22	6	1	1	Above Moderate
	763080010	VACANT	A-T	2.54	1/lot	1	1	Above Moderate
	765083008	VACANT	R-S	0.26	6	2	1	Above Moderate
	765083007	VACANT	R-S	0.25	6	2	1	Above Moderate
	765361001	VACANT	R-S	0.12	6	1	1	Above Moderate
	765115001	VACANT	R-S	0.27	6	2	1	Above Moderate
	763421037	VACANT	R-O-6000	0.14	7	1	1	Above Moderate
	765111013	VACANT	R-S	0.21	6	1	1	Above Moderate
	765115003	VACANT	R-S	0.27	6	2	1	Above Moderate

Coachella- Site Inventory Table
Zoning scenario

In Previous Cycle?	APN	Existing Land Use	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Income Category
	763080014	VACANT	R-S	4.35	6	26	21	Above Moderate
	765115004	VACANT	R-S	0.26	6	2	1	Above Moderate
	765114004	VACANT	R-S	1.74	6	10	8	Above Moderate
	763412001	VACANT	R-O-6000	1.31	7	9	7	Above Moderate
	763411004	VACANT	R-O-6000	0.25	7	2	1	Above Moderate
	763412041	VACANT	R-O-6000	0.35	7	2	2	Above Moderate
	763413018	VACANT	R-O-6000	0.24	7	2	1	Above Moderate
	765111013	VACANT	R-S	0.23	6	1	1	Above Moderate
	765115005	VACANT	R-S	0.49	6	3	2	Above Moderate
	763080019	VACANT	R-S	0.15	6	1	1	Above Moderate
	765111006	VACANT	R-S	0.46	6	3	2	Above Moderate
	765151001	VACANT	R-S	0.18	6	1	1	Above Moderate
	765540025	VACANT	R-S	0.13	6	1	1	Above Moderate
	765540024	VACANT	R-S	0.22	6	1	1	Above Moderate
	765540023	VACANT	R-S	0.22	6	1	1	Above Moderate
	765164007	VACANT	R-S	0.18	6	1	1	Above Moderate
	765540021	VACANT	R-S	0.22	6	1	1	Above Moderate
	765540020	VACANT	R-S	0.22	6	1	1	Above Moderate
	765540019	VACANT	R-S	0.22	6	1	1	Above Moderate
	765521012	VACANT	R-S	3.52	6	21	17	Above Moderate
	765170002	VACANT	R-S	4.99	6	30	24	Above Moderate
	765420015	VACANT	R-S	1.56	6	9	7	Above Moderate
	765184013	VACANT	R-S	0.15	6	1	1	Above Moderate
	765184015	VACANT	R-S	0.15	6	1	1	Above Moderate
	765420006	VACANT	R-S	2.77	6	17	13	Above Moderate
	765182018	VACANT	R-S	0.17	6	1	1	Above Moderate
	765184020	VACANT	R-S	0.14	6	1	1	Above Moderate
	765184009	VACANT	R-S	0.14	6	1	1	Above Moderate
	765182009	VACANT	R-S	0.21	6	1	1	Above Moderate
	765200008	VACANT	R-S	14.78	6	89	71	Above Moderate
	765212054	VACANT	R-S	0.24	6	1	1	Above Moderate
	765200018	VACANT	R-S	3.42	6	21	16	Above Moderate
	765200012	VACANT	R-S	3.03	6	18	15	Above Moderate
	765212033	VACANT	R-S	0.13	6	1	1	Above Moderate
	765213005	VACANT	R-S	0.11	6	1	1	Above Moderate
	765212037	VACANT	R-S	0.17	6	1	1	Above Moderate
	765200023	VACANT	R-S	7.95	6	48	38	Above Moderate
	765440022	VACANT	R-S	15.32	6	92	74	Above Moderate

Coachella- Site Inventory Table
Zoning scenario

In Previous Cycle?	APN	Existing Land Use	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Capacity (units)	Income Category
	765440021	VACANT	R-S	7.75	6	46	37	Above Moderate
	765640004	VACANT	A-T	4.92	1/lot	1	1	Above Moderate
	765640005	VACANT	R-S	14.85	6	89	71	Above Moderate
	765640009	VACANT	A-T	4.77	1/lot	1	1	Above Moderate
Subtotal Above Moderate						**3996**	**3211**	
	601390019	VACANT	R-M	37.78	20	756	605	Moderate
	603130001	VACANT	R-M	17.44	20	349	279	Moderate
	603270017	VACANT	R-M	0.56	20	11	9	Moderate
	763070013	VACANT	R-M	10.39	20	208	166	Moderate
	763070002	VACANT	R-M	2.55	20	51	41	Moderate
	765284011	VACANT	R-M	0.15	20	3	2	Moderate
	765272002	VACANT	R-M	0.17	20	3	3	Moderate
	763070002	VACANT	R-M	0.12	20	2	2	Moderate
	763080030	VACANT	R-M	14.87	20	297	238	Moderate
	763080030	VACANT	R-M	6.88	20	138	110	Moderate
	765292005	VACANT	R-M	0.21	20	4	3	Moderate
	763080030	VACANT	R-M	0.19	20	4	3	Moderate
	765276014	VACANT	R-M	0.17	20	3	3	Moderate
	763060008	VACANT	R-M	36.33	20	727	581	Moderate
	763060032	VACANT	R-M	1.07	20	21	17	Moderate
	765420021	VACANT	R-M	3.00	20	60	48	Moderate
	765420016	VACANT	R-M	3.52	20	70	56	Moderate
	765420017	VACANT	R-M	1.82	20	36	29	Moderate
	765430048	VACANT	R-M	1.06	20	21	17	Moderate
Subtotal Moderate						**2766**	**2212**	
TOTAL						**6763**	**5423**	

Coachella- Site Inventory Table
General Plan Land Use scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Notes
	768450022	765601022	VACANT	NC	C-G	0.102493	40	4	15	2	Above Moderate	
	768450015	765601015	VACANT	NC	C-G	0.091819	40	4	15	1	Above Moderate	
5th	778180003	765460001	VACANT	UE	R-S	10.067066	65	654	32	322	Above Moderate	
	768393013	765164016	VACANT	NC	C-G	0.179842	40	7	15	3	Above Moderate	
	768455004	765606012	VACANT	NC	C-G	0.087293	40	3	15	1	Above Moderate	
	778110001	765311001	VACANT	DC	C-G	0.140195	65	9	32	4	Above Moderate	
	768455003	765606013	VACANT	NC	C-G	0.089869	40	4	15	1	Above Moderate	
	768451005	765602003	VACANT	NC	C-G	0.084836	40	3	15	1	Above Moderate	
	768450002	765601002	VACANT	NC	C-G	0.098807	40	4	15	1	Above Moderate	
	768393012	765164015	VACANT	NC	C-G	0.173300	40	7	15	3	Above Moderate	
	768222009	765083009	VACANT	SN	R-S	0.214999	8	2	4	1	Above Moderate	
	763412001	763412001	VACANT	SN	R-O-6000	1.313254	8	11	4	5	Above Moderate	
	778113002	765314009	VACANT	DC	C-G	0.284326	65	18	32	9	Above Moderate	
	768340009	765540020	VACANT	SN	R-S	0.217932	8	2	4	1	Above Moderate	
	768430010	765200023	VACANT	SN	R-S	7.941901	8	64	4	32	Above Moderate	
	768451006	765602010	VACANT	NC	C-G	0.063612	40	3	15	1	Above Moderate	
	768452006	765603027	VACANT	NC	C-G	0.067798	40	3	15	1	Above Moderate	
	768430017	765200008	VACANT	SN	R-S	12.801301	8	102	4	51	Above Moderate	
	768422005	765213005	VACANT	SN	R-S	0.114546	8	1	4	0	Above Moderate	
	768222006	765083006	VACANT	SN	R-S	0.218454	8	2	4	1	Above Moderate	
5th	612280018	612280018	VACANT	NC	R-S	20.267325	40	811	15	304	Above Moderate	
	768340007	765540023	VACANT	SN	R-S	0.218392	8	2	4	1	Above Moderate	
	768460006	765200008	VACANT	SN	R-S	0.104325	8	1	4	0	Above Moderate	
	768383013	765154014	VACANT	NC	C-G	0.177264	40	7	15	3	Above Moderate	
	768300001	765191001	VACANT	SN	R-PUD	39.903124	8	319	4	160	Above Moderate	
	768460005	765200008	VACANT	SN	R-S	0.142332	8	1	4	1	Above Moderate	
	768451002	765602006	VACANT	NC	C-G	0.091895	40	4	15	1	Above Moderate	
	768393007	765164007	VACANT	SN	R-S	0.176100	8	1	4	1	Above Moderate	
	768452002	765603014	VACANT	NC	C-G	0.093844	40	4	15	1	Above Moderate	
	763413018	763413018	VACANT	SN	R-O-6000	0.243493	8	2	4	1	Above Moderate	
	768454002	765605014	VACANT	NC	C-G	0.090085	40	4	15	1	Above Moderate	
5th	778170010	765450002	VACANT	UE	R-S	17.850620	65	1160	32	571	Above Moderate	
	768222008	765083008	VACANT	SN	R-S	0.260560	8	2	4	1	Above Moderate	
	768421005	765212037	VACANT	SN	R-S	0.165686	8	1	4	1	Above Moderate	
	768383012	765154013	VACANT	NC	C-G	0.174901	40	7	15	3	Above Moderate	
	768450007	765601007	VACANT	NC	C-G	0.090976	40	4	15	1	Above Moderate	
	768455005	765606011	VACANT	NC	C-G	0.089431	40	4	15	1	Above Moderate	
5th	768413012	765184013	VACANT	NC	R-S	0.151560	40	6	15	2	Above Moderate	
	778170001	765450017	VACANT	SN	R-E	3.184608	8	25	4	13	Above Moderate	
	768450016	765601016	VACANT	NC	C-G	0.090941	40	4	15	1	Above Moderate	
	768455002	765606014	VACANT	NC	C-G	0.093332	40	4	15	1	Above Moderate	
	768450009	765601009	VACANT	NC	C-G	0.087373	40	3	15	1	Above Moderate	
	768450013	765601013	VACANT	NC	C-G	0.089427	40	4	15	1	Above Moderate	
	768411018	765182018	VACANT	SN	R-S	0.170503	8	1	4	1	Above Moderate	
	778093002	765294013	VACANT	DC	C-G	0.145013	65	9	32	5	Above Moderate	
	768440008	765640005	VACANT	SN	R-S	14.849007	8	119	4	59	Above Moderate	
	768440008	765640008	VACANT	SN	C-G	0.730732	8	6	4	3	Above Moderate	
	768222003	765083003	VACANT	SN	R-S	0.169038	8	1	4	1	Above Moderate	
	778060001	765261012	VACANT	DC	C-G	0.178678	65	12	32	6	Above Moderate	
	768450020	765601020	VACANT	NC	C-G	0.117937	40	5	15	2	Above Moderate	
	778100010	765271029	VACANT	DC	C-G	0.140812	65	9	32	5	Above Moderate	
	768254001	765115001	VACANT	NC	R-S	0.268808	40	11	15	4	Above Moderate	

Coachella- Site Inventory Table
General Plan Land Use scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Notes
	768340008	765540021	VACANT	SN	R-S	0.218066	8	2	4	1	Above Moderate	
5th	763060048	763060008	VACANT	UN	R-S	25.449292	38	967	10	254	Above Moderate	In progress rezone to RM General
5th	763060048	763060008	VACANT	UN	R-M	22.482019	38	854	20	450	Above Moderate	In progress rezone to RM-urban
	768451003	765602005	VACANT	NC	C-G	0.088087	40	4	15	1	Above Moderate	
	768250003	765111013	VACANT	SN	R-S	0.207737	8	2	4	1	Above Moderate	
	768250003	765111013	VACANT	SN	R-S	0.230092	8	2	4	1	Above Moderate	
	603455008	603455008	VACANT	SN	R-S	0.636523	8	5	4	3	Above Moderate	
	768430002	765200018	VACANT	SN	R-S	3.417413	8	27	4	14	Above Moderate	
	768450018	765601018	VACANT	NC	C-G	0.093302	40	4	15	1	Above Moderate	
	603455024	603455024	VACANT	SN	R-S	0.529438	8	4	4	2	Above Moderate	
	768413008	765184009	VACANT	SN	R-S	0.137974	8	1	4	1	Above Moderate	
	768453006	765604027	VACANT	NC	C-G	0.069507	40	3	15	1	Above Moderate	
	768222005	765083005	VACANT	SN	R-S	0.202080	8	2	4	1	Above Moderate	
	768460002	765200008	VACANT	SN	R-S	0.142332	8	1	4	1	Above Moderate	
	768340006	765540024	VACANT	SN	R-S	0.218143	8	2	4	1	Above Moderate	
	768383015	765154017	VACANT	NC	C-G	0.172080	40	7	15	3	Above Moderate	
	768450005	765601005	VACANT	NC	C-G	0.089826	40	4	15	1	Above Moderate	
	768453004	765604012	VACANT	NC	C-G	0.087364	40	3	15	1	Above Moderate	
	768450021	765601021	VACANT	NC	C-G	0.091973	40	4	15	1	Above Moderate	
	768460003	765200008	VACANT	SN	R-S	0.142332	8	1	4	1	Above Moderate	
5th	768254005	765115005	VACANT	NC	R-S	0.490721	40	20	15	7	Above Moderate	
	763411004	763411004	VACANT	SN	R-O-6000	0.247833	8	2	4	1	Above Moderate	
	768383010	765154020	VACANT	NC	C-G	0.163095	40	7	15	2	Above Moderate	
	768450017	765601017	VACANT	NC	C-G	0.092497	40	4	15	1	Above Moderate	
	778280006	765420021	VACANT	NC	C-G	0.151493	40	6	15	2	Above Moderate	
	768450008	765601008	VACANT	NC	C-G	0.086980	40	3	15	1	Above Moderate	
	778390002	765440022	VACANT	NC	R-S	15.201877	40	608	15	228	Above Moderate	
	768450003	765601003	VACANT	NC	C-G	0.086986	40	3	15	1	Above Moderate	
	778100011	765271028	VACANT	DC	C-G	0.141423	65	9	32	5	Above Moderate	
	778170003	765450007	VACANT	SN	R-E	2.388418	8	19	4	10	Above Moderate	
	768152019	765623019	VACANT	SN	R-S	0.138314	8	1	4	1	Above Moderate	
	768210036	765070009	VACANT	SN	R-S	0.242882	8	2	4	1	Above Moderate	
	768454003	765605013	VACANT	NC	C-G	0.086205	40	3	15	1	Above Moderate	
	768460001	765200008	VACANT	SN	R-S	0.166782	8	1	4	1	Above Moderate	
	768340005	765540025	VACANT	SN	R-S	0.132187	8	1	4	1	Above Moderate	
5th	768413014	765184015	VACANT	NC	R-S	0.145559	40	6	15	2	Above Moderate	
	768402019	765522019	VACANT	NC	C-G	0.206663	40	8	15	3	Above Moderate	
	768451004	765602004	VACANT	NC	C-G	0.082969	40	3	15	1	Above Moderate	
	768430001	765200012	VACANT	SN	R-S	3.025240	8	24	4	12	Above Moderate	
	768421001	765212033	VACANT	SN	R-S	0.126074	8	1	4	1	Above Moderate	
	768450010	765601010	VACANT	NC	C-G	0.093838	40	4	15	1	Above Moderate	
	768300002	765191001	VACANT	SN	R-PUD	0.162793	8	1	4	1	Above Moderate	
	768453001	765604025	VACANT	NC	C-G	0.069873	40	3	15	1	Above Moderate	
	768454004	765605012	VACANT	NC	C-G	0.089643	40	4	15	1	Above Moderate	
	768413018	765184020	VACANT	SN	R-S	0.142587	8	1	4	1	Above Moderate	
	768133001	765704001	VACANT	SN	R-O-6000	1.083854	8	9	4	4	Above Moderate	
	778061004	765262004	VACANT	DC	C-G	0.139377	65	9	32	4	Above Moderate	
	768254011	765115011	VACANT	NC	C-G	0.138146	40	6	15	2	Above Moderate	
	778170004	765450008	VACANT	SN	R-E	3.217077	8	26	4	13	Above Moderate	
	768450012	765601012	VACANT	NC	C-G	0.092248	40	4	15	1	Above Moderate	
	778100008	765271024	VACANT	DC	C-G	0.254036	65	17	32	8	Above Moderate	
	778280011	765420006	VACANT	SN	R-S	2.769257	8	22	4	11	Above Moderate	

Coachella- Site Inventory Table
General Plan Land Use scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Notes
	768223001	765084001	VACANT	SN	R-S	0.187880	8	2	4	1	Above Moderate	
5th	768254004	765115004	VACANT	NC	R-S	0.261841	40	10	15	4	Above Moderate	
	778242026	765383026	VACANT	NC	C-G	0.190858	40	8	15	3	Above Moderate	
	768450006	765601006	VACANT	NC	C-G	0.091798	40	4	15	1	Above Moderate	
	768453003	765604013	VACANT	NC	C-G	0.087973	40	4	15	1	Above Moderate	
	768411009	765182009	VACANT	SN	R-S	0.211763	8	2	4	1	Above Moderate	
	778101002	765272002	VACANT	DC	R-M	0.165453	65	11	32	5	Above Moderate	
	778101002	765272002	VACANT	DC	C-G	0.344506	65	22	32	11	Above Moderate	
	763412041	763412041	VACANT	SN	R-O-6000	0.349441	8	3	4	1	Above Moderate	
	768451001	765602008	VACANT	NC	C-G	0.069039	40	3	15	1	Above Moderate	
	768452001	765603025	VACANT	NC	C-G	0.071439	40	3	15	1	Above Moderate	
	778061006	765262006	VACANT	DC	C-G	0.196627	65	13	32	6	Above Moderate	
	768450011	765601011	VACANT	NC	C-G	0.087744	40	4	15	1	Above Moderate	
	778071008	765302021	VACANT	DC	C-G	0.331730	65	22	32	11	Above Moderate	
	768461036	765200008	VACANT	SN	R-S	0.049057	8	0	4	0	Above Moderate	
	778150001	765361001	VACANT	NC	R-S	0.117868	40	5	15	2	Above Moderate	
	768454005	765605011	VACANT	NC	C-G	0.092109	40	4	15	1	Above Moderate	
	768452004	765603012	VACANT	NC	C-G	0.086911	40	3	15	1	Above Moderate	
	768222004	765083004	VACANT	SN	R-S	0.169640	8	1	4	1	Above Moderate	
	768453002	765604014	VACANT	NC	C-G	0.090957	40	4	15	1	Above Moderate	
	768222010	765083010	VACANT	SN	R-S	0.209967	8	2	4	1	Above Moderate	
	778060002	765261014	VACANT	DC	C-G	0.352757	65	23	32	11	Above Moderate	
	768421022	765212054	VACANT	SN	R-S	0.241820	8	2	4	1	Above Moderate	
	768454006	765605027	VACANT	NC	C-G	0.071202	40	3	15	1	Above Moderate	
	768250006	765111006	VACANT	SN	R-S	0.321756	8	3	4	1	Above Moderate	
5th	768254003	765115003	VACANT	NC	R-S	0.265628	40	11	15	4	Above Moderate	
	763421037	763421037	VACANT	SN	R-O-6000	0.135587	8	1	4	1	Above Moderate	
	768450014	765601014	VACANT	NC	C-G	0.089855	40	4	15	1	Above Moderate	
	763422025	763422025	VACANT	SN	R-O-6000	0.154484	8	1	4	1	Above Moderate	
	778170002	765450018	VACANT	SN	R-E	3.200982	8	26	4	13	Above Moderate	
	768232014	765093021	VACANT	NC	C-G	0.331558	40	13	15	5	Above Moderate	
	768454001	765605025	VACANT	NC	C-G	0.069832	40	3	15	1	Above Moderate	
	768380001	765151001	VACANT	SN	R-S	0.174647	8	1	4	1	Above Moderate	
	763412030	763412030	VACANT	SN	R-O-6000	0.150626	8	1	4	1	Above Moderate	
	768452003	765603013	VACANT	NC	C-G	0.090837	40	4	15	1	Above Moderate	
	768450023	765601034	VACANT	NC	C-G	0.085871	40	3	15	1	Above Moderate	
	768450001	765601001	VACANT	NC	C-G	0.111769	40	4	15	2	Above Moderate	
	768440010	765640008	VACANT	UN	C-G	0.125106	38	5	20	3	Above Moderate	
	603490022	603490022	VACANT	SN	R-O-6000	0.239311	8	2	4	1	Above Moderate	
	768455001	765606025	VACANT	NC	C-G	0.072957	40	3	15	1	Above Moderate	
	768450004	765601004	VACANT	NC	C-G	0.093223	40	4	15	1	Above Moderate	
	768222007	765083007	VACANT	SN	R-S	0.254081	8	2	4	1	Above Moderate	
	768340010	765540019	VACANT	SN	R-S	0.218902	8	2	4	1	Above Moderate	
	768402020	765522011	VACANT	NC	C-G	0.198913	40	8	15	3	Above Moderate	
	768460004	765200008	VACANT	SN	R-S	0.142332	8	1	4	1	Above Moderate	
	768453005	765604011	VACANT	NC	C-G	0.089754	40	4	15	1	Above Moderate	
	768455006	765606027	VACANT	NC	C-G	0.070265	40	3	15	1	Above Moderate	
	768210037	765070009	VACANT	SN	R-S	0.240751	8	2	4	1	Above Moderate	
	778320006	765440021	VACANT	NC	R-S	0.087597	40	4	15	1	Above Moderate	
	778320006	765440021	VACANT	NC	C-G	0.088817	40	4	15	1	Above Moderate	
5th	778091005	765292005	VACANT	DC	R-M	0.175479	65	11	32	6	Above Moderate	
	768450019	765601019	VACANT	NC	C-G	0.113399	40	5	15	2	Above Moderate	

Coachella- Site Inventory Table
General Plan Land Use scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Notes
	778341007	765440022	VACANT	SN	R-S	0.041062	8	0	4	0	Above Moderate	
	768452005	765603011	VACANT	NC	C-G	0.090014	40	4	15	1	Above Moderate	
	768152020	765623020	VACANT	SN	R-S	0.136793	8	1	4	1	Above Moderate	
		603150012	VACANT	NC	C-G	8.040521	0	41	5	41	Above Moderate	In Vista Del Agua SP. Capacity based on Specific Plan buildout in PA10
		763080019	VACANT	NC	R-S	0.140168	40	6	15	2	Above Moderate	
		763080018	VACANT	SN	R-S	11.421417	8	91	4	46	Above Moderate	
		603130001	VACANT	UN	R-M	13.255086	38	504	20	265	Above Moderate	
		603150006	VACANT	UN	C-G	29.432111	38	1118	20	589	Above Moderate	
		603130003	VACANT	NC	R-S	11.330079	0	147	20	147	Above Moderate	In Vista Del Agua SP. Capacity based on Specific Plan buildout in PA2
		603130009	VACANT	NC	R-S	0.437661	40	18	15	7	Above Moderate	
		763080028	VACANT	SN	R-S	0.392380	8	3	4	2	Above Moderate	
		763080017	VACANT	SN	R-S	0.131532	8	1	4	1	Above Moderate	
		763070006	VACANT	SN	R-S	30.674217	8	245	4	123	Above Moderate	
		603150012	VACANT	SN	C-G	17.906309	0	71	5	71	Above Moderate	In Vista Del Agua SP. Capacity based on Specific Plan buildout in PA8
		603150005	VACANT	UN	C-G	0.333982	38	13	20	7	Above Moderate	
		603150007	VACANT	UN	C-G	0.262211	38	10	20	5	Above Moderate	
Subtotal Above Moderate								**8752**		**4102**		
	778010016	765220026	VACANT	DC	C-G	0.963139	65	63	32	31	Lower	
	603310001	603310001	VACANT	DC	C-G	0.612195	65	40	32	20	Lower	
	778280003	765420020	VACANT	NC	C-G	0.903498	40	36	15	14	Lower	
	778242023	765383023	VACANT	NC	C-G	0.880424	40	35	15	13	Lower	
	778010014	765240005	VACANT	DC	C-G	0.841004	65	55	32	27	Lower	
	768440012	765640012	VACANT	NC	C-G	0.732111	40	29	15	11	Lower	
	768440011	765640008	VACANT	NC	C-G	6.194998	40	248	15	93	Lower	
5th	768253005	765114004	VACANT	NC	R-S	1.743015	40	70	15	26	Lower	
5th	778170010	765450002	VACANT	UE	M-S	3.826684	65	249	32	122	Lower	
	778070002	765301003	VACANT	DC	C-G	0.775403	65	50	32	25	Lower	
	778010013	765240005	VACANT	DC	C-G	0.930007	65	60	32	30	Lower	
5th	603241005	603241005	VACANT	NC	R-S	1.336362	40	53	15	20	Lower	
5th	778280009	765420015	VACANT	NC	R-S	1.558921	40	62	15	23	Lower	
	778280001	765420018	VACANT	NC	C-G	0.993911	40	40	15	15	Lower	
	778081003	765322018	VACANT	DC	C-G	2.535996	65	165	32	81	Lower	
	778010017	765220026	VACANT	DC	C-G	1.805195	65	117	32	58	Lower	
	778010017	765240005	VACANT	DC	C-G	2.301214	65	150	32	74	Lower	
	768430012	765200021	VACANT	NC	C-G	4.298210	40	172	15	64	Lower	
	778390004	765440004	VACANT	UE	M-S	4.745320	65	308	20	95	Lower	in process to rezone to RM (urban)
	768210023	765070035	VACANT	NC	C-G	1.001586	40	40	15	15	Lower	
	778242022	765383023	VACANT	NC	C-G	0.975838	40	39	15	15	Lower	
	778242026	765383023	VACANT	NC	C-G	0.865411	40	35	15	13	Lower	
	778113001	765314008	VACANT	DC	C-G	0.575367	65	37	32	18	Lower	
	778390003	765440003	VACANT	UE	M-S	4.396553	65	286	20	88	Lower	in process to rezone to RM (urban)
	778242025	765383023	VACANT	NC	C-G	0.943015	40	38	15	14	Lower	
	778071005	765302010	VACANT	DC	C-G	0.588585	65	38	32	19	Lower	
	778280002	765420019	VACANT	NC	C-G	0.904234	40	36	15	14	Lower	
	778080006	765321005	VACANT	DC	C-G	6.915726	65	450	32	221	Lower	
	778020007	765240005	VACANT	DC	C-G	3.608148	65	235	32	115	Lower	
	778242024	765383023	VACANT	NC	C-G	0.897453	40	36	15	13	Lower	
	778320006	765430048	VACANT	NC	R-M	1.062248	40	42	15	16	Lower	
5th	778280008	765420016	VACANT	NC	R-M	3.520055	40	141	15	53	Lower	

Coachella- Site Inventory Table
General Plan Land Use scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Notes
5th	778280007	765420017	VACANT	NC	R-M	1.814959	40	73	15	27	Lower	
5th	778280007	765420017	VACANT	NC	C-G	2.749358	40	110	15	41	Lower	
	778390001	765440021	VACANT	NC	R-S	7.660530	40	306	15	115	Lower	
	778390001	765440021	VACANT	NC	C-G	6.607390	40	264	15	99	Lower	
5th	763060048	763060008	VACANT	NC	R-M	8.089329	40	324	10	39	Lower	
		763080014	VACANT	NC	R-S	4.271028	40	171	15	64	Lower	
		763080018	VACANT	NC	R-S	7.102002	40	284	15	107	Lower	
		603130001	VACANT	UN	C-N	2.058268	38	78	20	41	Lower	
Subtotal Lower								**5065**		**1989**		
	778411027	765440016	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
5th	778180003	765460001	VACANT	UE	M-S	18.287606	65	1189	32	585	Moderate	
	778415006	765440012	VACANT	GN	R-PUD	0.077319	25	2	10	1	Moderate	
	778414014	765440012	VACANT	GN	R-PUD	0.092488	25	2	10	1	Moderate	
	778410007	765440012	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
5th	778040002	765251013	VACANT	GN	R-S	0.167181	25	4	10	2	Moderate	
	778411014	765440012	VACANT	GN	R-PUD	0.103039	25	3	10	1	Moderate	
	778411024	765440012	VACANT	GN	R-PUD	0.059147	25	1	10	1	Moderate	
	778411023	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778414007	765440012	VACANT	GN	R-PUD	0.086382	25	2	10	1	Moderate	
	778090006	765291009	VACANT	GN	C-G	0.088190	25	2	10	1	Moderate	
	778405010	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778405003	765440016	VACANT	GN	R-PUD	0.082647	25	2	10	1	Moderate	
	778414032	765440012	VACANT	GN	R-PUD	0.084295	25	2	10	1	Moderate	
	778412001	765440012	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778403018	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778410008	765440012	VACANT	GN	R-PUD	0.094232	25	2	10	1	Moderate	
	778407005	765440016	VACANT	GN	R-PUD	0.084276	25	2	10	1	Moderate	
	778410014	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778414026	765440012	VACANT	GN	R-PUD	0.083627	25	2	10	1	Moderate	
	778413004	765440016	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778414017	765440012	VACANT	GN	R-PUD	0.081074	25	2	10	1	Moderate	
	778413006	765440012	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778415005	765440012	VACANT	GN	R-PUD	0.082287	25	2	10	1	Moderate	
	778054004	765285005	VACANT	GN	C-G	0.318263	25	8	10	3	Moderate	
	778403029	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778413007	765440012	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778405008	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778411004	765440016	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778412008	765440012	VACANT	GN	R-PUD	0.094598	25	2	10	1	Moderate	
	778413011	765440012	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778403030	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778414003	765440016	VACANT	GN	R-PUD	0.085445	25	2	10	1	Moderate	
	778413022	765440016	VACANT	GN	R-PUD	0.082647	25	2	10	1	Moderate	
	778403032	765440016	VACANT	GN	R-PUD	0.096313	25	2	10	1	Moderate	
	778411003	765440016	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778405004	765440016	VACANT	GN	R-PUD	0.082647	25	2	10	1	Moderate	
	778406010	765440016	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778413019	765440016	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778404008	765440016	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778104007	765275011	VACANT	GN	R-S	0.088393	25	2	10	1	Moderate	
	778411010	765440012	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778390007	765440007	VACANT	UE	M-S	78.233280	65	5085	20	630	Moderate	in process to rezone to RM (urban). Only 31.5 acres though.

Coachella- Site Inventory Table
General Plan Land Use scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Notes
	778413014	765440012	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778411005	765440012	VACANT	GN	R-PUD	0.060830	25	2	10	1	Moderate	
	768400001	765521012	VACANT	GN	R-S	3.522922	25	88	10	35	Moderate	
	778412007	765440012	VACANT	GN	R-PUD	0.089243	25	2	10	1	Moderate	
	768350002	765170002	VACANT	GN	R-S	4.992914	25	125	10	50	Moderate	
5th	778044013	765255013	VACANT	GN	R-S	0.155508	25	4	10	2	Moderate	
	778403019	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778403022	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778405012	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
5th	778415007	765440012	VACANT	GN	R-PUD	0.509133	25	13	10	5	Moderate	
	778407006	765440016	VACANT	GN	R-PUD	0.084509	25	2	10	1	Moderate	
	778411015	765440012	VACANT	GN	R-PUD	0.106251	25	3	10	1	Moderate	
	778105001	765276022	VACANT	GN	R-S	0.173412	25	4	10	2	Moderate	
	778415008	765440012	VACANT	GN	R-PUD	0.065194	25	2	10	1	Moderate	
	778415008	765440016	VACANT	GN	R-PUD	0.050892	25	1	10	1	Moderate	
	778414034	765440012	VACANT	GN	R-PUD	0.084448	25	2	10	1	Moderate	
	778403031	765440016	VACANT	GN	R-PUD	0.082435	25	2	10	1	Moderate	
	778103011	765274010	VACANT	GN	C-G	0.142624	25	4	10	1	Moderate	
	778406005	765440016	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778406004	765440016	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778413013	765440012	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778411019	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778413002	765440016	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
5th	778045007	765256007	VACANT	GN	R-S	0.104473	25	3	10	1	Moderate	
	778405001	765440016	VACANT	GN	R-PUD	0.105693	25	3	10	1	Moderate	
5th	778042007	765253007	VACANT	GN	R-S	0.141472	25	4	10	1	Moderate	
	778403020	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778410015	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778413017	765440012	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778413021	765440016	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778410003	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
5th	778414041	765440012	VACANT	GN	R-PUD	0.167645	25	4	10	2	Moderate	
	778406009	765440016	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778412006	765440012	VACANT	GN	R-PUD	0.083183	25	2	10	1	Moderate	
	778414040	765440012	VACANT	GN	R-PUD	1.165410	25	29	10	12	Moderate	
	778413005	765440012	VACANT	GN	R-PUD	0.075749	25	2	10	1	Moderate	
	778405007	765440016	VACANT	GN	R-PUD	0.082647	25	2	10	1	Moderate	
	778403024	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778403021	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778412009	765440012	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778414022	765440012	VACANT	GN	R-PUD	0.083321	25	2	10	1	Moderate	
	778405005	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
5th	778414039	765440012	VACANT	GN	R-PUD	0.369440	25	9	10	4	Moderate	
	778410013	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778412014	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778411001	765440016	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778413018	765440012	VACANT	GN	R-PUD	0.074065	25	2	10	1	Moderate	
	778406002	765440016	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778412005	765440012	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778414029	765440012	VACANT	GN	R-PUD	0.115571	25	3	10	1	Moderate	
5th	778403043	765440016	VACANT	GN	R-PUD	0.136747	25	3	10	1	Moderate	
	778406001	765440016	VACANT	GN	R-PUD	0.113528	25	3	10	1	Moderate	

Coachella- Site Inventory Table
General Plan Land Use scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Notes
	778404004	765440016	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778404002	765440016	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778411011	765440012	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778413001	765440016	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778410009	765440012	VACANT	GN	R-PUD	0.094232	25	2	10	1	Moderate	
	778412013	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778414015	765440012	VACANT	GN	R-PUD	0.080806	25	2	10	1	Moderate	
	778411012	765440012	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778404009	765440016	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778414011	765440012	VACANT	GN	R-PUD	0.087317	25	2	10	1	Moderate	
	778411016	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778415001	765440012	VACANT	GN	R-PUD	0.093635	25	2	10	1	Moderate	
	778412012	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
5th	778413023	765440012	VACANT	GN	R-PUD	0.528007	25	13	10	5	Moderate	
	778411002	765440016	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778410011	765440012	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778414037	765440012	VACANT	GN	R-PUD	0.084677	25	2	10	1	Moderate	
	778407002	765440016	VACANT	GN	R-PUD	0.084242	25	2	10	1	Moderate	
	778410016	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778104010	765275006	VACANT	GN	R-S	0.181048	25	5	10	2	Moderate	
	778412002	765440012	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778411026	765440016	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778403025	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778404005	765440016	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778414013	765440012	VACANT	GN	R-PUD	0.088523	25	2	10	1	Moderate	
	778414038	765440012	VACANT	GN	R-PUD	0.084753	25	2	10	1	Moderate	
	778414025	765440012	VACANT	GN	R-PUD	0.083550	25	2	10	1	Moderate	
	778413003	765440016	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778390005	765440008	VACANT	UE	M-S	29.337438	65	1907	20	192	Moderate	in process to rezone to RM (urban). Only 9.6 ares
	778407001	765440016	VACANT	GN	R-PUD	0.105560	25	3	10	1	Moderate	
5th	603270017	603270017	VACANT	GN	R-M	0.557650	25	14	10	6	Moderate	
	778414020	765440012	VACANT	GN	R-PUD	0.083168	25	2	10	1	Moderate	
	778405002	765440016	VACANT	GN	R-PUD	0.082647	25	2	10	1	Moderate	
	778404014	765440016	VACANT	GN	R-PUD	0.099706	25	2	10	1	Moderate	
	778105012	765276014	VACANT	GN	R-M	0.168682	25	4	10	2	Moderate	
	778415002	765440012	VACANT	GN	R-PUD	0.089600	25	2	10	1	Moderate	
	778411009	765440012	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778404006	765440016	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778411028	765440016	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778410002	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778411020	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778414024	765440012	VACANT	GN	R-PUD	0.083474	25	2	10	1	Moderate	
	778413016	765440012	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778414031	765440012	VACANT	GN	R-PUD	0.084219	25	2	10	1	Moderate	
	778414023	765440012	VACANT	GN	R-PUD	0.083397	25	2	10	1	Moderate	
	778403026	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778413012	765440012	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778414012	765440012	VACANT	GN	R-PUD	0.087552	25	2	10	1	Moderate	
	778410010	765440012	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778411017	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
5th	778191002	765472004	VACANT	UE	M-S	0.142265	65	9	32	5	Moderate	
	778414002	765440016	VACANT	GN	R-PUD	0.085212	25	2	10	1	Moderate	

Coachella- Site Inventory Table
General Plan Land Use scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Notes
	778411007	765440012	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778413010	765440012	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778414009	765440012	VACANT	GN	R-PUD	0.086850	25	2	10	1	Moderate	
	778412004	765440012	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778414010	765440012	VACANT	GN	R-PUD	0.087083	25	2	10	1	Moderate	
	778404007	765440016	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778411022	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778404011	765440016	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778405013	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	763060032	763060032	VACANT	GN	R-M	1.070370	25	27	10	11	Moderate	
	778414005	765440012	VACANT	GN	R-PUD	0.078323	25	2	10	1	Moderate	
5th	778042009	765253009	VACANT	GN	R-S	0.212437	25	5	10	2	Moderate	
	778414035	765440012	VACANT	GN	R-PUD	0.084524	25	2	10	1	Moderate	
	778414036	765440012	VACANT	GN	R-PUD	0.084601	25	2	10	1	Moderate	
	778415004	765440012	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778412011	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778414006	765440012	VACANT	GN	R-PUD	0.086147	25	2	10	1	Moderate	
	778403023	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778407004	765440016	VACANT	GN	R-PUD	0.084042	25	2	10	1	Moderate	
	778104009	765275007	VACANT	GN	R-S	0.096509	25	2	10	1	Moderate	
	778405009	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778411025	765440016	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778092008	765293008	VACANT	GN	C-G	0.136125	25	3	10	1	Moderate	
	778404010	765440016	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778414008	765440012	VACANT	GN	R-PUD	0.086615	25	2	10	1	Moderate	
	778410004	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778414018	765440012	VACANT	GN	R-PUD	0.083015	25	2	10	1	Moderate	
	778414001	765440016	VACANT	GN	R-PUD	0.084977	25	2	10	1	Moderate	
	778103008	765274012	VACANT	GN	C-G	0.214394	25	5	10	2	Moderate	
	778406008	765440016	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778411008	765440012	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778414019	765440012	VACANT	GN	R-PUD	0.083092	25	2	10	1	Moderate	
	778414028	765440012	VACANT	GN	R-PUD	0.115216	25	3	10	1	Moderate	
	778406006	765440016	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778414030	765440012	VACANT	GN	R-PUD	0.084163	25	2	10	1	Moderate	
	778405011	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778404012	765440016	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778410001	765440016	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778414027	765440012	VACANT	GN	R-PUD	0.083703	25	2	10	1	Moderate	
	778404003	765440016	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778412003	765440012	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778413015	765440012	VACANT	GN	R-PUD	0.082647	25	2	10	1	Moderate	
	778403017	765440016	VACANT	GN	R-PUD	0.078027	25	2	10	1	Moderate	
	778406003	765440016	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778406011	765440016	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778414004	765440016	VACANT	GN	R-PUD	0.085679	25	2	10	1	Moderate	
	778405006	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778410006	765440012	VACANT	GN	R-PUD	0.082643	25	2	10	1	Moderate	
	778413008	765440012	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778405014	765440016	VACANT	GN	R-PUD	0.103653	25	3	10	1	Moderate	
	778404013	765440016	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778407003	765440016	VACANT	GN	R-PUD	0.083808	25	2	10	1	Moderate	

Coachella- Site Inventory Table
General Plan Land Use scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Max Capacity (units)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Notes
	778414021	765440012	VACANT	GN	R-PUD	0.083245	25	2	10	1	Moderate	
	778411013	765440012	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778412010	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778413009	765440012	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778406012	765440016	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778411018	765440012	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778413020	765440016	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778404001	765440016	VACANT	GN	R-PUD	0.101742	25	3	10	1	Moderate	
	778411006	765440012	VACANT	GN	R-PUD	0.082644	25	2	10	1	Moderate	
	778406013	765440016	VACANT	GN	R-PUD	0.082648	25	2	10	1	Moderate	
	778410012	765440012	VACANT	GN	R-PUD	0.067308	25	2	10	1	Moderate	
	778407007	765440016	VACANT	GN	R-PUD	0.084744	25	2	10	1	Moderate	
	778054005	765285007	VACANT	GN	C-G	0.083172	25	2	10	1	Moderate	
5th	778052013	765283013	VACANT	GN	R-S	0.145382	25	4	10	1	Moderate	
	778400030	765440016	VACANT	GN	R-PUD	0.172863	25	4	10	2	Moderate	
	778411021	765440012	VACANT	GN	R-PUD	0.082649	25	2	10	1	Moderate	
	778414016	765440012	VACANT	GN	R-PUD	0.074976	25	2	10	1	Moderate	
	778415003	765440012	VACANT	GN	R-PUD	0.101608	25	3	10	1	Moderate	
5th	778053011	765284011	VACANT	GN	R-M	0.145646	25	4	10	1	Moderate	
	778103009	765274013	VACANT	GN	C-G	0.145677	25	4	10	1	Moderate	
	778406007	765440016	VACANT	GN	R-PUD	0.082645	25	2	10	1	Moderate	
	778414033	765440012	VACANT	GN	R-PUD	0.084371	25	2	10	1	Moderate	
	778403028	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778403027	765440016	VACANT	GN	R-PUD	0.082646	25	2	10	1	Moderate	
	778406014	765440016	VACANT	GN	R-PUD	0.111490	25	3	10	1	Moderate	
	778410005	765440012	VACANT	GN	R-PUD	0.068983	25	2	10	1	Moderate	
		763070006	VACANT	GN	R-S	10.284741	25	257	10	103	Moderate	
Subtotal Moderate								**9252**		**1867**		
TOTAL								**23069**		**7958**		

Appendix C: Housing Constraints

Contents

Appendix C: Housing Constraints 1

Section C.1 Introduction 2
Section C.2 Governmental Constraints 2
C.2.1 Introduction 2
C.2.2 Land Use Controls 2
C.2.3 Building and Housing Codes and Enforcement 23
C.2.4 Permits and Procedures 23
C.2.5 On and Off-site Improvements 29
Section C.3 Non-Governmental Constraints 30
C.3.1 Housing Supply/Conditions 30
C.3.2 Development Costs 31
C.3.3 Availability of Financing 32
C.3.4 Summary 33
Section C.4 Environmental and Infrastructure Constraints 33
C.4.1 Environmental Constraints 33
C.4.2 Infrastructure Constraints 34

Section C.1 Introduction

The provision of decent, safe, and affordable housing is an important goal of the City of Coachella. However, there are a variety of factors that encourage or constrain the development, maintenance, and improvement of the housing stock in the City. These include market mechanisms, government codes and regulations, and physical and environmental constraints. This section reviews and analyzes these potential constraints, in terms of a) governmental constraints, b) non-governmental including market constraints, and c) environmental and infrastructural constraints.

Section C.2 Governmental Constraints

C.2.1 Introduction

Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code § 65583(c)(3)).

The City's primary policies and regulations that affect residential development and housing affordability include: the Zoning Ordinance, the General Plan, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, an analysis of the governmental constraints on housing production for persons with disabilities is included in this Section.

C.2.2 Land Use Controls

This section provides an overview of the City's land use controls and their relation to the City's housing supply.

General Plan Land Use Designations

The City of Coachella adopted the General Plan Update in 2015. Chapter 4 of the General Plan is the Land Use and Community Character Element which directs the location and form of future development in the city. The 2015 General Plan has not yet been implemented through a comprehensive zoning ordinance update. The lack of an updated zoning ordinance reflecting the latest General Plan policies presents a significant constraint to the development of housing. Government Code § 65583(c)(7) requires the identification of "means by which consistency will be achieved with other general plan elements and community goals". The City's General Plan and Zoning Ordinance are inconsistent with one another and the City must update the Zoning Ordinance to be consistent with the General Plan. (See program 1.1) In the interim, the provisions

of Senate Bill 330 allow for the City to approve projects consistent with the General Plan policies, land use designations, and densities in advance of a zoning ordinance update.

The General Plan includes nine land use designations that allow a range of residential development types (see Table C-1), at a variety of densities.

Table C-1: City General Plan Residential Land Use Designations

General Plan Designation	Allowed Density	Description
Agricultural Rancho	1 unit per parcel or 1 unit per 40 acres	The Agricultural Rancho designation provides areas for productive agriculture uses in the City. Agricultural areas provide for active uses such as date farms, field crops or grapes. In some cases, this designation also encompasses other working lands that provide an open space benefit or are in other ways a non-urban land use, such as mining. These rural environments – and the natural and agricultural systems that define them – are intended to be preserved in perpetuity and may not be converted for urban use.
Rural Rancho	0.4 (1 unit per 2.5 acres) – 1 du/ac	The Rural Rancho designation accommodates low intensity residential development within a preserved rural landscape. These areas are intended to serve as a buffer between Agriculture and any of the urban designations of this Plan or as the edge of the urbanized City.
Suburban Neighborhood	2 – 8, with 5 du/ac average for new projects	Suburban Neighborhoods provide a lower intensity, quieter, family-living environment but are still well connected to surrounding neighborhoods, retail areas as well as natural and agricultural open spaces. Because Suburban Neighborhoods are less compact than General Neighborhoods, they are inherently less walkable and amenities such as parks, schools and convenience retail are farther from most residences. Accordingly, greater accommodation is provided to the automobile in these Neighborhoods, and greater attention must be paid to bike routes.
General Neighborhood	7 – 25 du/ac, with 12 du/ac average for new projects	General Neighborhoods provide a diversity of housing that meets the needs of Coachella's many household sizes, incomes, and lifestyle preferences. General Neighborhoods integrate a range of single- and multi-family housing options within a green, walkable neighborhood environment that offers parks and playgrounds for their residents and access to schools and basic shopping needs within a comfortable walk, bike ride or short drive.
Urban Neighborhood	20 – 38 du/ac with 30 du/ac average for new projects	Urban Neighborhoods create a high-intensity, walkable, transit-ready neighborhood with a variety of types of housing - predominantly multi-family of various types. Urban Neighborhoods should be located in close proximity to high quantities of commercial, civic and recreational uses. The value of the Urban

		Neighborhood derives from its compactness, and the degree to which it allows a larger number of residents to live near one another, within easy walking distance of parks, schools, shops, transit and employment.
Neighborhood Center	15 – 40 du/ac	This designation creates a concentration of commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of nearby neighborhoods. Centers provide gathering places for the residents of surrounding neighborhoods and are ideal locations for high-quality transit stops.
Downtown Center	20 – 65 du/ac	As Neighborhood Centers bring residents of surrounding neighborhoods together by providing a convenient and congenial environment for everyday shopping and dining, the Downtown brings the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City.
Urban Employment Center	30 – 65 du/ac	This General Plan designation provides space for a range of employment uses to help expand and diversify the City's economy and transform Coachella from a small town to a full-service city. The desired employment uses are office and research and development rather than industrial uses such as manufacturing, distribution and warehouse. The employment uses are supported by retail, service and similar uses. Residential uses are allowed in residential-only buildings or in a mixed-use configuration with ground-floor retail. Also allowed are higher education uses (such as a college or university) designed in urban setting.
Regional Retail District	10 – 15 du/ac	This designation provides opportunities for a wide range of shopping and entertainment in a variety of urban and suburban formats. These include regional shopping centers, mixed destination centers or similar uses. The uses allowed in this designation will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. The primary purpose of the District is to provide for commercial opportunities, with residential uses supporting the retail environment.
Source: City of Coachella General Plan (2015)		

Zoning Districts

Title 17 of the Coachella Code of Ordinances contains the Zoning Ordinance. This section analyzes the Zoning Ordinance and the zones which allow residential development.

There are a total of seven base zones and three overlay zones as well as ten zones within the La Entrada and Vista Del Agua Specific Plans that allow residential development with various

densities and housing types. Table C-2 lists the zones that allow residential development with a description of each.

Table C-2: Residential Zones

Zone	Description
Agricultural Reserve Zone	This zone is intended to preserve certain designated prime agricultural lands within the city and protect those lands, which are deemed to be agricultural preserves, from the intrusion of urban development incompatible with agricultural land uses. This zone designation is reserved for only those lands which are subject to recorded Williamson Act contracts pursuant to Government Code, §51200 et seq.
Agricultural Transition Zone	This zone has the purpose of permitting the continued agricultural use of those lands suited to eventual development in other uses and zones, pending proper timing for the economical provisions of utilities, major streets, and other facilities, so that compact, orderly development will occur.
Residential Estate Zone	This zone is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards, and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities.
Single-Family Zone	This zone is intended to provide areas within the city where development is limited to low-density concentrations of single-family dwellings, and to stabilize and protect the residential character of such areas. It has the further purpose of the provision of community facilities needed to complement urban residential areas and for institutions which require a residential environment and to minimize traffic congestion and to avoid an overload of utilities designed to service only low-density residential uses. The provisions of this zone are intended to encourage a suitable environment for family life through the regulation of densities of development, yards, fencing, heights, and similar aspects of development.
Residential Overlay Zone	The R-O-6000 zone is intended to provide adequate housing for all persons regardless of age, race, ethnic background, national origin, religion, family size, marital status, handicap, or any other arbitrary factor so long as such use is consistent with sound standards of public health and safety. It has the further purpose of maintaining and promoting residential living environments compatible and in harmony with the previously established patterns of development of existing low- and moderate-income housing. As such, the objective of this zoning designation is to provide the City with a device needed to correct existing shortages and to meet projected growth needs within the city.
Multiple-Family Zone	This zone is intended to provide for the establishment and expansion of multiple-family residential development areas at various medium and high population densities and related community services, all located in conformance with the general plan.
Mobile Home Subdivision Zone	It is the intent of this chapter to provide regulations for the placement of mobile homes on individual lots within an approved subdivision specifically designed and designated for the sale, not rental, of lots to accommodate mobile homes as the dwelling unit. The minimum site that may be zoned for this purpose shall be twenty (20) acres, including one-half but not to exceed thirty-three (33) feet of width of adjacent boundary streets dedicated to the public.
Neighborhood Commercial Zone	This zone is intended to provide for every day, convenience shopping intended to serve residential neighborhoods, consistent with the environmental requirements of such neighborhoods. Convenience shopping facilities are those which provide space for retail and service businesses serving the immediate neighborhood. The provisions of this zone are intended to minimize or eliminate, insofar as possible, any conflicting aspects of commercial land use within residential neighborhoods, particularly as related to traffic, type of activity, and site requirements.
Senior Housing Overlay Zone	The senior housing overlay district (SHO) is established to provide for the development of senior citizen housing pursuant to standards that reflect the unique needs and character

Table C-2: Residential Zones

Zone	Description
	of senior citizen housing in the city of Coachella. As such, it is the objective of this overlay district to encourage the development of senior citizen housing with appropriate amenities tailored to the needs of seniors to address the current shortage of affordable senior housing in the city as well as the projected growth needs of the senior citizen community. The SHO District shall provide standard incentives for the development of a wide variety of specialized housing designed and restricted to residents aged fifty-five (55) years or older and qualified disabled residents.
Planned Unit Developments	The purpose of this chapter is to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in residential development on relatively large areas of land; to encourage more imaginative and innovative design of projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience, and aesthetics, than if developed under the underlying zone.
La Entrada Specific Plan	
Very Low Density Residential	The VLDR land use designation proposes up to approximately 133 residential dwelling units within two planning areas on approximately 66.4 acres of the site. As proposed, this land use designation will allow a range of 0.5-2.9 dwelling units per acre, located in the Hillside Village within the easternmost portion of the site. The lower density associated with this designation is meant to complement the surrounding open space areas located adjacent to these planning areas, and work with the existing landforms to create a neighborhood that blends with the existing slopes and uses landform grading to the extent possible.
Low Density Residential	The LDR land use designation proposes up to approximately 2,055 residential dwelling units within nine planning areas on approximately 448.7 acres. As proposed, this land use designation will allow a range of 3.0-5.9 dwelling units per acre, located predominantly within the northeastern portions of the Specific Plan area east of Street “A”. Many of these planning areas are located in areas of higher elevation adjacent to the open space areas along the northeastern edge of the Specific Plan. This low intensity land use provides a transition between the open space areas and the higher intensity development areas of the project.
Medium Density Residential	The MDR land use designation proposes up to approximately 3,060 residential dwelling units within 19 planning areas on approximately 374.2acres of the site. As proposed this land use designation will allow a range of 6.0-12.9 dwelling units per acre, although densities could be lower, and will be located predominantly along the southwestern portion of the Specific Plan area, with a majority of them sited west of Street “A”. Many of these planning areas are located adjacent to the Village Paseo, park/recreation and open space areas of the Specific Plan and are associated with the community core areas of each village (which are comprised of mixed use and higher density residential uses).
High Density Residential	The HDR land use designation proposes up to approximately 1,832 residential dwelling units within six planning areas on approximately 91.6 acres of the site. As proposed this land use designation will allow a range of 13.0-25 dwelling units per acre, although densities could be lower, and will be located in close proximity to Mixed Use areas proposed in the Specific Plan. The HDR planning areas are mainly located along the major collector/arterial roadways within the Specific Plan and adjacent to the freeway. In addition, HDR uses are anticipated within the Mixed Use areas of the plan (see discussion below).

Table C-2: Residential Zones

Zone		Description
Mixed Use Residential		The Mixed Use designation proposes development of commercial/retail/office and community uses, along with high density residential uses in strategic locations through the site, associated with three Community Core areas of the project. The primary and largest Mixed Use location is proposed at the intersection of Avenue 50 and Street "A" in the Gateway Village in the northwestern portion of the site. Avenue 50 within this area is proposed to connect to Interstate 10, which will provide this portion of the site freeway access. Two other less intense Mixed Use areas are proposed along the Street "A" corridor. The three Mixed Use areas are connected by the Village Paseo and the off-street trail system on Avenue "A", or a potential future Sunline Transit Agency bus route extension. Totaling approximately 135 acres, the MU designation will allow up to 99 acres of retail commercial and office use and up to approximately 720 high density residential units within 8 planning areas. Commercial development potential associated with the Mixed Use designation is estimated at approximately 1,510,879 square feet of retail commercial and office use based on an average floor area ratio of 0.35. Maximum FAR is 0.45 as outlined in the Development Regulations of this Specific Plan.
Vista del Agua Specific Plan		
Single-Family Residential	R-1 4,000	The range of housing types within the Vista Del Agua Specific Plan includes a variety of single-family dwelling types, R-1 4,000, R-1 5,000 and R-1 6,000 residential are incorporated into four planning areas. These single-family areas are composed of four thousand square foot (4,000 sf) lot minimums, five thousand square foot (5,000 sf) lot minimums and six thousand square foot (6,000 sf) minimum lots. These three (3) minimum lot sizes will allow for a variety of single family detached residences within the proposed community.
	R-1 5,000	
	R-1 6,000	
Multi-Family Residential	Cluster Development	The multi-family residential component to the Vista Del Agua Specific Plan consists of three planning areas. Planning Areas 2 & 3 will contain seventeen point four acres (17.44 ac.). These planning areas are located within walking distance to major thoroughfares, employment centers and commercial services, and therefore will contain the highest density in the Vista Del Agua Specific Plan at twenty units per acre (20 DU/ac.) This multi-family attached designation is characterized by low-rise condominiums or apartment buildings. This development will provide buildings up to three stories in height with recreation and community facilities with common open space areas.
	Multi-Family	Planning Area 4 will contain twenty-two point zero five acres (22.05 ac.). This multi-family area will allow for row townhomes, auto-court townhomes, paired homes, condominiums, or duplex product types. This multi-family component will be developed at a maximum of 12 dwelling units per acre (12 DU/ac.) and will be located at the southwest corner of Street "A" and Avenue 47.
Source: City of Coachella General Plan (2015); La Entrada Specific Plan, Vista del Agua Specific Plan		

Development Standards

Development standards can constrain new residential development if the standards make it economically unfeasible or physically impractical to develop a particular lot, or there are not suitable parcels which meet the development criteria for building form, massing, height, and density in a particular zone.

Through its Zoning Ordinance, the City enforces minimum development standards for new residential uses. Table C-3 summarizes the basic standards for the City's zones that allow residential development.

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
Agricultural Reserve Zone	A-R	40 acres	1 du/40-acre lot max.	Center line of street: 60 Street line: 20	20	25	2 stories or 35 ft., whichever is less	N/A	N/A
Agricultural Transition Zone	A-T	5 acres	1 du/5-acre lot max.	Center line of street: 60 Street line: 20	20	25	2 stories or 35 ft., whichever is less	N/A	N/A
Residential Estate Zone	R-E	20,000 sq.ft.	1 du/ac max.	Center line of street: 60 Street line: 20	20	25	2 stories or 35 ft., whichever is less	N/A	N/A
Single-Family Zone	R-S	Interior lots: 7,200 sq.ft. Corner lots: 7,200 sq.ft. Avg. for subdiv.:: 7,000 sq.ft.	6 du/ac max.	Main Unit: 15 Front-loading garages: 20 Side-loaded garages: 12	5 + 10 (15 combined) Street side: 10	20	2 stories (30 ft.)	40%	N/A
Residential Overlay Zone	R-0-6000	6,000 sq.ft.	7 du/ac max.	Main Unit: 20 Side entry garage: 12	Interior lots: 5 Street side: 10	15	2 stories or 35 ft., whichever is less	40%	N/A
Multiple-Family Zone	R-M	Single-family detached: 5,000 sq.ft. Single-family attached: 4,500 sq.ft. Multi-family (5+ DU): 10,000 sq.ft.	21 du/ac max.	15	Interior and corner lots: 5	20	3 stories or 45 ft., whichever is less	N/A	25% of req. lot area per DU
Mobilehome Subdivision Zone	R-MH	4,500 sq.ft.	9 du/ac max.	20 Min street frontage: 35	5	5	Primary use: 15 ft. Accessory use: 15 ft. Conditional	N/A	N/A

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
							use: 2 stories or 35 ft., whichever is less		
Neighborhood Commercial Zone	C-N	5,000 sq.ft.	8 du/ac max.	One or both adjoining zones are res.: equal in depth to the avg. of req. front yards of adjoining zones	Adjoining street or res. Zone: 10 Reversed corner lot: no less than the req. front yard of adjoining key lot to the rear	Adjoining res. zone: 10 Adjoining res. Use: 20	2 stories or 35 ft., whichever is less	None	N/A
Senior Housing Overlay Zone	SHO	Multi-family: 20,000 sq.ft. Single-family: 2,500 sq.ft.	Dependent upon base zone	Detached single-family: 20 Additional 1 ft. of setback per every foot in height over 18 ft.	Detached single-family: Interior side: 5 Exterior side: 10	Detached single-family: 10	Single-family detached: 18	N/A	N/A
La Entrada Specific Plan									
Very Low Density Residential	VLDR	10,000 sq.ft	0.5-2.9 du/ac	Living space: 20	Interior: 10 (10% of lot width)	Living space: 15 Porch, balcony, or deck: 10	Primary structure: 25 Accessory structure: 15	60%	N/A
Low Density Residential	LDR	5,500 sq.ft.	3.0-5.9 du/ac	Living space: 10	Interior: 5 Street: 10	Living space adjacent to street: 15 Living space not adjacent to street: 10 Patio cover, balcony, or deck: 5 Garage: 5-8 or 18+	Primary structure: 30 Accessory structure: 15	65%	N/A

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
Medium Density Residential (Detached)	MDR	1,925 sq.ft.	6.0-12.9 du/ac	*Facing the street* Living space: 10 *Facing motor court* Living space: 5 *Facing paseo* Living space: 5	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 8 Patio cover, balcony, or deck: 5 Garage: 5-8 or 18+	Primary structure: 36 (2 stories) Accessory: 15	70%	Private: 80 sq.ft. per unit Common: 100 sq.ft. per unit
Medium Density Residential (Attached)	MDR	N/A	6.0-12.9 du/ac	*Facing the street* Living space: 8 *Facing motor court* Living space: 5 *Facing paseo* Living space: 5	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 12 Living space not adjacent to street: 10 (5 on motor court) Patio cover, balcony, or deck: 5 (3 on motor court) Garage: 3-8 or 18+	Primary structure: 36 (2 stories) Accessory: 15	70%	Private: 80 sq.ft. per unit Common: 100 sq.ft. per unit
High Density Residential (Detached)	HDR	1,750 sq.ft.	13.0-25.0 du/ac	*Facing the street* Living space: 5 *Facing motor court* Living space: 5 *Facing paseo* Living space:	Interior or alley: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 5 Patio cover, balcony, or deck: 3	Primary structure: 45 (3 stories) Accessory: 15	70%	Private: 80 sq.ft. per unit [1] Common: 100 sq.ft. per unit [1]

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
				3		Garage: 3-8 or 18+			
High Density Residential (Attached)	HDR	N/A	13.0-25.0 du/ac	*Facing the street* Living space: 5 *Facing motor court* Living space: 5 *Facing paseo* Living space: 3	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 5 Patio cover, balcony, or deck: 3 Garage: 3-8 or 18+	Primary structure: 45 (3 stories) Accessory: 15	75%	Common: 80/48 [2] sq.ft. Private: 100/150 [2] sq.ft.
Mixed Use Residential	MU	N/A	13.0-25.0 du/ac	*Facing the street* Living space: 5 *Facing motor court* Living space: 5 *Facing paseo* Living space: 5	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 5 Patio cover, balcony, or deck: 3 Garage: 3-8 or 18+	Primary structure: 45 (3 stories) Accessory: 15	75%	Common: 80/48 [2] sq.ft. Private: N/A
Vista del Agua Specific Plan									
Single-Family Residential	R-1 4,000	4,000 sq.ft.	7.0 du	Living area: 12 Porches: 8	Interior: 5 Street: 10 Turn in garage: 3	Main structure: 15 Garage: 5 Patio cover: 5 Second story deck: 10 Accessory	Main structure: 35 Accessory structure: 14	55%	Common: 7% of planning area

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
						structure: 3			
	R-1 5,000	5,000 sq.ft.	6.0 du	Living area: 15 Porches: 8	Interior: 5 Street: 10 Turn in garage: 3	Main structure: 15 Garage: 5 Patio cover: 5 Second story deck: 10 Accessory structure: 3	Main structure: 35 Accessory structure: 14	55%	Common: 7% of planning area
	R-1 6,000	6,000 sq.ft.	5.0 du	Living area: 17 Porches: 8	Interior: 5 Street: 10 Turn in garage: 3	Main structure: 15 Garage: 5 Patio cover: 5 Second story deck: 10 Accessory structure: 3	Main structure: 35 Accessory structure: 14	55%	Common: 7% of planning area
Multi-Family Residential	Cluster Develop-ment	5,000 sq.ft.	12.0 du	Perimeter building: 15 Interior building: 10	Perimeter building street: 15 Perimeter building property line: 10 Interior building street: 10 Interior building property line: 0	Perimeter building street: 15 Perimeter building property line: 15 Interior building: 0	40	60%	Common: 7% of planning area
	Multi-Family	7,200 sq.ft.	20.0 du	Building: 20 Parking: 20	Interior: 5 Street: 10 Turn in garage: 3	Building: 15 Parking: 20	55	60%	Common: 7% of planning area Private ground level: 50

Table C-3: Development Standards in Zones that Allow Residential Development

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
									sq.ft. (min: 7 ft. horizontal, 8 ft. vertical)
[1] The standards only apply to detached motor court cluster product types. [2] 150 sq.ft. of common outdoor open space and 48 sq.ft. of private outdoor open space shall be provided for multi-family flat product types.									
Source: City of Coachella Zoning Ordinance; La Entrada Specific Plan, Vista del Agua Specific Plan									

Conclusion

The development standards in Table C-3 present a constraint to the development of housing. Only one zone, R-M, allows multi-family housing as a primary use, at a maximum of three stories. Density achievable under the R-M zone is limited to 20 units per acre, below the 30 units per acre threshold HCD determines feasible for affordable housing development. The C-N zone allows for multi-family dwelling units as well, but it is limited to the second story in a maximum two-story building. The density ranges for multi-family dwellings are complicated and vary depending on lot size and the number of units. The vast majority of base zoning districts only allow for single-family dwellings on moderate to large lots. The La Entrada Specific Plan allows for multi-family housing but limited to three story buildings. In addition, the requirement of an architectural review of all residential development with no objective criteria presents a constraint to the development of housing, as a subjective approval process can be unpredictable. Beyond the subjective criteria for mobilehomes in the A-R, A-T, and R-E zones, no design criteria is given for residential development. The City proposes program 5.1 to update the Zoning code to facilitate production of a variety of housing types, at densities consistent with the General Plan.

Parking Standards

Table C-4 displays the required parking rates for residential land uses, applicable to all zones.

Table C-4: Parking Rates for Residential Land Uses

Residential Use	Required Number of Spaces
Single-Family, Detached	
R-0-6000 overlay zone	1 enclosed space per unit
In all other zones	2 enclosed space per unit
Multi-Family, Attached Single-Family, Duplexes	
1-bedroom or studio	1 covered space + 2/3 open space per unit

Table C-4: Parking Rates for Residential Land Uses

Residential Use	Required Number of Spaces
2 or more bedrooms	1 covered space + 1 and 1/3 open space per unit
Boardinghouses, Fraternities and Group Living Quarters	1 space per resident
Convalescent and Sanitariums, Nursing Homes, Rest Homes, Retirement Homes and Similar Establishments	1 space per each 3 licensed beds
Senior Housing Overlay Zone	
Active Retirement Community	
Single-Family Units	2 enclosed parking spaces per unit; 1 space per nonresidential employee on the largest shift.
Townhome/Condominium	2 enclosed parking spaces per unit; 1 space per nonresidential employee on the largest shift; 1 guest space per 5 units.
Apartment	1 space for per bedroom; 1 space per nonresidential employee on the largest shift; 1 guest space per 5 units.
Independent Living Units	1 covered or enclosed parking space per unit; 1 parking space per nonresident employee on the largest shift; one guest space per 5 units.
Congregate Housing	One-half covered or enclosed space per unit; 1 parking space per nonresident employee on the largest shift; 1 guest space per 5 units; 1 space per 2 nonresident employees on the largest shift.
La Entrada Specific Plan	
Single-Family/Residential	2 spaces per du covered or within a garage
Attached/Multi-Family	
Studio/1-bed	1 space per du, covered or within a garage
2+ beds	1 space per du, covered or within a garage 1.33 spaces per unit of open parking
Vista del Agua Specific Plan	
R-1 4,000/5,000/6,000	2 garage spaces
Cluster Planning Development Area	2 spaces per unit, plus 1 non-exclusive space per unit to be located within 150 ft. of the cluster as measured from curb line at the intersection of the public street or private access-way and the shared drive. Minimum of 3 total spaces per unit.
Multi-Family Planning Area	*Private:* 1-bed units - 1.75 spaces, including 1 space in a garage or carport 2-bed units - 2 spaces, including 1 space in a garage or carport 3-bed units - 2.5 spaces per unit, including 2 spaces in a garage or carport *Guest:* 3 to 50 units - 1 space per 4 units 51 to 100 units - 1 space per 5 units 101+ units - 1 space per 6 units
Source: City of Coachella Zoning Ordinance; La Entrada Specific Plan, Vista del Agua Specific Plan	

Shared and Off-Site Parking: In addition to the standards in Table C-4, the Zoning Ordinance contains a section on shared and off-street parking, as a means of reducing the total number of required on-site parking spaces for different uses. Section 17.52.010.G (Shared and Off-Site Parking) dictates that shared or off-site parking can be allowed through a Conditional Use Permit approval, if the application complies with the following requirements:

1. A parking study addressing the potential peak parking demand and an actual parking survey of the parking facility under consideration shall be submitted.
2. Sufficient evidence shall be presented demonstrating that no substantial conflict in the principal hours or periods of peak demand for the structures or uses for which the joint use is proposed will exist.
3. Parties concerned in the use of shared or off-site parking facilities shall provide evidence of agreements for such use by a proper legal instrument, which shall be recorded in the office of the county recorder with two copies thereof filed with the planning division as a condition of any approval.
4. In no case shall the total parking reduction be allowed to exceed fifty (50) percent of the total parking for all uses combined.
5. Any off-site parking shall be located so that it will adequately serve the use for which it is intended, with safe and convenient access without unreasonable hazard to pedestrian, vehicular traffic, or traffic congestion, and shall not be detrimental to the use of any business, property or residential neighborhood in the vicinity.

Conclusion

Generally, the parking standards in Table C-4 present a constraint to the development of housing. A point of clarity could be made regarding the fractional “open space per dwelling unit” applying to multi-family units. Multi-family units in other comparable jurisdictions tend to require an extra space or fraction dedicated for guest spaces or some other specified use. If the Zoning Ordinance is intentionally requiring 1.6 spaces per dwelling unit, without qualifying the open space for guests, this requirement is generally more than most jurisdictions require and constrains the development of dense multi-family development. In addition, requiring 1.6 spaces for a studio dwelling unit will constrain the development of dense multi-family development, or affordable housing typologies whereas much parking is not needed. While the Zoning Ordinance does offer potential relief from parking requirements through shared and off-site parking, these can only be achieved in certain circumstances and require a Conditional Use Permit, even if the use is allowed by right. The Zoning Ordinance could provide more alternative parking reduction solutions such as lowering the requirement when providing bicycle parking, for affordable projects, or for projects near transit (See program 5.3 to modify parking regulations).

Provisions for a Variety of Housing

The City has adopted provisions in its Zoning Ordinance that facilitate a range of residential development types. Table C-5 identifies the different housing types and how they are permitted in the main zones that allow for residential uses.

Table C-5: Housing Types Permitted by Base Zone

Housing Type	Base Zones								
	A-R	A-T	R-E	R-S	R-0-6000	R-M	R-MH	C-N	SHO
Single-Family	A	A	P	P	P	P	--	--	--
Duplex	--	--	--	--	--	P	--	--	--
Multi-Family	--	--	--	--	C	P	--	C[1]	--
Accessory Living Quarters for Employees	A	A	--	--	--	--	--	--	--
Active Retirement/Independent Living Community and Congregate Housing Community	--	--	--	--	--	--	--	--	P
Boarding, Rooming, and Lodging Houses	--	--	--	--	C	A	--	--	--
Convalescent homes, Rest Homes, and Sanitaria	--	--	--	--	--	A	--	--	--
Emergency Shelter	--	--	--	--	--	--	--	--	--
Farmworker Housing	C	C	--	--	C	--	--	--	--
Guest Houses, Accessory Living Quarters, and Servants Quarters	--	--	A	--	--	--	--	--	--
Manufactured Homes	--	--	--	--	C	--	--	--	--
Mobile Home Parks	--	--	--	--	--	N	P	--	--
Secondary Housing Units (ADUs)	--	--	--	A	C	--	--	--	--
SRO Unit	--	--	--	--	N	--	--	--	--
Supportive Housing	A	A	P	P	C	P	P	C[1]	P
Transitional Housing	A	A	P	P	C	P	P	C[1]	P

P = Permitted (Primary Use)
A = Permitted (Accessory Use)
C = Conditionally Permitted
N = Not Permitted
[1] Limited to second story.

Source: City of Coachella Zoning Ordinance

Table C-6: Housing Types Permitted by Specific Plan Zone

Housing Type	Vista Del Agua Specific Plan					La Entrada Specific Plan				
	Single-Family			Multi-Family						
	R-1 4,000	R-1 5,000	R-1 6,000	Cluster	Multi-Family	VLDR	LDR	MDR	HDR	MU
Single-Family	P	P	P	P	--	P	P	P	P	P [1]
Duplex	--	--	--	--	--	--	--	P	P	P
Multi-Family	--	--	--	P	P	--	--	--	P	P
Live/Work	--	--	--	--	--	--	--	C	C	--
Mobile Home Parks	--	--	--	--	--	N	N	N	N	--
Secondary Housing Units (ADUs)	--	--	--	--	--	P	P	P	--	--
Senior Housing Facilities	--	--	--	--	P	C	C	P	P	P

P = Permitted (Primary Use)
A = Permitted (Accessory Use)
C = Conditionally Permitted
N = Not Permitted

[1] Townhomes only.

Source: Vista Del Agua Specific Plan, La Entrada Specific Plan

Accessory Dwelling Units (ADUs): The City's Accessory Dwelling Unit standards were last updated in 2019 to comply with California Government Code §65852.2 and §65852.22. The City does not comply with the most recent State requirements for ADUs. The City must comply with new regulations. See program 5.5 to reflect the new State law.

Emergency Shelters: Section 17.30.020 (Permitted Uses) prescribes seven criteria that all emergency shelters must comply with, when being constructed in the M-S Manufacturing Service Zone. Outside of any Specific Plans, emergency shelters are only permitted in the M-S zone. Emergency shelters must comply with the following criteria:

1. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services;
2. The shelter shall provide at least one qualified on-site supervisor at all times, plus one attendant for each fifty (50) occupants;
3. A shelter shall not be approved when another homeless shelter is existing within three hundred (300) feet of the proposed site;
4. Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone;

5. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds;
6. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities; and
7. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.

To ensure adequate provisions for emergency shelters, the City proposes program 1.8.

Farmworker Housing: The Zoning Ordinance does allow for farmworker housing, specifically designated as either "Farm labor camps" or "Facilities used for the purposes of providing shelter for migrant agricultural works" in the A-R, A-T, and R-O-6,000 zones by Conditional Use Permit. Neither of these uses are defined in Chapter 17.06 (Definitions) to help further distinguish their use. The Zoning Ordinance has not been amended to comply with Health and Safety Code §17021.5 and §17021.6 which requires employee housing for six or fewer persons to be treated as a single-family structure and residential use in a residential zone and employee housing consisting of no more than 36 beds in group quarters designed for use by a single family or household to be treated as an agricultural use in a zone that allows agricultural activities. No conditional use permits, zoning variances, or other zoning clearance are to be required. As shown in Table A-10, 9.2 percent of Coachella workers are employed in farming, fishing, and forestry occupations in Coachella. Given the proximity to farmland located just outside City limits, there is a high demand for this residential housing type. The City proposes programs 1.12 and 1.13 to facilitate housing for farmworkers.

Manufactured Homes and Mobile Home Parks:

The City does not have standards or requirements for manufactured homes on permanent foundations. To ensure manufactured homes are explicitly allowed in residential areas, as required by state law, the City proposes program 1.9.

Chapter 17.52 (Mobilehome parks) provides supplemental standards for the development of mobile home parks in Coachella. Mobile home parks are subject to the following development standards:

1. Lot Requirements:
    a. Minimum lot size: 5 acres.
    b. Density: One mobilehome for each 4,500 sq. ft. of gross lot area.
    c. Lot width and depth shall be determined by the Planning Commission or City Council when the Conditional Use Permit is considered.
2. Yard Requirements:
    a. Front Yard: 25 feet minimum.
    b. Side Yard: 15 feet minimum.
    c. Rear Yard: 15 feet minimum.

3. Requirements for Individual Mobilehome Sites within a Mobilehome Park:
    a. Minimum individual site size shall be 3,000 sq. ft.
    b. Each site shall have a minimum width of 35 feet.
    c. Each mobilehome shall be set back at least five feet from the edge of any interior site roadway.
4. Height Limits:
    a. Height limits shall be those in the zone in which a mobilehome park is authorized.
5. Distance Between Buildings and Mobilehomes:
    a. There shall be a minimum average distance between mobilehomes of twenty (20) feet; except that where placed end to end, the distance may be reduced by ten (10) feet.
    b. There shall be a minimum distance between mobilehomes and accessory buildings of fifteen (15) feet.
    c. There shall be a minimum distance between accessory buildings of ten (10) feet.
6. Useable Open Space:
    a. A common recreational-leisure area shall be provided for each mobilehome park. Such recreational-leisure area shall be for the purpose of providing usable open space for the residents of the mobilehome park and shall not be for the use of the general public.
    b. The size of such recreational-leisure area shall be equal to at least four hundred (400) square feet for each mobilehome site. Cabanas, swimming pools, decks, game areas, and similar uses may be included in such an area.

Supplemental development standards for mobilehome parks are common in the region and the standards above do not constrain the development of mobilehome parks.

Mobilehomes in the A-R, A-T, and R-E Zones are subject to Architectural Review and compliance with the following:

1. All mobilehomes subject to this review process shall be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the building official; and roof material. Roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.;
2. All mobilehomes shall be compatible with surrounding development;
3. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling; and
4. All mobilehomes shall be allowed to be placed upon any lot of record. (A-T and A-R only)

Multi-Family: Section 17.20.030 (Property development standards) contains standards that apply only to multi-family housing developments in the R-M zone. The development standards include lot size requirements, yard requirements, height limit, distance between buildings, and useable open space. Additionally, the Section requires minimum dwelling unit sizes for the following unit types:

1. Efficiency: 600 square feet
2. One-bedroom: 750 square feet
3. Two-bedroom: 900 square feet
4. Each additional bedroom: 150 square feet

The three-story maximum building heights in the R-M zone coupled with large minimum unit sizes for efficiency and one-bedroom units presents a constrain the maximum potential density for a multi-family residential development. To address this, the City proposes program 5.4 to remove unit size limitations.

Single Room Occupancy (SROs): A Single Room Occupancy unit is considered a small, affordable housing unit that can serve as an entry point into the housing market for people who previously experienced homelessness. The R-O 6000 overlay zone allows for "boardinghouses, transient occupancy facilities, and other such facilities needed for emergency housing", subject to Conditional Use Permit approval. The R-M zone allows for boarding and lodging houses as an accessory use. Neither zone provides criteria to specify how these uses must be developed or procedures to encourage their development. The City must update the Zoning Ordinance to provide a more specific use definition for SROs and provide development standards and procedures to allow for their development in specific zones. See program 1.12.

Supportive and Transitional Housing: Chapter 633 of Senate Bill 2 requires that supportive and transitional housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. The Zoning Ordinance does not mention Supportive and Transitional Housing as permitted uses in zones which allow residential dwellings. The lack of specific references to these required residential use types displays a deficiency in the Zoning Ordinance. The City must update the Zoning Ordinance to include Supportive and Transitional Housing as a residential use to avoid any potential impediments to their development. See program 1.9.

Housing for Persons with Disabilities

The Lanterman Developmental Disabilities Services Act (§5115 and §5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons is considered a residential use that is permitted in all residential

zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units. Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units, access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Title 24 of the California Code of Regulations ensures that new housing developments comply with and federal requirements for accessibility.

The Zoning Ordinance does not provide a specific use for Residential Care Facilities with associated thresholds for the amount of people allowed to live on-site. The Zoning Ordinance contains uses such as Convalescent homes, rest homes, and sanitaria, Congregate Housing Community, and Continuum of Care. While only two base zones and one zone within the Vista del Agua Specific Plan allow these types of uses, four out of the five zones within the La Entrada Specific Plan allow assisted living-type uses either permitted by-right or by Conditional Use Permit with no thresholds for distinction. The Zoning Ordinance does not explicitly reference housing for persons with disabilities beyond senior homes with assisted living accommodations. To address this constraint the City proposes program 1.11 to update their regulations to accommodate for persons with disabilities, distinguish residential care use types, and allow for any residential care facility with 6 or fewer persons to be allowed by-right.

Reasonable Accommodation

The Zoning Ordinance does not currently have a Reasonable Accommodation policy which establishes a formal procedure for individuals with disabilities seeking equal access to housing. The federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act prohibit discrimination against individuals with disabilities in housing and require that jurisdictions take affirmative action to eliminate regulations and procedures that deny housing opportunities to individuals with disabilities. Local jurisdictions must provide flexibility for individuals with disabilities or developers of housing for individuals with disabilities in the application of local zoning and building regulations and procedures. The City must update the Zoning Ordinance to include a Reasonable Accommodation policy and associated procedures. See program 4.2.

Incentives for Affordable Housing

Chapter 17.88 (Density Bonus and Development Incentives) covers the City's Density Bonus provisions and incentives for the production of housing for very low income, low income, moderate income, and senior households.

In addition to the eligible density bonus percentage, an applicant may request one or more incentives or concessions in connection with its application for a density bonus. Section 17.88.040 (Number and types of density bonus and development incentives) lists the following available incentives and concessions:

1. A reduction in the site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 Section 18907 of Division 13 of Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in ratio of vehicle parking spaces that would otherwise be required and that results in identifiable, financially sufficient, and actual cost reductions;
2. Approval of mixed-use development in conjunction with the housing development if the nonresidential land uses will reduce the cost of the housing development and the nonresidential land uses are compatible with the housing development and surrounding development;
3. Other regulatory incentives or concessions proposed by the application or that the city determines will result in identifiable, financially sufficient, and actual cost reductions; and
4. Priority processing of a housing development that provides income-restricted units.

Additional incentives are offered for dedication of land, provision of childcare facilities, or preservation of affordable units in event of a condo conversion. These provisions for affordable housing bonuses and concessions were adopted during in 2013. There have been changes to State density bonus laws since 2013 (e.g., allowance for up to 50 percent density bonus). The City proposes program 6.4 to update Chapter 17.88 to reflect current State law.

Replacement Policies.

The City does not have a condominium conversion ordinance. Section 17.88.040.F (Condominium Conversion Incentives for Low-Income Housing Development) allows for additional 25 percent density bonus, If the developer of a conversion project agrees to:

1. Provide at least thirty-three (33) percent of the total units of the proposed condominium project to persons and families of low or moderate income; or
2. Provide at least fifteen (15) percent of the total units of the proposed condominium project to lower income households; and
3. Agree to pay for the reasonably necessary administrative costs incurred by the city.

Inclusionary Housing

The Zoning Ordinance does not currently have an inclusionary housing policy or ordinance.

Short-Term Rentals

The City does not have a short-term rental (STR) ordinance to control or regulate the use of residential properties for temporary rental. The City does prohibit the use of ADUs or JADUs from rental periods shorter than 30 days. The City has not observed a reduction in the availability or affordability of housing resulting from short-term rentals.

C.2.3 Building and Housing Codes and Enforcement

City Building Code

The City of Coachella adopted the 2019 California Building Code (CBC), including Chapters 2 through 35, and Appendix C, G, H, I, and J as adopted by the State of California, based on the 2018 International Building Code as published by the International Code Council. In addition, the City amended portions of the CBC relating to automatic sprinkler systems, cement types, grading, soils, and drainage devices.

Code Enforcement

The City's Code Enforcement Division enforces the City Code and investigates violations of city ordinances regulating public health, buildings standards, and land use, among others.

C.2.4 Permits and Procedures

Permits and Procedures

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table C-7 identifies approvals and/or permits that could be required for planning entitlements along with their corresponding approval body.

Permit/Approval	Approval Authority
Architectural Review	Planning Director/ Planning Commission
Minor Modification	Planning Director
Conditional Use Permit	Planning Commission
General Plan Amendment	Planning Commission
Variance	Planning Commission
Zone Change	Planning Commission
Zoning Text Amendment	Planning Commission
Specific Plan	City Council
CEQA Negative Declaration	Planning Commission or City Council
Environmental Impact Report	Planning Commission or City Council

Architecture Review: Chapter 17.72 (Architecture Review) establishes the intent, process, and requirements for the architectural review process. The stated intent of the process is to determine whether a proposed development will properly comply with the architectural guidelines of the City and the provisions and development standards required by this chapter or as prescribed by the planning director, or other authorized agent. The submission of a site plan is required to conduct an architectural review. The chapter establishes thresholds for approval by the Planning Director or the Planning Commission. The Planning Director is the approving authority for developments

of three units or less and projects that involve 500 square feet of new multifamily residential square footage. The Planning Commission is the approval authority for any residential project involving more than three dwelling units.

Development in the A-R, A-T, R-E, R-M, C-N, and SHO zones are subject to the architectural review process as follows:

A-R Zone- Mobilehomes (subject to special criteria)

A-T Zone- Single Family and Mobilehomes (subject to special criteria)

R-E Zone- All development (mobilehomes subject to special criteria)

R-S Zone- >3 units Planning Commission approval 1-3 units Director approval

R-M Zone- All development

. Architectural review is required for all new development in the A-T, R-M, C-N, and SHO zones. Mobilehomes require architectural review in the A-R, A-T, R-E zones, and must comply with specific criteria. No specific architectural design criteria are mentioned for the R-M, C-N, and SHO zones or for single-family developments in the A-T zone.

Conditional Uses: Chapter 17.74 (Conditional Uses) establishes the process and procedures for any uses that require a Conditional Use Permit for approval. The Planning Commission is the review and approval authority on all Conditional Use Permit applications, each determination is required to meet the following findings:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan;
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Consideration is to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development;
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole; and
5. The proposed use will include vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads.

The Planning Commission has the discretion to attach conditions of approval to an application. Section 17.74.020.C lists 15 potential conditions that could be applied to an approval. The conditions listed below provide an example of the types of conditions that could be applied to a residential project:

1. Requirement of yards other than the minimum size required by this chapter;
2. Modification of the exterior features or appearance of any structure where necessary to preserve property values;
3. Requirement of screening of parking, recreation or storage areas or other portions of the subject property from adjoining premises or from any street by walls, fences, planting or other devices;
4. Control of location, number, color, size, height, lighting and landscaping of signs and structures as related to creation of traffic hazards and appearance in harmony with surrounding development and community objectives; and
5. Requirement of off-street parking or other special features other than the minimum required by this chapter or applicable codes or regulations. (Note: Allows less than minimum as well as greater than.)

Minor Modifications: Section 17.70.120 (Minor modification) establishes the process which allows for relief from developments standards when the deviation does not create an adverse impact on the surrounding neighborhood. The Planning Director may allow for modifications of the follow standards:

1. Reduction of minimum lot area and/or dimensions, by not more than twelve (12) percent for up to twenty (20) percent of the lots in a subdivision. However, such modifications are not permitted for lot area in the R-O 6000 zone, and the dwelling unit on such a lot shall meet all setback and coverage requirements.
2. Reduction in front, side, or rear yard setback by not greater than ten percent of code-required minimum.
3. Increase in fence height not greater than ten percent above code required maximum.
4. Reduction in required off-street parking, by not greater than five percent of code-required minimum.
5. Increase in building height not greater than five percent above code-required maximum
6. Modification of allowable sign area not greater than ten percent above code-required maximum.
7. Modification of allowable paving and hardscape in the front yard of residential zones not greater than ten percent above code-required maximum.
8. Modification of allowable side of accessory structure not greater than ten percent above code-required maximum and minimum distance between accessory structures and other buildings not greater than ten percent of code-required minimum, in the residential zones.

The planning director must render a decision within 60 days from receipt of a complete application. The director has the discretion to deny, approve, or approve the minor modification with conditions to protect the surrounding area.

Pre-Application Review: Chapter 17.77 provides the process for a pre-application review of a proposed development. The City Manager appoints a case manager for the project from a relevant department (e.g., Planning, Economic Development, Public Works etc.) which interfaces with the applicant and involved agencies. The Chapter explicitly states that the pre-application meeting and any information provided during the meeting is not a city recommendation for approval or disapproval of the application. A pre-application meeting is required for the following housing-related applications:

1. Projects involving a specific plan adoption, specific plan amendment, or planned development overlay;
2. Projects involving a general plan amendment, or change of zone;
3. Projects involving four or more dwelling units;
4. New construction of more than 500 square feet of building area within the boundaries of the Pueblo Viejo Master Plan;
5. New construction located within the boundaries of an adopted specific plan, if review is required by the director;
6. Subdivisions of land involving five or more lots.

The Planning Director reserves the right to require a pre-application review for any project involving multi-agency coordination and discretionary land use entitlements, where proposed land uses have the potential to cause adverse impacts upon surrounding property owners. Additionally,

While the four specific procedures described above are clearly described within their respective chapters/sections, the Zoning Ordinance does not present objective criteria to evaluate a project for compliance with the Architecture Review and Conditional Use processes. An architectural review process with no objective criteria presents uncertainty for an applicant and likely leads to a protracted approval process. Additionally, residential uses do not have specific criteria and conditions listed in the Conditional Use chapter. The list of potential conditions gives the Planning Commission wide-ranging discretion on how to condition certain projects for approval. The subjectivity throughout the approval processes presents a constraint to the development of housing.

Permit and Development Fees

Table C-8 details the City's processing fees for all planning entitlements. One or more of the entitlements would be required to process a residential project.

Table C-8: Development Service Fees

Development Service	Fee
General Plan Map Amendment	$3,857 + $10/ac
General Plan Text Amendment	$5,035 + cost of report
Specific Plan – Initial Draft – Processing only	$5,976 + $10/ac
Final Specific Plan – Submittal	$3,857 + $5/ac + $5/unit
Specific Plan Amendment	$3,857.00
Zoning Map Amendments	$5,976 + $10/ac
Zoning Text Amendments (Minor/Major)	$2,679/$4,798 + cost of report
Conditional Use Permit – Residential	$3,857 + $10/ac + $5/unit
Conditional Use Permit – Mobilehome Park	$3,857 + $10/ac
Conditional Use Permit – Recreational Vehicle Park	$3,857 + $10/ac
Conditional Use Permit – Planned Unit Development	$3,857 + $10/ac + $5/unit
Variance	$2,679
Variance – Setbacks	$1,714
Architectural Review – Single Family (1-4 units)	$3,857 + $10/ac + $5/unit
Architectural Review – Single Family (5+ units)	$3,857 + $10/ac + $5/unit
Architectural Review – Multi-Family (2-6 units)	$3,857 + $10/ac + $5/unit
Architectural Review – Multi-Family (7+ units)	$3,857 + $10/ac + $5/unit
Architectural Review – Second Unit on SF lot	$2,305
Subdivision Ordinance Amendment	$3,857
Tentative Maps – Single Family Tract	$3,857 + $10/ac + $5/unit
Tentative Maps – Multi-Family Condominium Tract (Airspace)	$3,857 + $10/ac + $5/unit
Tentative Maps – Multi-Family Condominium Tract (Townhomes type)	$3,857 + $10/ac + $5/unit
Tentative Parcel Map	$3,857
Zoning Overlay District	$3,857
Parcel Merger (2 to 4 lots)	$2,679 + $100/lot + $25/ac
Development Agreement	$9,998 Deposit (Actual Cost)
Modifications – Architecture Review	$2,679
Modifications – Conditional Use Permit	$2,679
Modifications – Specific Plan	$2,679 + $5/ac + $5/unit
Modifications – Development Agreement	$1,340 Deposit (Actual Cost)
Time Extension – Architectural Review/CUP/Variance	$1,125
Administrative Review & Approvals	$250
Environmental Review – Categorical Exemption	$541
Environmental Review – Initial Study (Preparation/Review)	$4,780/$2,118

Table C-8: Development Service Fees

Development Service	Fee
Environmental Review – Negative Declaration	$1,153
Environmental Review – Notice of Determination	$1,153
Environmental Review – Environmental Impact Report (Preparation/Review)	$10,000 Deposit (Actual Cost)/$5,000
Environmental Review – EIR Notice of Preparation	$1,153
Environmental Review – MMP (Preparation/Plan Review)	$2,500/$2,500
Environmental Review – MMP Notice of Preparation	$1,153
Annexation/Detachment/SOI Amendments	$6,213
Pre-Application Review	$334
Appeal of Staff Decision to PC	$1,880
Appeal of PC Decision to CC	$2,539
Source: City of Coachella, Development Services – Fees, January 2014	

Impact Fees

Table C-9 details the impact fees dependent on residential use type. The City's impact fee schedule contains fees for single family and multi-family on a per-unit basis.

Table C-9: Impact Fees

Impact Fee Type	Single-Family (per unit)	Multi-Family (per unit)
General Government	$2,357.61	$1,980.39
Fire	$1,750.03	$1,470.02
Police	$306.52	$257.48
Park Improvements	$6,480.35	$544.49
Park Land	$1,377.00	$1,134.68
Library	$577.88	$485.42
Streets and Transportation	$2,685.98	$1,390.95
Art in Public Places[1]	.25% x valuation	.25% x valuation
TUMF[1]	$1,837.44	$1,276.80
Multi-Species	$1,245.00[2]	$518.00[2]

Note:

[1] Affordable Housing is exempted from TUMF and Art in Public Places fees.

[2] 0-8 Units per acre: $1,245.00; 8.1-14 units per acre: $518.00; More than 14 units per acre: $228.00.

Source: City of Coachella, Development Impact Fees 2017

The impact fees in Table C-9 display the cost of a single-family unit totaling $17,372.81 and a multi-family unit totaling $8,540.23, not including the Multi-Species and Art in Public Places impact fees. These totals show that the impact fees for multi-family units are approximately half the cost of a single-family unit. The impact fees do not present a constraint to the development of multi-family housing.

Streamlined Approvals

California Senate Bill 35 ("SB 35"), codified at Government Code Section 65913.41, became effective January 1, 2018.The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 requires cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above-moderate and lower income levels to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The City complies with state requirements of SB35 as part of project review as projects are proposed. To ensure continued compliance facilitate this process the City proposes Program A.27 to adopt local procedures consistent with SB35.

Transparency

The City complies with all transparency laws and posts on the City website the zoning code, schedule of fees, exactions, and affordability requirements that would apply to a proposed housing development project.

C.2.5 On and Off-site Improvements

Chapter 16.28 (Improvements and Grading), within Title 16 - Subdivisions, specifies the required improvements for subdivisions. Required improvements include:

1. Grading, curbs, and gutter, paving and drainage structures necessary for the proper use and drainage of the development, streets, highways and/or public safety;
2. Site grading and drainage, taking into consideration the drainage pattern of adjacent improved or unimproved property and making drainage provisions adequate for total ultimate development of the natural tributary area.
3. Street name and traffic control signs;
4. Sidewalks and bicycle paths;
5. Fire hydrants and a water system with mains of sufficient size and capacity to provide future extensions to adjacent property;
6. Sanitary sewer facilities and connections for each lot;
7. Street trees as required by the director;
8. Provision shall be made for any and all railroad crossings necessary to provide access to or circulation within the proposed subdivision, including the preparation of all documents

necessary for application to the state public utilities commission for the establishment and improvement of such crossings;

9. Midblock pedestrian ways, where required;
10. Improvements on private access easements shall be required as determined by the city engineer;
11. Street lighting facilities shall be provided in accordance with the council's policy for the area of the city where the subdivision is located. Lighting shall be adequate to permit proper policing of the subdivision and shall be so screened or otherwise designed as not to interfere with views from the hillsides of the city;
12. All utility distribution lines including, but not limited to electric, communication, natural gas, and cable television lines installed in and for the purpose of supplying service to any subdivision shall be placed underground. Undergrounding shall include existing aboveground facilities located within the subdivision and extending to the first existing pole outside the subdivision;
13. Traffic signals in an amount proportionate to the benefits received according to rules and regulations as may be adopted from time to time by the council.

While improvements such as curbs, gutters, drainage, and street trees are typical of jurisdictions in the region, the requirement of traffic signals, bicycle paths, and undergrounding all utility lines present a potential constrain to the development of residential subdivisions due to costs.

Section C.3 Non-Governmental Constraints

Market factors over which a local government has only limited ability to control can influence the jurisdiction’s capacity to develop more housing. These market-related constraints include land cost, construction cost, and the availability of financing. An assessment of these non-governmental constraints can inform the development of potential actions that can ameliorate its impact.

C.3.1 Housing Supply/Conditions

Market Overview: For-Sale

As shown in the Needs Assessment (Appendix A, Figure A-23), the financial crisis of 2007/2008 and the ensuing Great Recession caused home values in Coachella to drop 64 percent from 2006 to 2011. As of 2018, Coachella home values have not rebounded to their pre-Recession levels. In 2018, the median sales value for a single-family home in Coachella was $245,000, compared to $200,000 in 2008 (23 percent increase). While Coachella median home sales price is 43% of the sales price in the SCAG region, the City and region price trends remain consistent over time.

Since the beginning of the recovery from the Great Recession in 2013, interest rates have been maintained at low levels of 3.5 to 4.5 percent. Due to the COVID-19 pandemic, however, national 30-year mortgage rates have dropped to historically low levels, declining to 2.7 percent in late 2020. When interest rates are low, capital investment and housing production generally increase, and more people are likely to take out a mortgage than when interest rates are higher. In addition, consumers are able to borrow more money for the same monthly payment. Extremely low interest rates are one of the factors that has led to overall increased home values in Coachella above what has been seen in the past several years. Coupled with the general desire during the pandemic to move from denser to more spacious neighborhoods, the housing market will likely continue to be competitive in the near future.

Market Overview: Rental

As shown in the Needs Assessment (Appendix A, Figure A-24), Coachella rents are about two-thirds that of rents in Riverside County. The median rent paid in Coachella in 2019 was $879. Over the past 10 years, rents in Coachella have increased six percent while rents in Riverside County have increased 23 percent.

Per the Needs Assessment (Appendix A, Figure 27), the most common rent category across all Coachella renters is $500 to $1,000 per month, which represents 53 percent of renters. Rent categories range from less than $500 per month (9.1 percent of Coachella renters) to more than $2,000 per month (0.9 percent of Coachella renters). While lower-income households spend a larger proportion of their income on rent, they generally spend less on rent overall.

C.3.2 Development Costs

Land Costs

Land cost was estimated through a review of vacant land sale transactions within the past year (2020 and 2021). Land in Coachella is estimated to cost an average of $17 per square foot (PSF), or about $735,000 per acre. Individual lots ranged from $5 to $42 PSF, or about $214,000 to $1,830,000 per acre. These lots ranged in sizes from 5,000 to 38,000 square feet.

Land is not considered a constraint to development, as there is availability of vacant land for future housing construction.

Construction Costs

According to a March 2020 report published by the Terner Center for Housing Innovation at UC Berkeley, construction costs for multifamily housing in California have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as wood, concrete, and steel, as well as prevailing wage requirements. According to RSMeans, construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex in the Coachella area ranged between $144 to $169 per square foot in the first quarter of 2021. Construction costs can vary depending on the type of development, ranging

from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to the smaller scale, single family homes tend to be more expensive to construct on a per square foot basis than multi-family. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive interior finishes, fireplace, swimming pool, etc.

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, consultant, and legal services, as well as permitting requirements and impact fees. They generally range from 15 to 30 percent of total development costs but can fluctuate depending on local fees and exactions. Please refer to the Permit and Development Fees section, above, for a discussion of the City's required permit and development fees.

C.3.3 Availability of Financing

The availability of financing can impact rates of homeownership. The ability to secure financing can be influenced by several factors, including creditworthiness, debt-to-income ratio, and the restrictiveness of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) can reveal the role the lending market has had on local home sales. Home purchase loans in 2019 are summarized in the table below.

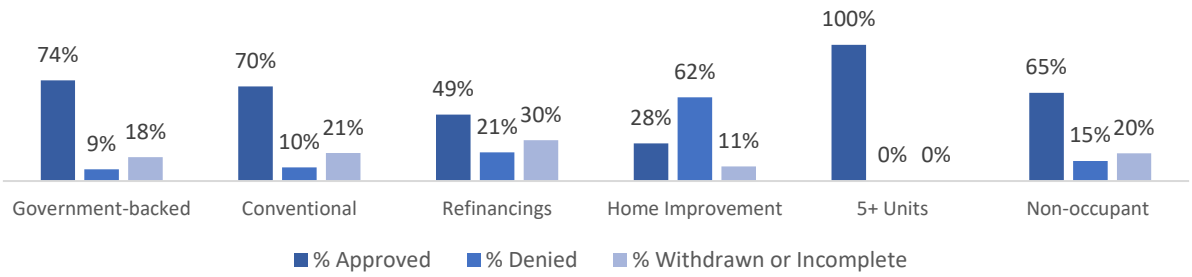
There was a total of about 340 loan applications for either government-backed or conventional loans in Coachella in 2019. The approval rate for both types of loans was about 70 percent. However, driven by continued low mortgage interest rates, there were 449 applications for refinancing. These applications had a lower rate of approval at 49 percent.

In competitive housing environments when purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to property. There were 65 home improvement applications in 2019. The approval rate for these types of applications was only 28 percent.

Table C-15: Total Home Loan Applications

Type	Total Applications
Government-backed	188
Conventional	151
Refinancing	449
Home Improvement	65
5+ Units	2
Non-occupant	54
Source: HMDA, 2019	

Figure C-1: Home Loan Application Disposition



Source: HMDA, 2019

C.3.4 Summary

Lower for-sale prices and rental rates have tempered large-scale market-rate housing production in Coachella. The city is still recovering from the housing shock of the 2008 Recession, though is currently experiencing a fair level of demand for single-family homes due to their relative affordability compared to the region, as well as the appeal of more open space during the COVID-19 pandemic. Lower land costs have facilitated the development of affordable housing projects throughout the city, most of which are developed through partnerships with local non-profit housing providers. Most of the new construction is expected to be for lower-income households while market-rate housing projects are less common. Lower housing costs in Coachella have resulted in greater proportion of residents who own their own home rather than need to rent. The affordable development is crucial to the City, however, as those who do rent experience a much higher rate of housing cost-burden than the region overall.

Section C.4 Environmental and Infrastructure Constraints

C.4.1 Environmental Constraints

The City of Coachella is a largely underdeveloped desert community located at the eastern end of the Coachella Valley. The Valley is flanked by the San Jacinto and Santa Rosa Mountains on the west and the Little San Bernardino Mountains on the east. The Coachella Valley generally slopes to the southeast towards the Salton Sea.

The City certified an Environmental Impact Report (EIR) for a General Plan Update in February 2015 (EIR SCH No. 2009021007). The General Plan EIR analyzed the impacts of the General Plan policies and objectives. Per the EIR, there are no environmental constraints related to hazardous materials and soil that would impede the development of housing at the capacities

identified in the sites inventory and analysis. Additional analysis will be required if there is future rezoning to development standards above those outlined in the General Plan Update.

C.4.2 Infrastructure Constraints

Drainage

The dominant drainage/surface water feature in the Coachella Valley is the Whitewater River. The Whitewater River watershed is primarily in Riverside County within the Coachella Valley Planning Area of the Colorado River Regional Water Quality Control Board (RWQCB). Regional drainage and flood control in the Planning Area are managed primarily by the Coachella Valley Water District (CVWD). The CVWD boundaries cover most of the Coachella Valley from the San Gorgonio Pass to the Salton Sea. The CVWD also maintains an extensive system of agricultural tile drains throughout the Coachella area. The tile drain system is designed with two primary functions. First, the tile drains return excess irrigation water to the Coachella Valley storm water channel, and second, they artificially lower Coachella's otherwise high water table, protecting crops from inundations.

Channel and levee improvements have been made along most of the Whitewater River channel, limiting the 100-year flood zone primarily within the banks of the channel. The East Side Dike is designed to protect the Coachella branch of the All-American Canal, which passes through the northeastern part of the city. The Bureau of Reclamation provided funds for the East Side Dyke in the 1940's, which was constructed with a series of detention basins to protect the canal from mountain runoff. The flow is directed into diversion channels which convey the runoff to the Coachella Valley Stormwater Channel.

Water

The City of Coachella's Coachella Water Authority (CWA) is the water supplier for the entire City service area. As a public water supplier in the Coachella Valley, the City maintains a close and cooperative relationship with Coachella Valley Water District (CVWD). The CVWD is a multi-faceted agency that delivers irrigation and domestic water (including drinking water), collects and recycles wastewater, provides regional storm water protection, replenishes the groundwater basin and promotes water conservation. The demands associated with the General Plan Update have mostly been accounted for as part of CVWD's regional water supply planning efforts, which specifically include population projections within the City and its SOI through the year 2045.

In September 2009, CVWD and the City signed a Memorandum of Understanding (2009 MOU) to assist in ensuring a sufficient and reliable water supply for development projects within the City in a manner consistent with CVWD's Water Management Plan as amended from time to time. Under the terms of the 2009 MOU, various means are identified by which the City can provide for the supply of supplemental water to offset the demands associated with development projects approved by the City. For instance, under the 2009 MOU the City can participate in funding CVWD's acquisition of supplemental water supplies to offset demands associated with newly

approved projects within the City's SOI. In February 2013, CVWD and the City signed a Memorandum of Understanding (2013 MOU) regarding implementation of the 2009 MOU. Among other things, the 2013 MOU further specifies the mechanism by which the City can finance and acquire supplemental water supplies from CVWD to meet the projected demands of new development projects and establishes a process for preparing and adopting Water Supply Assessments and Written Verifications for such projects.

Sewer

The City's wastewater treatment facilities are managed by the Coachella Sanitary District and are under the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB). In order for wastewater treatment facilities to be in operation, they must comply with all requirements of the CRBRWQCB with annual reporting to monitor treatment practices. This regulatory framework ensures that wastewater treatment facilities that will be used to service the development under the City's General Plan Update will comply with wastewater treatment requirements of the Regional Water Quality Control Board. In addition to the regulatory system, policies proposed in the General Plan Update require that adequate wastewater treatment capacity exist or be online before new development can be completed. Ensuring this additional capacity is in place prior to the occupation of new development would prevent plant overdemand and overflows of untreated wastewater into local waterways, preventing the exceedance of any requirements for treatment of wastewater and the associated environmental impacts associated with such. In the event that a wastewater treatment facility exceeds applicable requirements, new development will have to ensure a wastewater treatment facility that can handle the growth from new development before construction, either through the upgrades of additional facilities or the construction of new facilities. Understanding this constraint, the City proposes program 2.7 to consider requiring developers to plan for and construct oversize infrastructure improvements to build capacity for new growth. This program will particularly address the needs of Disadvantaged Unincorporated Communities (DUCs) in the City's sphere of influence, which often experience poor access to services and resources and limited or no infrastructure improvements. However, the cost of infrastructure investment in undeveloped areas of the city in and of itself poses a constraint to future housing development.

Appendix D: Existing Programs Review

Contents

Appendix D: Existing Programs Review D-1

Section D.1 Existing Housing Programs Review D-2

Section D.1 Existing Housing Programs Review



This Appendix documents the implementation status of the current Housing Element programs. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.

The City's focus during the 5th cycle was to complete the 4th and 5th Cycle shortfall rezonings to ensure there was adequate capacity for housing development. The City completed the 4th Cycle rezoning program in 2019, by adopting ordinance no. 1143, which rezoned portions of "Zona Central" to RM-Urban and RM- General for capacity of 1,916 units for lower-income units. In 2021 the City completed two separate rezoning projects to with realistic unit potential of 2,781 in new RM- Urban and RM- General zones. In addition, the City has actively worked with for profit and non-profit developers to entitle a variety of market rate and affordable projects. Market rate products include three-bedroom single-family products at Valencia at Coachella, Escondida Pointe, Sevilla, and Coachella 155. In 2020, the City approved Pueblo Viejo Villas, \ a mixed-use project with one and two-bedroom units restricted to households earning 30-60% AMI, and is affordable to low-income households. The project was funded through a variety of sources, including low-income housing tax credit equity, California Affordable Housing and Sustainable Community (AHSC) program, HOME funds and vouchers, and Infill Infrastructure Grant from HCD. This is the first project in the Coachella valley to utilize cap-and-trade funding. Coachella Valley Apartments was approved in 2020. Proposed by nonprofit Community Housing Opportunities Corporation (CHOC) and funded through sources including Joe Serna Farmworker Grant program, Coachella CFD loan, the project includes 50 replacement units and 60 new one, two, and three-bedroom units over two phases.

Table D-1: Existing Housing Element Programs Review

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
Goal 1: Adequate Housing. Adequate housing in the city by location, price, type, and tenure, especially for those of lower income and households with special needs.				
1.1	The City will adopt the updated General Plan Land Use Element to provide for a wide range of housing opportunities, suitable for residents of all income levels. Following General Plan adoption, the City will conduct a study that analyzes changes needed to the Zoning Code to implement the new General Plan and will then complete a comprehensive Zoning Code update. Once the City's General Plan and Zoning Code are adopted, the City's standards will: • Provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities; • Explore and establish mechanisms such as incentives and funding to promote and preserve housing affordability in targeted growth areas; • Meet the requirements of state housing law; • Facilitate housing in a variety of neighborhood styles; • Allow mixed-use residential development; and • Ensure the compatibility of residential areas with surrounding commercial and other nonresidential uses.	**Responsible Agency:** Community Development Department (Note: Community Development Department (CDD) is now the Development Services Department (DSD). All references to CDD shall be implied to mean DSD) **Funding:** Department budget **Time Frame:** General Plan update adopted in early 2014, Compatibility Study completed by 2014, Zoning Code updated by 2015, Examine potential affordable housing incentives annually or as needed when projects are proposed, establish incentives in conjunction with the Zoning Code update by 2015.	The City has adopted the updated General Plan and has completed some Code amendments but has not fully implemented the General Plan (not completed the Zoning Code update).	Modify - Update this program to include the Zoning Code update only.
1.2	Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Require documentation of the adequate services and facilities that are or will be provided as a condition of approval.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	The City ensures projects are reviewed by City departments and external agencies that provide public and private facilities and services for comments and conditions of approval. The provisions of adequate services is also requires as part	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
			of the environmental checklist.	
1.3	While the new General Plan standards will create ample opportunity for higher-density housing appropriate to meet the lower-income RHNA for the 2008–2014 and 2014 – 2022 planning periods, zoning standards are not yet in place to facilitate development at planned General Plan densities. Thus, as part of the planned Zoning Code update, the City will ensure that the new zoning standards facilitate housing development at new General Plan densities to accommodate the remaining 2008–2014 RHNA of 1,916 units and the remaining 2014–2022 RHNA of 2,542 lower-income units. Potential rezone sites are listed in Table B-49. It is anticipated that sites rezoned to meet this remaining RHNA will be those located in the Urban Neighborhood and Urban Employment land use areas, which have planned minimum densities of 20 and 30 units per acre, respectively. The City will ensure that sites made available through zoning changes to meet the Coachella's remaining 2008–2014 RHNA and remaining 2014–2021 lower-income RHNA meet the following criteria: • Require a minimum density of 20 units per acre • Be of adequate size to accommodate at least 16 units per site • Allow multi-family residential development "by right" (without discretionary review) • At least 50 percent of sites will allow residential uses only	**Responsible Agency:** Community Development and Building Departments **Funding:** Department budgets **Time Frame:** Sites will be made available within one year of Housing Element adoption.	The City completed the rezoning to accommodate the 4th Cycle shortfall of 1,916 sites in 2019, and implemented minimum densities for the RM-Urban Neighborhood and RM-General Neighborhood. Rezoning to complete the 5th Cycle shortfall is in progress as of June 2021.	Delete - Rezoning anticipated to be completed by the start of the 6th Cycle Planning period.
1.4	Evaluate opportunities for parcel assembly and the use of underutilized sites for affordable housing. Discuss housing development potential with developers and consider relaxing development standards and prioritizing application processing to facilitate housing on these sites. Communicate with developers regarding the variety of housing development options available for these sites under the new General Plan.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	The City has encouraged parcel assembly and use of underutilized sites for affordable housing such as the Pueblo Viejo Villas mixed use project (Chelsea Investments) which required use of the planning unit development to accommodate the project height and density.	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
1.5	Regularly post housing data, such as information on building permits, vacancy rates,and availability of funding sources, on the City's website and provide the information ina hard copy, available upon request.	**Responsible Agency:** Community Development Department**Funding:** Department budget**Time Frame:** 2014; updated every 6 months thereafter	Not Complete.	Modify - Continue providing info upon request only.
1.6	Encourage developers to provide units with three or more bedrooms, suitable to house large households. In addition, identify incentives for development of housing suitable for families with children, with family members requiring assistance, and multigenerational families. Encourage and where feasible incentivize developers to construct new units that include a full bathroom and bedroom on the first floor.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Offer incentives and work with developers as projects are processed through the Community Development Department.	New proposed single family residential development during the 5th Cycle element proposes a minimum of 3 bedrooms (Valencia at Coachella, Pulte) (Escondida Pointe, DR Horton) (Sevilla, Pulte) (Coachella 155, DR Horton)	Modify - Separate policy from action.
1.7	Consider preparing a study to explore the benefits and impacts of an inclusionary housing ordinance. The study will: • Determine an appropriate percentage of affordable units and potential level of affordability; • Analyze potential program options including the provision of below market rates on and off-site as well as land dedication and in-lieu fee options; and • Examine administrative resources required to administer an inclusionary program.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** 2014	The City does not have an inclusionary housing policy and a study has not been conducted.	Modify - Consider exploring incentives-based programs to avoid unnecessarily constraining housing development.
1.8	Facilitate development on large sites designated for high-density housing by communicating with developers regarding housing opportunities for these sites, providing priority subdivision processing, and utilizing the new Master Plan review process (as described in the draft General Plan Land Use Element) to facilitate affordable unit development. Work with land owners and developers to create sites ranging from one to 10 acres in size that are feasible and appropriate for the development of affordable housing.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Adopt the Master Plan process as part of the new General Plan in early 2014; engage in ongoing dialogue with developers; and offer priority	The City has successfully made progress on this program through various developments / conversations with large-site property owners, such as Peter Rabbit Farms.	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
		subdivision processing as applications are submitted.		
Goal 2: Conservation and Improvement. A preserved and well-maintained existing affordable housing stock.				
2.1	Continue to implement the City's Residential Rehabilitation Program as funding is available. Allow funds to be used to alleviate overcrowding, make improvements to accommodate the special needs of elderly and disabled residents, including persons with developmental disabilities, and improve energy efficiency. The City will continue to advertise the program on the City's website, share program information with service organizations, and post program information in City Hal	**Responsible Agency:** Community Development Department **Funding:** CDBG and HOME **Time Frame:** Ongoing	Funding has not been available for this program but this City is looking to make funds available in the next fiscal year with CDBG funds.	Continue
2.2	Continue to monitor housing conditions throughout the city, and periodically conduct formal housing condition surveys.	**Responsible Agencies:** Community Development and Building Departments **Funding:** Department budgets and (for housing condition surveys) CDBG Planning/Technical Assistance Grants **Time Frame:** 2014 and as funding is available through 2021	Code enforcement monitors housing conditions and ensures compliance of housing conditions with City's Municipal Code. .	Modify - "…conduct formal or informal housing condition surveys".
2.3	Continue to implement the abandoned and vacant property ordinances, enforce proactive neighborhood enhancement policies, and explore new methods of eliminating unsightly property conditions in residential areas.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	Code Enforcement continues to monitor vacant properties and ensure that Municipal Code compliance.	Continue.
2.4	Continue to monitor health and safety issues related to substandard mobile home parks located within the city limits and those within the City's sphere of influence. Explore funding opportunities for a loan or grant program to assist with mobile home unit and park repairs and improvements as well as mobile home ownership.	**Responsible Agency:** Coachella Community Services Department **Funding:** Department budget **Time Frame:** Explore program by 2015, monitoring ongoing	No action	Modify- Clarify the split responsibility between City and State for permitting and compliance.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
2.5	Maintain a representative and an alternate to the CVAG Housing Committee to consistently represent the City in discussions regarding housing issues.	**Responsible Agency:** Community Development Department, City Council **Funding:** General Fund **Time Frame:** Annually	There is no longer a CVAG Housing Committee.	Modify –. City to continue to participate in CVAG housing-related discussions.
2.6	Participate in the SAFE Cities Committee and in other groups and committees that bring together public safety, neighborhood enhancement, and regional representatives	**Responsible Agency:** Economic Development Department **Funding:** General Fund **Time Frame:** Ongoing	This does not exist	Delete.
2.7	Work with Riverside County, Riverside County LAFCO, Coachella Valley Water District, the Coachella Valley Regional Water Management Group (CVWRMG), and local advocacy organizations to identify and address housing-related infrastructure needs in disadvantaged unincorporated communities within and adjacent to the City's sphere of influence. The City will participate in outreach and information gathering events and strategy sessions, contribute to efforts to identify and estimate the cost of potential infrastructure improvements including the preparation of the Integrated Regional Water Management Plan (prepared by CVWRMG), and pursue funding sources to complete necessary upgrades. As a condition of approval for development in new growth areas, require that developers plan for and construct oversized facilities to create infrastructure connection opportunities for nearby disadvantaged communities. Coordinate with agencies and communities' groups to explore annexation potential and timeframes.	**Responsible Agency:** Community Development Department **Funding:** General Fund **Time Frame:** Attend events as available, engage in ongoing communication with Riverside County and other organizations, assist with funding applications as NOFAs are released, require infrastructure extensions as development agreements are prepared in new growth areas, engage in ongoing dialogue(meet at least annually) to determine annexation potential and timeframes.	The City is part of the Coachella Valley Regional Water Management Group. Since its formation the City has applied and received grant funding to prepare infrastructure plans that extend outside the City's limits and into its sphere of influence, the City has also secured funding for the construction of some of the identified projects and is currently under application review for others	Modify – Due to high infrastructure costs, relax requirement (i.e., "Consider requiring") for oversized facilities in new growth areas; organize the different components of this program under a broader DUCs program.
Goal 3: Reduced Energy Usage. Reduced residential energy usage within the city, resulting in reduced housing costs.				
3.1	Continue to utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences to minimize energy consumption as well as housing costs	**Responsible Agencies:** Community Development and Building Departments **Funding:** Department budgets **Time Frame:** Ongoing	City has not tracked this. But City has started to add this to design review for new projects since conservation techniques are	Modify - Develop objective standards for energy conservation techniques.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
			policies of the General Plan.	
3.2	Continue to require that, at a minimum, all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing	This is required by the Building Division	Continue.
3.3	Assist in distributing information to the public regarding free home water consumption audits of the Coachella Water Authority and rebate programs offered by Imperial Irrigation District.	**Responsible Agency:** IID, Community Development Department **Funding:** N/A, materials provided by IID **Time Frame:** Ongoing	No request for information. City has not actively distributed information.	Continue.
3.4	Assist in distributing information about energy efficiency retrofit rebates and financing opportunities available to the residents and property owners such as Energy Upgrade California, the New Solar Homes Partnership, and the Western Riverside Council of Governments HERO program.	**Responsible Agency:** Community Development Department **Funding:** N/A, materials provided by rebate/financing programs **Time Frame:** Ongoing	No request for information. City has not actively distributed information.	Modify- City is not located within WRCOG. Remain open to parrtnerships between CVAG and WRCOG for energy programs.
Goal 4: Equal Housing Opportunity. Equal housing opportunities for all residents of the city regardless of race, religion, marital status, age, sex, nationality, physical or developmental disability, family size, and level and source of income.				
4.1	Continue to provide information on fair housing law on the City's website, at City Hall, and at the local library. In addition, the City Clerk shall continue to include a statement to City utility bills which indicates that information on fair housing laws is available to the public without charge. Information will be provided in both English and Spanish. Complaints may be directed to the Community Development Department.	**Responsible Agency:** City Manager's Office, Community Development Department, City Clerk **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	The City provides Fair Housing brochures at City Hall	Continue.
4.2	Adopt a "Reasonable Accommodation" procedure, in accordance with SB 520, as part of the updated Zoning Code to allow for administrative processing of requests for features and accessibility for persons with disabilities and persons with developmental disabilities.	**Responsible Agency:** Community Development Department **Funding:** City General Fund **Time Frame:** 2015, as part of the comprehensive Zoning Code update	Did not complete.	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
4.3	Amend the Zoning Code to define transitional and supportive housing in accordance with the Health and Safety Code, Sections 50675.14 and 50675.2, and specify that both types of housing shall be treated as residential uses of property, subject to the same restrictions/regulations as other types of housing in the same zoning district.	**Responsible Agency:** Community Development and Building Departments **Funding:** City General Fund **Time Frame:** Within one year of Housing Element adoption	The Zoning Code does not explicitly allow transitional and supportive housing, subject to the same requirements of a residential use in the same zone.	Continue.
4.4	Continue to actively support efforts of providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill and the chronically disabled.	**Responsible Agency:** Community Development Department **Funding:** General Fund **Time Frame:** Ongoing, 2014–2021	No action	Modify – Reframe as policy.
4.5	Amend the Zoning Code to include manufactured housing as an approved housing type, as per State of California requirements.	**Responsible Agency:** Community Development Department, Planning Commission **Funding:** City General Fund **Time Frame:** 2015, amendment will be completed as part of the comprehensive Zoning Code update	Not Complete. Manufactured housing is allowed as a conditional use only in the R-O-6000 Residential Overlay Zone.	Continue.
4.6	Revise the Zoning Code to allow State-licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities; to allow, by right, group homes with six or fewer persons in any residential zone; and to allow with administrative approval group homes with greater than six persons in all high-density residential zoning districts.	**Responsible Agency:** Community Development Department **Funding:** Departmental budget **Time Frame:** Within one year of adoption of this Housing Element	Not Complete. Group homes are not listed as an allowable use in either R-S or R-M zones.	Continue.
4.7	Amend the Zoning Code to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 10721.5 and 17021.6. The City will also ensure that such procedures encourage and facilitate the development of housing for farmworkers.	**Responsible Agency:** Community Development Department, Planning Commission **Funding:** Departmental budgets **Time Frame:** Within one year	Not Complete. Code (use tables) does not discuss residential or group farmworker housing.	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
		of adoption of this Housing Element		
4.8	Amend the Zoning Code to define single-room occupancy units (SROs) and identify zones in which SROs are allowed. Facilitate the development of SROs as appropriate housing type for persons with special needs and extremely low incomes.	**Responsible Agency:** Community Development Department, Planning Commission **Funding:** Departmental budgets **Time Frame:** Within one year of adoption of this Housing Element	Not Complete.	Continue.
4.9	Amend the Zoning Code to broaden the definition of "family" in keeping with state and federal law and current best practices to protect the rights of persons with disabilities and nontraditional families.	**Responsible Agency:** Community Development Department, Planning Commission **Funding:** Departmental budgets **Time Frame:** Within one year of adoption of this Housing Element	Complete.	Delete.
4.10	Encourage the development of housing for farmworkers by assisting developers with site identification and providing technical assistance on funding applications. In addition, the City will develop an informational brochure illustrating the possible funding sources and other potential incentives for the development of farmworker housing and provide this brochure at the Community Development Department and on the City web site.	**Responsible Agency:** Community Development Department, Planning Commission **Funding:** Departmental budgets **Time Frame:** Assist farmworker housing developers as needed, prepare and make brochure available within one year of Housing Element adoption	City assists developers on request. An informational brochure has not been developed.	Modify- Remove brochure
Goal 5: Remove Constraints. Policies, standards and programs that facilitate the maintenance, improvement, and development of housing commensurate with local needs.				
5.1	Upon adoption of the General Plan, the City will conduct a study that analyzes changes needed to the Zoning Code to implement the new General Plan and will then complete a comprehensive Zoning Code update. The updated Zoning Code will build on concepts outlined in the	**Responsible Agency:** Community Development Department **Funding:** Department budget	Not Complete.	Modify - Ensure that the Code update removes barriers to production of a

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	General Plan to incorporate the use of innovative land use techniques and construction methods such as clustering of units, density transfers, zero lot line development, and others to minimize housing development costs and to maximize development opportunities.	**Time Frame:** Every five years		variety of housing types.
5.2	Periodically (every five years) survey other cities in the Riverside County area to ensure that the City's development fees are reasonable and do not pose an unreasonable constraint to housing development.	**Responsible Agency:** Community Development Department **Funding: Department budget:** possible CDBG Planning/Technical Assistance Grant **Time Frame:** 2015 and 2020	Not complete	Modify- compare fees to other jurisdictions using a cost recovery model
5.3	Encourage concurrent processing of entitlements to foster an environment conducive to business, allowing various analyses and staff reports to be done at the same time, rather than requiring one process to be completed before beginning the next process. Department staff will notify applicants early in development process of this policy and maintain public notice of the City's policy on the website.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	The City allows concurrent processing of entitlements and encourages this.	Modify - Reframe as a policy.
5.4	Review revisions to the Zoning Code to evaluate implementation of reduced parking requirements for residential projects serving special needs groups or for projects located close to public transportation or commercial services.	**Responsible Agency:** Community Development and Building Departments **Funding:** Department budgets **Time Frame:** 2015 as part of the comprehensive Zoning Code update	Not Complete.	Modify - Amend code to reduce parking requirements for special needs groups, including low income households.
5.5	Amend the Zoning Code to allow second units with ministerial review (rather than a Conditional Use Permit) in the R-O-6000 zone. Review second unit requirements and identify zoning changes to facilitate second unit development as part of the comprehensive Zoning Code update.	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** 2015 as part of the comprehensive Zoning Code update	Not Complete. However, City has an ADU ordinance consistent with GC 65852.	Modify - Remove references to second units in Code and rely on the City's ADU ordinance.
5.6	Monitor residential development under the new General Plan land use categories. Review densities proposed for new development, correspond with developers, and assess how the new densities are or are not working to facilitate housing development, particularly affordable housing units.	**Responsible Agency:** Community Development Department **Funding:** Department budget	The city does not regularly monitor densities achieved compared to densities allowed under the	Modify - Meet SB 166 (No Net Loss) to maintain site inventory throughout the planning period.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
		Time Frame: Review annually	new general plan. City Staff has not observed interest in developers to maximize density permitted in higher density land uses such as the General or Urban Neighborhood designations.	
Goal 6: Adequate Housing//Housing Affordability. Adequate housing to meet the needs of all economic segments of the community.				
6.1	When feasible, continue to defer development fees for housing units affordable to extremely low-, very low-, and low-income households.	**Responsible Agencies:** Community Development, Building, and Public Works Departments **Financing:** Department budgets **Time Frame**: Ongoing, as projects are processed through the Community Development Department	City has entered into agreements to allow deferred development fees	Continue.
6.2	Continue to work with nonprofit and for-profit developers to apply for financing to fund the development of housing affordable to lower-income and special needs households, particularly housing that will serve persons with extremely low incomes, farmworkers, the elderly, and persons with disabilities and developmental disabilities. Funding sources may include, but are not limited to, the USDA Section 515 Rural Housing Program, MHP, Joe Serna Farmworker Housing Grant Program, CalHome, Low Income Housing Tax Credits, and tax-exempt bonds. The City will be open to providing letters of support for funding applications; the City will also consider partnerships with nonprofits for utilization of City staff to help write and to review project applications. The City will take actions necessary to expedite processing and approvals for such projects.	**Responsible Agency:** Community Development Department **Funding:** General Fund, HCD **Time Frame:** Assist with funding applications as needed, 2014–2021; annually review potential funding opportunities	The City has worked with nonprofit developers for financing such as Low income Housing Tax Credits and IIG funding.	Continue.
6.3	Continue to pursue funding for the construction and rehabilitation of affordable housing, including annual applications for HOME and CDBG funds. The City will work with nonprofit and for-profit housing developers	**Responsible Agency:** Community Development Department **Funding:** HCD	The City continues to support this and has supported nonprofits applications for IIG	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	and will take actions necessary to expedite processing and approvals for such projects.	**Time Frame:** Apply for funding annually, 2014–2021	funds and low income housing tax credits. The City has expedited development processing pursuant to State SB 35 requirements. 1. Submitted a successful grant application under the AHSC program to build Pueblo Viejo Villas (105 units) CHELSEA 2. Rehabilitated/Preserved Coachella Community Homes Apartments (101 units) CVHC 3. Rehabilitated/Preserved Pueblo Nuevo Apartments (50 units) CVHC 4. Applied for Joe Serna Farmworker Housing Funding to Rehabilitate/Preserve Las Casas II & III Apartments (115 units) CVHC (not approved) 5. Replacing/Constructing Coachella Valley Apartments (replacing 20 units; building	

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
			addtl. 36 new units = 56 units)	
6.4	Continue to offer a density bonus in keeping with state law (Government Code Section 65915).	**Responsible Agency:** Community Development Department **Funding:** Department budget **Time Frame:** Ongoing, 2014–2021	The City continues to offer a density bonus incentive in Chapter 17.88 of the Zoning Code.	Modify - Update Density Bonus Ordinance per new State law.
6.5	As part of the City's website update, the City will include housing-related resources including information regarding the City's housing rehabilitation program, first-time homebuyer loans, loans available through CalHFA, and other relevant links.	**Responsible Agency:** Community Development Department **Funding:** CalHFA First-Time Homebuyer Program **Time Frame:** 2015, as part of the City's comprehensive website update	Not Complete.	Continue.
Goal 7: Housing Preservation. Preservation of existing affordable housing opportunities for lower income residents of the city.				
7.1	Actively support the Riverside County Housing Authority's attempts to secure additional Section 8 rental assistance for low-income households.	**Responsible Agency:** Community Development Department **Financing:** HUD Section 8 Certificate and Housing Voucher Programs **Time Frame:** Ongoing	The City continues to support Riverside County Housing Authority's efforts to provide rental assistance in Coachella.	Continue.
7.2	Monitor and assist in the preservation of affordable units at risk of converting to market rate. Actions will include: • Monitor the Risk Assessment report published by the California Housing Partnership Corporation (CHPC). • Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs. • Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers. • Maintain the list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.	**Responsible Agency:** Community Development Department **Funding:** HCD **Time Frame:** As needed and ongoing, 2014–2021	The City has monitored the status of housing projects with expiring covenants. City works with Community Housing Opportunities Corporation to apply for 9% tax credit allocation, Joe Serna Funds, and County Housing Authority	Continue.

Program #	Program Description	Responsible Party; Timeline	Evaluation	Modify/Delete/ Continue
	• Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay. State law requires a 12-month notice.		facilitated funding for redeveloping an existing affordable housing site into 110 unit multifamily residential development (CV Apartments).	

Appendix E: Public Outreach Summaries

MEMO

To: Luis Lopez, J.D. | Development Services Director – City of Coachella

From: Kathryn Slama | Senior Associate – Lisa Wise Consulting, Inc.

Date: May 6, 2021

Subject: Coachella 6th Cycle Housing Element Update- Summary Focus Groups

Focus Group Overview

The City of Coachella conducted two focus group meetings as part of the preparation of the 6th Cycle Housing Element Update. Led by the City's consultant, Lisa Wise Consulting, Inc. (LWC), the meetings were conducted virtually via Zoom, on Wednesday April 21, 2021 and Friday April 23, 2021 with 8 individuals with special knowledge and interest in housing issues in the City. The purpose of the meetings was to introduce the Housing Element update process and solicit feedback on housing related issues and opportunities which will inform and support the development of policies and programs for the City. The City conducted meetings with the following groups:

1. Community and Housing Advocates; and
2. Housing Developers

Each meeting began with a presentation by LWC on the Housing Element, including purpose, components of a Housing Element, and overview of State requirements. Following the presentation, LWC facilitated a discussion guided by open-ended questions about fair housing issues, market characteristics, development constraints, housing needs (including special needs groups), and unique housing conditions and opportunities in the city. Participants were encouraged to respond to the questions verbally, but the chat function was also available for use, if preferred. The presentation is included in Attachment A and the questions are provided in Attachment B of this memo.

The City identified and sent email invites to 51 individuals, with reminder notifications sent closer to the date. The participants were invited to join a meeting based on their industry and area of familiarity. Of the 51 invited individuals, 11 RSVP'd, and 8 individuals participated. LWC offered follow up meetings to three individuals who were unable to attend their scheduled meeting.

Below is a summary of the feedback received during the meetings.

Summary of Feedback

The following is a summary of the input received from all participants, in aggregate format.

A. Coachella Housing Needs

1. Underserved groups tend to be low-income individuals, older individuals, full time and seasonal agriculture workers, mixed status families, and Native Americans.
2. There is a need and an interest in creating workforce housing, especially housing for farmworkers near the farms.
3. Accessory Dwelling Units are a growing in-demand housing option in Coachella which should be encouraged, but a diverse range of housing types are still needed to meet the demands of the City.
4. Mixed status families are afraid to apply for additional housing aid from state and federal resources even though they may need it and qualify.
5. There is an interest in preserving existing seasonal farmworker housing in unincorporated areas of the County.
6. Development within the City of Coachella tends to concentrate and segregate housing opportunities based off socioeconomic status. There needs to be a better integration of various income level housing opportunities throughout the City.

B. Housing and Development Constraints

1. Development standards need to be reevaluated to increase flexibility in housing production. Participants have shown desire to reduce setbacks, up zone areas, and create more mixed-use opportunities in the City's Downtown.
2. Developers may use Senate Bill 35 for future development so City staff should increase familiarity with the law and its implication for housing development to help expedite approval.
3. Affordable housing developers are building larger family units (1-, 2-, and 3-bedroom apartments) and supportive housing. Larger family units require more amenities and infrastructure driving up costs and fees.
4. The type of affordable housing (e.g., attached apartments, row houses, etc.) is driven by the funding systems in place that pay for affordable housing development. Affordable housing developers are restricted to the type of housing that their funding sources pay for.
5. Affordable housing developers have difficulty meeting state and federal funding requirements because of the City's density restrictions and other limitations (parking, height limits, Floor Area Ratio restrictions, etc.).
6. Affordable housing developers use scorecards to identify appropriate sites for development that are likely to be competitive for funding. For a site to be rated high on the scorecard, the site usually must be a certain size to meet a density threshold and must be located close in proximity to community amenities such as parks, transportation, and schools. These sites are rare in Coachella and the greater Coachella Valley.

7. Coachella may identify sites that they would like to be developed for affordable housing. However, if the site does not have access to community amenities or infrastructure in-place then it is infeasible for affordable housing to be developed by nature of the funding mechanisms in place. Cities will not invest in infrastructure/amenities if the population is not there. Affordable housing developers cannot develop if the infrastructure/amenities is not in place. This is a cycle that requires better coordination to ensure sites meet criteria for funding.

C. Policy/Program Recommendations

1. Develop a comprehensive short term rental policy. Short term rentals fragment the community and are very expensive/lucrative preventing more housing from being established and can be related to the gentrification and displacement of communities within the City.
2. Explore various programs and policies that encourage equal opportunity to housing such as permanent affordability and inclusionary zoning.
3. Consider developing an anti-displacement policy because development is occurring disproportionately (primarily in the west part of the City) and at varying scales for different neighborhoods. Vulnerable communities have been displaced and more neighbors are at-risk.
4. Explore first-time homebuyer programs and subsidy programs for low-income residents in order for this income group to mix with the larger Coachella population.
5. Provide additional financial relief to affordable housing developers. If capital is not available, then the City should reevaluate its existing resources and processes to reduce overall construction costs. Multiple affordable housing developers emphasized fee waivers as an appropriate financial relief option.
6. Streamline the permitting process to reduce cost of development and time spent on permitting process. An expensive development process will defeat any well-intentioned policy because projects time and money on the administrative process and approval procedures.
7. Research the financial feasibility of mixed-use homes with affordable housing above commercial uses.
8. Annex agricultural land outside City limits to preserve and develop more farmworker housing. Farmworkers are an often-displaced socioeconomic group since the cost of living within the City is too high. In order to accommodate the needs of farmworkers and prevent further displacement, the City should consider annexing the agricultural land outside the City where the cost of living is more affordable and where farmworkers are currently commuting to.

Coachella

Housing Element Update

April 2021







Agenda

- What is the Housing Element
- Update Process
- Discussion

What is the Housing Element

A **Housing Element** is required by State law and compels Woodland to do their "fair share" of planning for adequate housing

Housing Element must:

- Assess community housing needs and conditions of housing stock
- Establish a roadmap to accommodate projected housing demands
- Set citywide housing-related goals, objectives, policies, and programs
- Show how the City will meet demand for housing for all income levels

Other Mandatory General Plan Elements:


Land Use


Mobility


Conservation


Open Space


Safety


Noise

What is the Housing Element

Housing Element Components

1. **Housing Element Review:** A performance evaluation of policies and programs from previous housing elements.
2. **Housing Needs Assessment:** A review of the existing and projected housing needs, especially regarding special needs populations
3. **Adequate Sites Inventory:** A record of suitable land zoned to accommodate the City's share of regional housing needs
4. **Housing Resources Assessment:** Identified opportunities to support the development, preservation, and rehabilitation of housing
5. **Housing Constraints Assessment:** Identified governmental and non-governmental (market, environmental, etc.) impediments to housing development
6. **Implementation Plan:** Goals, policies, and programs dedicated to meeting the City's housing need

What is the Housing Element

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Assessment or RHNA:

- Projected number of new housing units needed
- Each jurisdiction must show it can ***accommodate*** its total RHNA number, and its allocations by income level.
- Mandated by State law

	SCAG	CVAG	Coachella
	6th Cycle RHNA	6th Cycle RHNA	6th Cycle RHNA Share
Very Low 30-50% MFI	352,796	6,204	1,033
Low 50-80% MFI	206,807	4,664	999
Moderate 80-120% MFI	223,957	5,561	1,367
Above Moderate >120% MFI	559,267	15,190	4,487
Total	**1,341,827**	**31,619**	**7,886**

Coachella City Median income 4-person household: $34,224
Riverside County Median income 4-person household: $67,005

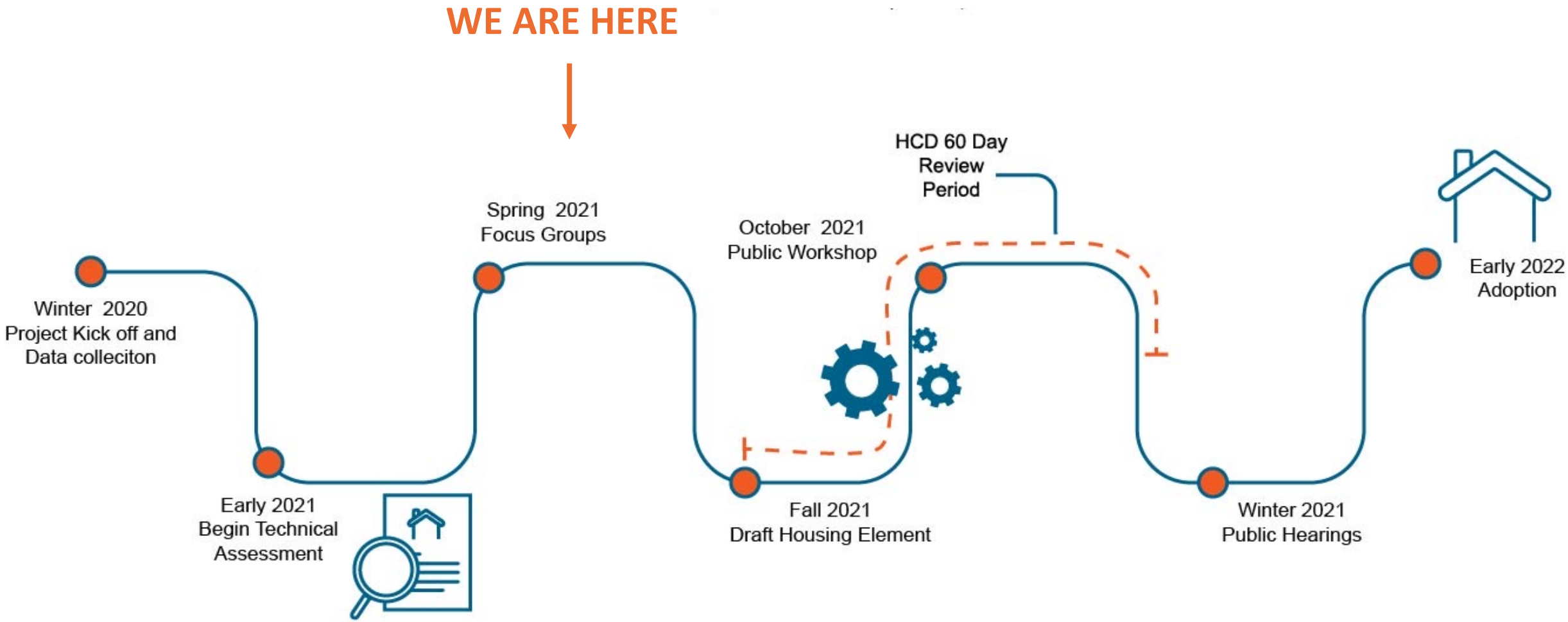
What is the Housing Element

How Does the Housing Element Help the City Meet its Goals?

- Develop an inventory of sites sufficient to meet the City's RHNA allocation
- Establish policies and programs to incentivize both market-rate and affordable housing development
- Identify additional strategies to reduce constraints and expand housing production



Update Process



Update Process

Focus Groups - Why We Are Here

- **Purpose:** Introduce the housing element update, discuss opportunities and constraints to housing development, and receive policy/program recommendations
- **Who/When:** Three (3) focus group sessions for a variety of stakeholders including
  - Community and Housing Advocates
  - Housing Developers
  - Local Institutions and Businesses



Focus Group Protocols

- **Group Norms**
  - Each participant will be treated with respect
  - Please be mindful of time
  - Allow other participants to finish speaking before beginning to speak
- **Format**
  - Open discussion with guided questions
  - The **chat function** will be available if you would like to provide written comment, though the focus is will be on the dialogue.
- **Recordation:** Notes will be taken, and chats will be saved

Discussion

Appendix B: Focus Group Discussion Questions

Community and Housing Advocates

1. Who are the most underserved groups in the City?
2. What type of housing is most needed/in short in supply in Coachella?
3. Do you see any disparities or concerns in housing patterns or trends in Coachella?
4. Are you concerned about concentration or segregation in housing access and/or opportunity in Coachella?
5. What are the most critical gaps in housing services/options in Coachella?
6. What are the challenges or barriers to filling these gaps/providing adequate and sufficient housing?
7. What would be your top policy or program recommendations to the City?

Housing Developers

1. What types of housing does your organization specialize in? What role does your organization play in helping provide housing in Coachella?
2. What are the unique challenges with building housing in Coachella?
3. Are there any specific constraints with residential development standards and/or approval procedures in Coachella?
4. What are the most in demand housing typologies in Coachella?
    - What can the City do to facilitate these types of housing developments?
5. Where (geographically) do you see opportunities for (affordable) housing in Coachella?
6. What would be your top policy or program recommendations to Coachella?
7. For affordable developers only:
    - Tell us about your most successful project in Coachella or nearby communities? Why?
        - What are the key factors for that success?
    - What are the unique challenges with building affordable housing in Coachella?

LWC

6th Cycle Housing Element Update

City of Coachella

Steering Committee Meeting Notes

Date: July 26, 2021

Time: 5:00 PM

Attendees:

Lisa Wise Consulting, Inc.:

- Kathryn Slama
- David Bergman
- Lindsey Squirewell

City of Coachella:

- Gabriel Perez, Assistant Community Development Director

Steering Committee:

- Ana Perez
- Taylor Varner
- Fernando Heredia
- Mike Walsh
- Jim Kosak
- Daniel Wozniak
- Absent
  - Sahara Huazano – Alianza Coachella Valley
  - Dave Davis- Chelsea Investments

1. Introductions

1. Taylor Varner - Lift to Rise
   a. Lives in Indio
   b. Regional Affordable Housing Planner at Lift to Rise
   c. Wants to contribute as a community developer and provide input to the local government on constraints
2. Fernando Heredia - Our Lady of Soledad
   a. Deacon at Our Lady of Soledad
   b. Lives in La Quinta
   c. Wants to help because effective housing creates productive citizenship

3. Mike Walsh – Riverside County Housing Authority
    a. Works for Riverside County Housing Authority, Workforce Housing
    b. Member of Our Lady of Soledad
    c. Lives in Indio
    d. Wants to help with solving housing challenges and creating effective partnerships with other organizations
4. Ana Perez – Real Estate Agent
    a. Lives and works in Coachella for 12 years
    b. Real estate professional
    c. Opened her real-estate office in 2020
    d. Wants to contribute housing market knowledge and service to the community
5. Jim Kosak – Strategic Land Partners
    a. Works for Strategic Land Partners
    b. Owner of 280-acre property
    c. Developed hotels, mixed-use, and multi-family and single-family detached residential
    d. Has 25 years of real-estate experience
6. Daniel Wozniak - Pulte Homes
    a. Works as a developer for Pulte Homes (3rd largest builder in the U.S.)
    b. Four projects in Coachella, 50 – 200 lot projects
    c. Lives in Coachella
    d. Interested in what the City's housing goals and interests are for the future

2. Steering Committee Overview

a. Discussed Role and Purpose of the Steering Committee
b. Advisory Recommendations to City staff

3. Discussion

- No one is building 30 du/ac (HCD assumes affordable housing more likely on properties with densities allowed up to 30 du/ac). Cap and trade project (Pueblo villas) probably isn't 30 ac/du. It is difficult to achieve the required density unless the units are studio or one bedroom, as its too expensive to build taller. The market cannot absorb the cost of affordable housing construction without outside sources. The current rents are not high enough to cover the costs of more expensive development typologies.
- Coachella needs more infrastructure investment, reduce funding and timing for future projects. Suggests that policies should focus on high density and lower development costs to help fulfill the requirements (e.g. tiered fee structure). Opportunity to shorten entitlement timeline (takes years at times). Suggests City makes SB 35 streamlining more visible as an option.

- Land brokers need incentives to increase density to bring down land costs and lower development costs if City wants to affordable housing units. Most owners entitle larger lots (7,200 sf) to set up for product types of key developers. Consider streamlining and allowing smaller lots w/o extra process.
- Organizations such as Habitat for Humanity will be helpful in the affordable housing construction and helping increase housing supply.
- Builders want certainty in development. Time to entitle land is a negative. Owners/developers will not ask for exceptions to requirements (even if allowed), if it would require any extra process or extend the review/entitlement period.
- Cost of land:
    - Raw land always takes time to process, it is an expectation in the entitlement process
    - Cost of land depends on size, if it entitled, utility access, etc.
    - Some people buy land cheap, entitle and process CEQA then resell much higher (e.g. $10k/acre Agricultural land resell at $400k to $1M/acre if entitled and ready to go
- City seeking “pro-housing’ designation. Recommend adding policies into the Housing Element to help identify incentives.

6th Cycle Housing Element Update

City of Coachella

Steering Committee Meeting Agenda

Date: August 16, 2021

Time: 5:00 PM

Attendees:

Lisa Wise Consulting, Inc. (LWC):

- Kathryn Slama
- David Bergman
- Lindsey Squirewell

City of Coachella:

- Gabriel Perez, Assistant Community Development Director

Steering Committee:

- Ana Perez– Real Estate Agent
- Taylor Varner - Lift to Rise
- Fernando Heredia- Our Lady of Soledad
- Mike Walsh – Riverside County Housing Authority
- Jim Kosak– Strategic Land Partners
- Daniel Wozniak - Pulte Homes
- Sahara Huazano (1st meeting) – Alianza Coachella Valley
- Kenneth Rogers (1st meeting) – CVHC Sr project Manager in Indio

1. Technical Assessment Discussion

- Is Coachella considering an inclusionary housing requirement?
- Is the 5th Cycle rezone program completed?
  - City estimates completion in September 2021
- Is rezoning expected for the 6th cycle?
  - City has capacity under General Plan land use. City will need to rezone to implement the General Plan
- Is City pursuing a “pro-housing” designation?
- Will the Housing Element address homelessness and farmworkers?
- Constraints
  - Development fees are higher for singer family development

- City should compare to other cities in the desert
- Are other requirements a constraint (e.g. setbacks)
    - For single family, setbacks are not a constraint. Reduced setbacks would allow larger building envelope (for single family), not necessarily help with affordability
    - Relaxed setbacks can create more infill sites opportunities – all density options should be considered
- Street with smaller widths (that don't meet City ROW requirements) are subject to HOA rules and not zoning rules. This is difficult at times
    - Some developments provide private small street with no sidewalks to decrease building costs
    - City to allow smaller streets, can avoid HOA and reduce costs

- Affordable Housing and Incentives
    - What are the incentives for developer to provide affordable housing since the profit yields less than market rate housing? Needs to make up the difference and protect market rate owners investment
    - Incentives are usually a requirement of affordable development, unless City implements inclusionary requirement
    - Community Land Trust- maintain affordability when sold
    - Single family is being excluded from affordable housing assumptions because high density requirements for affordable housing
    - Affordable housing is not affordable to build, just affordable to tenants. Need subsidy and tax credits
    - Don't limit development too much, otherwise other development types are not feasible (e.g. single family)
    - Programs can include covenants for home loans (for certain professions (teachers, nurses) they can qualify for higher loans
    - For profit companies and nonprofit companies should team up to qualify for the most financing options (and the nonprofit can help navigate requirements for subsidy and tax credits)
    - Developers should have options to include affordable housing

2. Draft Implementation Plan

- How are we going to prioritize affordable housing?
- Are we going to expand residential zones?
- SB35
    - General Plan/Zoning consistency is a challenge without an updated Code
    - Look into San Francisco as a reference for SB35 implementation procedures
- Uncertainty is the biggest risk for developers
    - Remove CEQA requirements, decrease building process & plan check time

- Developers would pay extra for express/expedited processing
- We should develop ways to lower development fees or give land to developers
- Fee waivers to expedite process

- A city funded senior center funded would be a good amenity – provide residential development near by
- Amenities and neighborhood resources are important to consider to ensure equity in housing placement
  - Create a subdivision of affordable housing next to market rate
- No known areas of segregation or concentration
- No areas as high resources or opportunity by TCAC, this is a disadvantage when competing for funding
  - What does Coachella need to have higher numbers of opportunity zones
- Coachella has low income compared to region, but higher rate of home ownership
  - How to maintain ownership opportunities without USDA 502 loans