

2014-2021 Housing Element

Final
Adopted November 7, 2013

CHAPTER II: COMMUNITY DEVELOPMENT
IIB. Housing

INTRODUCTION

Housing Elements are required components of all General Plans and are intended to guide residential development and preservation in a way that is consistent with the overall social and economic values of the community, as well as meeting State laws pertaining to the provision of housing opportunities for all income groups.

Article 10.6 of the Government Code describes the content requirements of local housing elements. This legislation requires that a housing element include an assessment of housing needs; an inventory of resources and constraints; a statement of goals, policies, and objectives; and implementation programs. Section 65580 of the Government Code identifies the State housing goal as follows:

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

This Housing Element is consistent with the other General Plan elements, with a high degree of association with the Land Use and Circulation Elements. The Land Use Element identifies land use designations and intensities of residential uses. The Circulation Element discusses the City's roadway improvements and establishes policies that provide the ability to access residentially designated properties.

The Housing Element is required to be updated every eight years. Pursuant to State law, this Housing Element covers the planning period of October 15, 2013 through October 15, 2021, consistent with the update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region. During this planning period, cities in the SCAG region are required to make good-faith efforts to achieve the goals and policies of the Housing Element. At the end of the planning period, the cities are required to analyze the Elements' successes and make programmatic and policy changes in order to meet the community's housing needs.

Organization of the Element

The State of California defines Housing Element content. Organization of the Element, however, is determined by local jurisdictions. This Housing Element is comprised of the following components:

- **Introduction:** Outlines the purpose and contents of this Housing Element.
- **Community Profile:** Provides an assessment of the existing and projected housing needs in the community based on demographic trends and housing market conditions.
- **Housing Constraints:** Provides an assessment of the constraints confronted by the City in meeting the housing needs of the community.
- **Housing Resources:** Provides a discussion of financial resources available to the City to address its housing needs and opportunities for energy conservation.
- **Assessment of Previous Housing Element:** Provides an overview of the City's achievements under the previous Housing Element (adopted in 2009).
- **Future Housing Needs and Development Potential:** Presents the City's available sites inventory in meeting the Regional Housing Needs Assessment (RHNA) for the 2014-2021 RHNA period.
- **Housing Plan:** Presents the City's goals and policies, as well as implementing programs to address the City's housing needs and State mandates.
- **Appendix A. Community Outreach:** Includes the input received through public participation activities.

Public Participation

State law requires that local jurisdictions consult with all socioeconomic segments of the community, particularly low and moderate income households and those with special needs, when developing the Housing Element.

To understand the housing needs in the City, the City invited input from citizens and community stakeholders prior to the preparation of the Draft Housing Element. The City held a public workshop to receive input into the preparation of the Draft Housing Element on April 16, 2013. The workshop was advertised in the City's newsletter, through emails, and on the City's website. A summary of the input received at the workshop is provided in Appendix A.

In addition the City held a study session with the Planning Commission and City Council on May 16, 2013. The meeting was open to the public and publicly noticed.

In order to address specific concerns raised during the Public Participation process, this Housing Element includes the following policies and programs:

Policies:

- IIB1.1 Continue enforcement of the codes and regulations establishing minimum construction standards.

- IIB1.2 Encourage maintenance and repair of existing housing to prevent deterioration within the City.

Implementation Programs:

- IIB3.A Monitoring Potential Constraints

- IIB3.C Development Guidelines and Procedures

General Plan Consistency

California law requires that General Plans be "internally consistent." That means that the goals, policies, and objectives in one Element cannot be in conflict with another Element. The two elements most closely associated with the Housing Element are the Land Use Element and the Circulation Element. The Land Use Element defines the City's location and intensity of land uses and the Circulation Element sets forth the policies for a comprehensive transportation network for both vehicles and pedestrians.

The Land Use Element was updated in 2007 and the Circulation Element was updated in 2008. This Housing Element was prepared to be consistent with both of those Elements, as well as all other Elements of the General Plan. There are no land use changes or roadway changes required to fully implement the policies contained in this Housing Element. In addition, the policies of this Housing Element are also consistent with all other Elements of the General Plan.

Department of Housing and Community Development Review

As required by State law, the Draft 2013-2021 Housing Element will be reviewed by the Department of Housing and Community Development. Table 1 summarizes the components of the Housing Element that are required by State law and where those components can be found in the document.

Table 1. State Housing Element Requirements

Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Indian Wells in relation to countywide trends	IIB-7
2. Analysis of employment trends in Indian Wells in relation to regional trends	IIB-8
3. Projections and quantification of Indian Wells' existing and projected housing needs for all income groups	Starting on IIB-10
4. Analysis and documentation of the City's housing characteristics, including:	
a. Level of housing cost compared to ability to pay	IIB- 11
b. Overcrowding	IIB-11
c. Housing stock condition	IIB-12
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Starting on IIB-50
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Starting on IIB-18
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Starting on IIB-36
8. Analysis of special housing need: elderly, persons with disabilities (including developmental disabilities), large families, farmworkers, and families with female heads of household	Starting on IIB-12
9. Analysis of housing needs for families and persons in need of emergency shelter	IIB-15
10. Analysis of opportunities for energy conservation with respect to residential development	IIB-38
11. Analysis of assisted housing developments that are eligible to change from Low-Income housing during the next 10 years	IIB-12
B. Goals and Policies	
12. Identification of goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Starting on IIB-60

Table 1. State Housing Element Requirements

Required Housing Element Component	Reference
C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	IIB-550
14. Programs to assist in the development of adequate housing to meet the needs of Low and Moderate-Income households.	IIB-59 to 60
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	IIB-60
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	IIB-60
17. Conserve and improve the condition of the existing affordable housing stock in Indian Wells	IIB-58
18. Promote housing opportunities for all persons	IIB-61 to 62
19. Programs to address the potential conversion of assisted housing development to market-rate housing	N/A

Public Hearings

Public hearings will be conducted before the Planning Commission and City Council prior to adoption of the Housing Element. The Draft Housing Element will be made available on the City's website and to housing and community organizations prior to the hearings.

Public Noticing

All public meetings/hearings will be duly noticed in a newspaper with general circulation, including the City newsletter.

Data Sources

In preparing this Housing Element, various sources of information were consulted. The 2010 Census and the American Community Survey (ACS) provide the basis for population and household characteristics. However, several other sources are used to provide demographic, housing and market information:

- Population and demographic data provided by the California Department of Finance (DOF)

- Housing market information, such as home sales and rents
- Special needs populations and the services available to them
- Lending patterns for home purchase and home improvement loans
- Federal Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data

COMMUNITY PROFILE

Demographic Profile

The population and housing characteristics of Indian Wells are very different than most California communities. Only a small portion of the total population resides in the City on a year-round basis. This is reflected in the fact that approximately 42 percent of the total housing units in Indian Wells are utilized for seasonal, recreational, or occasional use only, according to the 2007-2011 ACS.

Population Characteristics

The ethnicity of the population of Indian Wells is predominantly White (95.8 percent), with 4.2 percent of the residents being of Hispanic origins. In response to the 2010 Census question regarding race (which is different from ethnicity), approximately 1.7 percent of the population reported Asian, 1.05 percent reported Some Other Race and 1.03 percent reported Two or More Races.

The 2010 Census identifies a citywide median age of 66.7 years. About 55 percent of the residents were age 65 or over.

Table 2. Age Distribution

Age Ranges	Total	Percent
0-4	60	1.2%
5-19	276	5.6%
20-24	50	1.0%
25-44	283	5.7%
45-64	1,558	31.4%
65+	2,731	55.1%
Total	**4,958**	**100%**

Source: 2010 Census, DP-1

At incorporation in 1967, Indian Wells had an estimated 855 residents and 585 dwelling units. By 1980, these numbers increased to 1,394 residents (a 63 percent increase) and 2,041 dwelling units (a 248 percent increase). As evidenced by the development rate during the 13-year span from incorporation to 1980, the City experienced a high rate of second home or seasonal home development. The 1990 Census reported a population of 2,647 residents (a 90 percent increase from 1980) and 3,019 dwelling units (a 48 percent increase from 1980). The 2000 Census reported a population of 3,816 residents, a 44 percent increase from the 1990 Census. The 2010 Census reported 4,958 residents in Indian Wells, almost a 30 percent increase from 2000. According to the State Department of Finance, the population in Indian Wells is estimated to be 5,081 persons as of January 1, 2013.

Vacancy and Tenure

As stated previously, Indian Wells is unique in that there are a significant number of units used only on a seasonal basis. Because of this, Indian Wells has a high vacancy rate. The 2007-2011 ACS indicated that approximately 51.1 percent of all units within Indian Wells were vacant. Seasonally occupied units accounted for 42 percent of all units in the City or 82 percent of the vacant units.

Among the year-round occupied housing units in the City, 17.6 percent were renter-occupied and 82.4 percent were owner-occupied. Tenure of occupied housing units, by age of householder, is illustrated below:

Table 3. Tenure by Age of Householder

Age Ranges	Owner-Occupied	Renter-Occupied	Total
15-24	0	0	0
25-34	25	0	25
35-44	50	11	61
45-54	195	151	346
55-64	449	66	515
65-74	629	75	704
75+	783	153	936
Total	**2,131**	**456**	**2,587**

Source: 2007-2011 ACS, B25007

Most households in Indian Wells were owner-households, according to the 2007-2011 ACS, with the majority of those being headed by people approaching retirement age (55-64 years) or seniors (65+ years).

Vacancy status is summarized below. As shown, considering only those units that were available for rent and for sale, the citywide vacancy rate was 4.6 percent according to the 2007-2011 ACS.

Table 4. Vacancy Status

Type of Unit/Status	Number	Percent
For Rent	119	4.4%
For Sale Only	139	5.1%
Rented or Sold, Not Occupied	125	4.6%
Seasonal, Recreational or Occasional Use	2,226	82.2%
All other Vacant	98	3.6%
Total	**2,707**	**100.0%**

Source: 2007-2011 ACS, B25004

Employment Characteristics

Employment characteristics are determined for all persons over 16 years of age living within the community. The 2007-2011 ACS identifies a labor force of 1,742 persons, of which 133 (7.6 percent) were unemployed. The occupations of employed persons are summarized below.

Table 5. Summary of Employed Persons 16 Years and Over

Occupation	Persons	Percent of Employed
Management, business, science, and arts occupations	942	58.5%
Service occupations	146	9.1%
Sales and office occupations	427	26.5%
Natural resources, construction, and maintenance occupations	65	4.0%
Production, transportation, and material moving occupations	29	1.8%
Total	**1,609**	**100.0%**

Source: 2007-2011 ACS, DP-03

Income Characteristics

Per capita income is determined for all persons 15 years of age and older. Indian Wells' per capita income, according to the 2007-2011 ACS, is $100,300. The ACS differentiates between family and household when identifying income levels.[2] The overall median household income was $111,078. The median family income was $145,714.

Table 6. Income by Household Type

Income Range	Households			
	Families	Non-Families	Total	Percent
0-$24,999	70	322	392	15.2%
$25,000-$49,999	214	214	428	16.5%
$50,000-$74,999	157	105	262	10.1%
$75,000-$99,999	78	57	135	5.2%
$100,000-$149,999	373	73	446	17.2%
$150,000-$199,999	194	45	239	9.2%
$200,000 or more	590	95	685	26.5%
Total	**1676**	**911**	**2,587**	**100.0%**

Source: 2007-2011 ACS, DP-03, B19201

Housing Characteristics

Housing Stock

Based on the Department of Finance 2013 estimate, there are 5,163 housing units in Indian Wells, consisting of 3,390 single-family detached units (65.7 percent), 1,140 single-family attached units (22.1 percent), 633 units (12.3 percent) within multiple-unit structures, and no mobile home units.

[2] A household is an occupied housing unit, which can be a single person living alone, unrelated persons living together (e.g. roommates), or a family. A family is therefore a subset of households.

Cost of Housing

The 2007-2011 ACS identifies a total of 2,587 occupied units. Approximately 82 percent of these units were owner occupied. The ACS estimates that the overall median value of owner occupied units was $703,100. According to DQ News (an online real estate news provider), the median price of homes (both single family attached and detached) sold in April 2013 was $565,000, down 17.52 percent from the homes sold during the same month in 2012. These prices were significantly higher than most communities in Riverside County. Across the County, the median sales price in April 2013 was $248,000, up 24 percent from April 2012.

Rentals comprised 17.6 percent of the occupied units. There are few apartments or condominiums available for rent in Indian Wells. Most rentals in the City are single-family homes. Rents in Indian Wells vary significantly depending on the size of the unit and location.

Table 7. Typical Rents

Type of Unit	Rent
Studio	$900
Two-Bedroom	$1,500-$5,500
Three-Bedroom	$1,800-$9,000
Four-Bedroom	$2,500 to $45,000

Source: Trulia.com, accessed June 6, 2013

Housing Affordability

Housing affordability is determined by Section 50053 of the California Health and Safety Code and varies by income level and family size. Households are delineated into five different income levels.

Table 8. HCD Defined Income Categories

Income Level	% of Area Median Income (AMI)
Extremely Low	Less than 30%
Very Low	30 to 50%
Low	51 to 80%
Moderate	81 to 120%
Above Moderate	More than 120%

Source: California Health and Safety Code, Section 50053.

Housing Problems

HCD requires that all cities provide for the Regional Housing Needs Assessment (RHNA) and also address the needs of households with existing housing problems. Existing housing needs include overpayment, overcrowding, and substandard housing conditions. The Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD provides estimates of households with housing problems by the following income groups:

Table 9. Income Groups with Housing Problems

Income Level	% of Area Median Income (AMI)
Extremely Low	0 - 30%
Very Low	31 to 50%
Low	51 to 80%
Moderate /Above Moderate	80%+ of AMI

Source: U.S. Department of Housing and Urban Development

Overpayment

Households experiencing overpayment are those that are paying more than 30 percent of their gross income for housing and related costs. Overpayment among Moderate/Above Moderate income households are typically not a concern since such households typically have more discretionary income and are able to expend more on housing. In Indian Wells, 390 households in the Extremely Low, Very Low, and Low categories had overpayment issues, according to CHAS data.

Table 10. Households with Overpayment

Income		Household Type		Tenure		Total (Renter and Owner)
		Elderly (62+ years)	Large Households	Renter	Owner	
Extremely Low	Total	80	0	35	85	120
	Overpayment	60	0	35	55	90
Very Low	Total	120	0	30	90	120
	Overpayment	95	0	20	75	95
Low	Total	195	0	40	215	255
	Overpayment	165	0	30	175	205
Moderate/ Above Moderate	Total	1,485	15	185	1,920	2,105
	Overpayment	310	0	10	45	55
Total	Total	**1,880**	**15**	**290**	**2,310**	**2,600**
	Overpayment	**1,860**	**0**	**95**	**350**	**445**

Notes:
1. Characteristics of households are not mutually exclusive, e.g. a large household can either be owner or renter. Larger households are those with five or more persons. Similarly, a senior household can be either renter or owner.
2. Data based on 2005-2009 ACS sample data and therefore, totals deviate slightly from the 100 percent data.

Source: HUD CHAS based on 2005-2009 ACS

Overcrowding

Overcrowding refers to housing units with more than one person per room, excluding bathrooms, hallway, porches, etc. According to the 2007-2011 ACS, there are no households experiencing overcrowding in Indian Wells.

Substandard Housing Conditions

Based on a windshield survey, housing in the City is in excellent condition as of the preparation of this Housing Element in 2013. No more than a few units would require rehabilitation or minor improvements (such as a paint, window replacement and weatherization). No units were determined to need major renovations or rehabilitation. Because of this, rehabilitation of existing units is not considered to be a significant issue in Indian Wells. Additionally, due to the high quality condition of the housing stock, private or public demolition is not anticipated.

Publicly Assisted Housing at Risk of Converting to Market Rate

There are no units in Indian Wells constructed under State or Federal programs. All affordable housing constructed in the City was locally funded and required to be affordable in perpetuity and therefore, no units are "at-risk" of converting to market-rate housing.

Special Needs

State housing law requires each jurisdiction to prepare an analysis of special housing needs. These needs refer to households having atypical characteristics, such as persons with disabilities, the elderly, large families, farmworkers, female headed households, and families and persons in need of emergency shelter.

Large Households

A large household is defined as having five or more members. Large households require housing units with higher bedroom counts and may experience overcrowding if the units available to them are undersized.

According to the 2007-2011 ACS, only 36 units (1.4 percent) of all households in the City have five or more persons. Twenty-five of the large households were owner-occupied and 11 were renter occupied.

Elderly

Individuals over the age of 65 often require special housing needs and services. Many seniors may live on fixed incomes, alone, or with their children. They may also be dependent upon public transportation for accessing vital services and life essentials, such as food, medicine, health care, or other necessities. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior homeowner.

According to the 2010 Census and 2007-2011 ACS, the senior housing characteristics of Indian Wells were as follows:

Table 11. Characteristics of the Elderly Population (Age 65+)

Gender	Number	Percent
Male	1,311	48.0%
Female	1,420	52.0%
Total	**2,731**	**100.0%**
Tenure of Householder 65+ years		**Households**
Renter-Occupied		228
Owner-Occupied		1,412
Total		**1,640**

Source: 2010 Census, DP-1; 2007-2011 ACS, B25007

Among the 1,640 elderly households in the City, 475 were elderly persons living alone. Overall, the 2007-2011 ACS (B17017) identified a total of 49 seniors in the City with incomes below the poverty level.

Persons with Disabilities

The 2010 Census and 2007-2011 ACS do not provide information on persons with disabilities in Indian Wells. The last enumeration of persons with disabilities was conducted in 2000. The 2000 Census provides employment data by age and disability status. Employment data may be relevant in that a person's disability that prevents them from working may cause financial hardship. According to the 2000 Census, 587 persons (15.8 percent) of the City's residents at that time had one or more disabilities, and the rate of disabilities increased with age. Among the age group in labor force (age 21 to 64), almost half of the disabled residents were employed.

Table 12. Disability and Employment Status by Age

Disability/ Employment Status	Age 5-15	Age 16-20	Age 21-64	Age 65+	Total
Total Persons	176	88	1,647	1,806	3,717
With a Disability	0	11	242	334	587
% Disabled	0%	12.5%	14.7%	18.5%	15.8%
Employed	0	0	114	0	114
% Employed	0%	0%	47.1%	0%	19.4%

Source: 2000 Census

Certain persons with disabilities may live comfortably without special housing accommodations, but persons with ambulatory disabilities often require specially-designed, barrier-free housing. Conventional housing may require modifications to ensure its suitability for occupancy by a person with a disability.

Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds. The residents in these facilities require varying levels

of personal care and protective supervision. There was one RCFE in Indian Wells, St. Mary's Loving Care Home, but it has relocated to Palm Desert.

SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. The US Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services maintains an accounting of the number of persons served. The Inland Regional Center serves the City of Indian Wells and other cities in Riverside and San Bernardino Counties. The Inland Regional Center currently has six clients residing in Indian Wells.

There are a number of housing types and opportunities appropriate for people living with a developmental disability, including rent subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. SB 962 homes are licensed residential facilities for adults with developmental disabilities who are medically fragile and require around the clock licensed nursing support. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities are some of the considerations that are important in serving this group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Single-Parent Households

Single-parent households, and those headed by females in particular, face challenges in providing shelter and income for their families. Female-headed households often have incomes that are less than those of two-parent households and historically have had the highest incidence of poverty among all household types.

The 2010 Census identified 47 single-parent families with children in Indian Wells, including 24 male-headed families and 23 female-headed families. No single-parent families in the City were identified as living below the poverty level.

Farm Workers

The 2007-2011 ACS identified no Indian Wells residents in the City's labor force as employed in farming, forestry, and fishing occupations.

Since 1990, private property owners that owned active farm lands in the City of Indian Wells have for the most part discontinued farming of dates within the City. In recent years, date farms have re-established orchards in areas of Thermal, Mecca, Coachella and toward the Salton Sea, according to the California Farm Bureau Federation. There is currently a sod farm

within the City, located at the southwest corner of Miles Avenue and Washington Street. However, this use is anticipated to be an interim use as the property is within a commercial zone. Farm labor housing does not represent a special housing need for Indian Wells.

The City has recently amended its Zoning Code to include farmworkers housing as part of the "Agriculture" definition, to be treated the same as a single family home, as outlined by California Health and Safety Code Sections 17021.5 and 17021.6 and required by Government Code Section 65583(c)(1)(B).

In addition, to the above provisions, zoning is available for housing for farm workers through the variety of other housing types encouraged in the zoning code including multifamily, single-room occupancy, manufactured housing and second units.

Homeless

The County of Riverside conducted a homeless count in 2013. The count identified 2,978 homeless persons in the County; however, no homeless person was found in Indian Wells.[4] Services and facilities available to the homeless in the Coachella Valley include:

- Coachella Valley cold weather shelter at Martha's Village and Kitchen in Indio. This shelter has a capacity to accommodate up to 120 persons (96 beds for families and 24 beds for individuals).

- Coachella Valley Rescue Mission in Indio has 75 beds to serve men, women and children and serves and over 150 additional individuals and families.

- Roy's Desert Resource Center is the first comprehensive homeless center built in the Western Coachella Valley. Located in Palm Springs, the center offers shelter and numerous supportive services to 90 homeless individuals each night.

Furthermore, for homelessness that arises out of an emergency situation (such as a fire, an earthquake, or a flood, etc.), the Red Cross has designated the Southwest Community Church (77701 Fred Waring Drive) as an emergency shelter location.

Extremely Low Income Households

Extremely low-income is defined as households with income less than 30 percent of the AMI. Extremely low-income households have a variety of housing situations and needs, such as overcrowding and overpayment. Most families and individuals receiving public assistance, such as Social Security insurance or Disability Insurance are considered extremely low-income households. At the same time, a lower wage worker may be an extremely low-income household.

[4] Riverside County Department of Public Social Services, *Riverside County 2013 Homeless Count and Subpopulation Survey.*

Table 13. Housing Needs for Extremely Low-Income Households

	Renters	Owners	Total
Total Number of Extremely Low-Income Households	35	85	120
Percent with Any Housing Problems	35	55	90
Percent with Cost Burden (30 to 50% of income)	25	0	25
Percent with Severe Cost Burden (>50% of Income)	10	55	65

Source: HUD CHAS based on 2005-2009 ACS

AB 2634 mandates that each locality calculates the portion of very low income (50 percent or less of AMI) regional housing need that constitutes the community's need for extremely low income housing (30 percent or less of AMI). The jurisdiction may assume that half of the very low income category is represented by households of extremely low income. As a result, from the City has a projected need of 20 units for extremely low-income households. (See Table 24). Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could be with mental or other disabilities and special needs.

Strategies to Meet Special Needs

To address the range of housing needs in the City, the City provides for the following:

Single-Room Occupancy (SRO) Units

SRO units are defined as small units ranging from 150 to 250 square feet. Tenants often share kitchen and sometimes bathroom facilities with other tenants. With increasing housing costs in California, SRO units have become popular alternative housing options for seniors, single workers, or single-parents. The City recently amended its Zoning Code to allow SRO units by-right in the Medium High Density Residential zone.

Adaptability/Accessibility Regulations

Appropriate housing for persons with mental or physical disabilities include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with on or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of five units under construction after September 15, 1985, would conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act, also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued "California Multifamily Access Requirements" based upon the Act. The City currently implements these requirements.

Building Code and Development Requirements

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

Pursuant to Municipal Code Section 21.29.200, the City Council may also approve a Conditional Use Permit modifying the minimum property development standards for affordable housing in a Senior Housing Overlay Zone. Modifications to the standards may include, but are not limited, to the number of required parking spaces, the parking enclosure requirement, and open space. The specific standards(s) from which the applicant is requesting relief shall be identified and alternative development standard(s) proposed.

Housing for Persons with Disabilities

The housing needs of several other categories of persons with disabilities, including persons with developmental disabilities and those with a mental illness are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group- living quarters; others are capable of living independently if affordable units are available.

Consistent with State law, the City permits Small Residential Care Facilities in all residential zones by right and Large Residential Care Facilities in the Medium and Medium High Density Residential zones with approval of a Conditional Use Permit (CUP). Potential conditions for approval of care facilities for more than six persons may include hours of operation, security, loading requirements, noise regulations, and restrictions on loitering. Conditions would be similar to those for other similar uses and would not serve to constrain the development of such facilities.

Second Units

Chapter 1062, Statutes of 2002 (AB 1866), effective July 2003, required local governments to use a ministerial process for considering second-unit applications for the purpose of facilitating production of affordable housing. In July 2003, the City Council amended the Zoning Code to permit second units ministerially in all single-family residential zoning districts and the Natural Preserve zoning district. In addition, the City also amended the Zoning Code to allow Ancillary Quarters in conjunction with a single-family residence in all residential zones.

HOUSING CONSTRAINTS

Local governments can affect the supply, distribution, and cost of housing through land use controls, building codes, development permits, and fees. Compliance with State-mandated requirements, such as environmental impact assessments, approval procedures, and energy insulation and/or interior noise standards can influence the cost and nature of residential development. In addition, property taxes and special assessments contribute to the governmental impact on housing.

Historically, the provision of affordable housing has been almost exclusively a function of the public sector. Market-rate housing has not been, overall, affordable to households other than the upper ranges of Moderate income households (80-120 percent of the AMI) and Above Moderate income households (above 120 percent of AMI). With the cost of housing increasing at a rate faster than the increase in income, more people are being eliminated from the "starter" home market. The demand for housing in Indian Wells is strong due to the fact that it is an attractive area.

Through the Indian Wells Redevelopment Agency, the City was previously able to more active in the area of affordable housing. The Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. As a result, Redevelopment Housing Set-Aside funds are no longer available to provide financial assistance for housing programs.

Land Use Policies

Land use policies are established by cities to regulate the distribution, location, and intensities of development, as well as site-specific construction, such as building height, bulk, and materials. The primary land use control mechanisms are the General Plan Land Use Element and City Zoning Code. Other regulations include subdivision ordinances, design standards, and public facility plans.

The Land Use Element designates four residential categories: Very Low Density (1-3 du/gross acre), Low Density (3.1-4.5 du/gross acre), Medium Density (4.6-7 du/gross acre), and Medium-High Density (7.1-12 du/gross acre). Residential development may also occur in the Natural Preserve designation (1-du/40 acres), with limitations.

Affordable Housing Overlay Zone

The Indian Wells Zoning Code also identifies residential overlays, intended to guide affordable and senior housing. The Affordable Housing Overlay applies to designated affordable housing sites only, and indicates the City Council's intent to utilize developer incentives for the provision of affordable housing. The incentives currently described in the Zoning Code for the Overlay include:

- Fast track processing;
- Waiver of City fees;
- Land purchase subsidization;

- Land acquisition and assembly;
- Subsidizing of development cost;
- Construction loan and/or permanent land subsidization;
- Purchase mortgage assistance;
- Renter assistance;
- Direct City ownership and/or management;
- Relaxation of City standards, including density increases;

The City will ensure appropriate development standards are used to facilitate the development of affordable housing that is of good quality and utilizes the land in an efficient manner. To further facilitate the use of the Affordable Housing Overlay, the City recently amended the Zoning Ordinance to establish a density of up to 20 units per acre for projects using this designation.

Senior Housing Overlay Zone

The purpose of the Senior Housing Overlay is to provide standard incentives for the development of a wide variety of specialized housing designed for and restricted to residents over the age of 55. Congregate living, independent living and active retirement communities are permitted uses. This overlay offers several incentives, including:

- Reduced minimum unit sizes (studio: 360 to 450 square feet; one-bedroom: 500 to 600 square feet; and two-bedroom: 700 to 800 square feet);
- Reduced parking requirements (active retirement community: two spaces per unit; independent living facility: 1.5 spaces per unit; and congregate living: 0.5 space per unit);

If affordable senior housing is provided, the City Council may approve additional modifications to development standards. Modifications to the standards may include, but are not limited to, the number of required parking spaces, the enclosed parking requirement, and open space requirements.

State of California Density Bonus Requirements

Municipal Code Section 21.20.040 (Density) establishes the number of residential units per gross square feet of lot area, calculated on a tract map basis. A developer may apply to the City to construct affordable housing in any residential zone, concurrent with the application of the Affordable Housing Overlay in accordance with Chapter 21.28. If the developer agrees to construct at least (1) 20 percent of the total units of the proposed housing development for persons and families of low-or moderate- income, as defined in the California Health and Safety Code, or (2) 10 percent of the total units of the housing development for very low-income households as defined in the California Health and Safety Code, or (3) 50 percent of the total dwelling units of the housing development for qualifying residents, as defined in the California Civil Code, the City shall grant a density increase of 25 percent and one of the concessions or incentives identified in California Government Code Section 65915 (h); the City may make written findings that the additional concessions or incentives are not required in order to

provide for affordable housing costs defined in Section 50052.5 of the Health and Safety Code; or provide other incentives of equivalent financial value based upon the land use per dwelling unit.

City Assisted Housing

The City recognizes land costs as a potential market constraint. The City addresses this constraint through the density bonus program and additional incentives through the Affordable Housing Overlay.

The Zoning Code also makes provisions for the modification of development standards for affordable housing. The modifications can include parking spaces, parking enclosures, open space requirements, and minimum unit sizes. Pursuant to State law, the City has approved affordable housing projects with smaller unit sizes ranging from 640 to 680 square feet.

Mountain View Villas is an example of an affordable housing project that the City provided flexibility in meeting development standards. The development standards for both phases of Mountain View Villas were modified to facilitate the construction of the affordable housing, including reducing the required number of off-street parking spaces, eliminating open space requirements, and allowing for reduced unit size.

Variety of Housing Types

State law requires local jurisdictions address the city's ability to provide a variety of housing options in the Housing Element, including:

- Housing for persons with extremely low income households (AB 2634)
- Emergency shelters for the homeless (SB 2)
- Housing for persons with disabilities (SB 520)

The Housing Element must address the opportunities for all housing options including, but not limited to, single-family housing, attached units/multi-family housing, second units, farmworker housing, emergency shelters, transitional housing, supportive housing, and single-room occupancy units. These requirements and provisions are discussed below:

Single-Family Housing: Single-family units are permitted in Very Low Density and Low Density, Medium Density and Medium High Density Residential zones.

Attached Units/Multi-Family Housing: Attached units include apartments and are permitted in the Medium and Medium High Density Residential zones, and conditionally permitted in the Very Low and Low Density Residential zones. Multi-family developments without a Home Owners Association (HOA) and Covenants, Conditions, and Restrictions (CC&Rs) are permitted with a site plan review and approval by the Community Development Director or designee. Multi-family developments with HOAs and CC&Rs are subject to the Subdivision Map Act and the Conditional Use Permit process.

Second Units: Pursuant to State law, second units are permitted in all residential zones where a primary single-family unit already exists.

Farm Worker Housing: The City of Indian Wells does not have any agriculturally designated land, but permits agricultural uses with a conditional use permit in all zones except for the Sports Complex Zone. The Census does not report any Indian Wells' residents identified as permanent or migrant farm workers. The City amended its Zoning Code to include farmworkers housing as part of the "Agriculture" definition, to be treated the same as a single family home, as outlined by California Health and Safety Code Sections 17021.5 and 17021.6 and required by Government Code Section 65583(c)(1)(B).

In addition, to the above provisions, zoning is available for housing for farmworkers through the variety of other housing types encouraged in the Zoning Code including multifamily, single-room occupancy, manufactured housing and second units.

Emergency Shelters: Government Code Section 65582 mandates that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person.

The City permits Emergency Shelters by-right in the Community Commercial zone. The Zoning Code includes development standards and requirements for Emergency Shelters to ensure that shelters do not adversely impact adjacent parcels or the surrounding neighborhood, and to ensure that development occurs in a manner that protects the health, safety and general welfare of nearby residents and businesses while providing for the housing needs of the homeless.

Emergency Shelters are required to comply with the following:

- An emergency shelter shall contain a maximum of 20 beds.
- The shelter shall operate only from 5:00 pm to 8:00 am.
- The objective of the shelter is to assist clients in obtaining permanent housing, income and services.
- Residency at the shelter is limited to a maximum of 180 days.
- The shelter shall have a written Management Plan that details staffing, training and qualifications, neighborhood outreach, transportation, security, volunteers and donation procedures, intake screening, treatment programs, and emergency plans.
- Attention to the size and location of interior and exterior waiting areas shall be included in the design of the facility.
- Exterior security lighting and appropriate off-street parking are required.

Transitional Housing: Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family

apartments, and typically offers case management and support services to return people to independent living (usually between 6 and 24 months). Transitional housing is permitted by-right in the Medium and Medium High Density Residential zones. The City is currently processing a Zoning Code Amendment to permit transitional housing by-right in the Very Low and Low Density Residential zones in order to comply with the provisions of SB 2. This Zoning Code Amendment is anticipated to be approved in October 2013.

For transitional housing facilities that operate as group quarters, such facilities will be permitted as community residential care facilities. Potential conditions for approval of large residential care facilities (for more than six persons) as transitional housing may include hours of operation, security, loading requirements, noise regulations, and restrictions on loitering. Conditions would be similar to those for other similar uses and would not serve to constrain the development of such facilities.

Supportive Housing: The California Health and Safety Code (50675.14 [b]) mandates that City's provide supportive housing that is defined as housing with no limit on length of stay that is occupied by a target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments. Supportive housing usually includes a service component either on- or off-site to assist the tenants in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing is permitted by-right in the Medium and Medium High Density Residential zones. The City is currently processing a Zoning Code Amendment to permit supportive housing by-right in the Very Low and Low Density Residential zones in order to comply with the provisions of SB 2. This Zoning Code Amendment is anticipated to be approved in October 2013.

For supportive housing facilities that operate as group quarters, such facilities will be permitted as residential care facilities. Potential conditions for approval of supportive housing for more than six persons may include hours of operation, security, loading requirements, noise regulations, and restrictions on loitering. Conditions would be similar to those for other similar uses and would not serve to constrain the development of such facilities.

Single-Room Occupancy (SRO) Units: SRO units are small units ranging from 150 to 250 square feet. Tenants often share kitchen and sometimes bathroom facilities with other tenants. With increasing housing costs in California, SRO units have become popular alternative housing

options for seniors, single workers, or single-parents. SRO units are permitted by-right in the Medium High Density Residential zones.

Housing for Persons with Disabilities*:* Pursuant to SB 520, the Housing Element must address constraints to housing for persons with disabilities, such as land use controls, building codes, and process for requesting reasonable accommodation.

The City recognizes that disabilities can take many forms and have numerous implications for housing need. Many persons with disabilities can live in conventional housing without any modifications, or with only minor modifications. Accessible units are more expensive to build, which can include features such as ramps, extra wide doors, handrails, lowered counters, raised toilets and a variety of other accessibility features. The City constructed 128 senior affordable units known as Mountain View Villas Phase I. Five units are handicapped accessible and 123 units are handicapped adaptable. Phase II has two units that are fully handicapped accessible and 57 units are handicapped adaptable.

The Lanterman Development Disabilities Service Act (Sections 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. The use of property for the care of six or fewer persons with disabilities is a residential use for the purpose of zoning. A State-licensed or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones.

The City recently amended its Zoning Code to identify Small (6 or fewer persons) or Large Residential Care (more than 6 persons) Facilities as uses allowed in residential zones. The City permits Small Residential Care Facilities in all residential zones by-right and Large Residential Care Facilities in the Medium and Medium High Density Residential zones with approval of a CUP. Conditions for approval will be established as objective criteria that pertain to performance standards, such as parking, security, hours of operation, and management.

Definition of Family: A restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated.[5] The City recently removed the definition of "family" from the Municipal Code.

[5] California court cases (City of Santa Barbara v. Adamson, 1980, and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

Building Codes: Indian Wells has adopted the 2001 California Building Code, 2010 California Mechanical Code, 2010 California Electrical Code, and the 2010 California Plumbing Code. These codes are utilized by most cities in California. Enforcement is typically complaint-driven.

Reasonable Accommodation: Under State and Federal fair housing laws, local governments are required to provide "reasonable accommodation" to persons with disabilities when exercising planning and zoning powers. For example, it may be reasonable for a person with a disability to request the waiving of setback requirements in order to install a handicap access ramp. The reasonableness of the request can be determined on a case-by-case basis. However, local jurisdictions should establish a formal policy or procedure for providing such accommodation, including objective criteria for establishing reasonableness.

The City maintains general processes for individuals with disabilities to make requests for reasonable accommodation through the Zoning Code, permit processing and building codes. The City makes efforts to remove constraints on housing for person with disabilities, such as ADA retrofit efforts, an evaluation of the zoning code for ADA compliance and flexibility with a written request by an applicant to review zoning, permit processing or building laws with respect to reasonable accommodation.

The City has an application for requesting reasonable accommodations with a written policy in the Building Department Manual for procedures for handling the applications. The purpose of the application is to ensure that requests for reasonable accommodations meet all applicable building codes and ADA requirements.

There are no restrictions of requests for retrofitting of homes for accessibility, such as ramps and handrails. Requests for such retrofits are handled as any other minor improvement to a home necessitating a permit, with the exception that the design must meet all applicable standards and ADA requirements.

Manufactured Housing: The Zoning Code permits manufactured housing in any residential district where single-family detached units are permitted and subject to the same property development standards. The construction of manufactured homes is regulated under the State's Manufactured Housing Program. Indian Wells requires compliance with additional regulations related to floodplain management. All new and replacement manufactured homes and additions to manufactured homes must be elevated so that the lowest floor is at or above the base flood elevation and must be securely anchored to a permanent foundation system to resist flotation, collapse or lateral movement.

Development Standards

In terms of zoning, the Indian Wells Zoning Code identifies development standards for each residential zone, along with a residential use matrix.

Table 14. Residential Development Standards

Residential Zone	Unit Type	Min Lot Area	Building Height	Parking Per/Du[2]	Min Du Size	Density	Setbacks[1]
NPR-Natural Preserve	Single-Family Detached	40 acres	One-story 18' (max) 15' (for at least 70% of roof area)	2 spaces	2,000 SF	1du/40 ac	50' (f) 100' (r) 25' (s)
RVLD-Residential Very Low Density	Single-Family Detached	12,000 SF	One-story 18' (max) 15' (for at least 70% of roof area	2 spaces	2,000 SF	3 du/ac	20' (f) 10' (r) 8' (s)
RLD- Residential Low Density	Single-Family Detached	8,500 SF	One-story 18' (max) 15' (for at least 70% of roof area	2 spaces	2,000 SF	4.5 du/ac	20' (f) 10' (r) 8' (s)
RMD-Residential Medium Density	Single-Family Detached Single-Family Attached Multi-family	12,000 SF	Two-story 30' (max) 25' (for at least 70% of roof area)	Single Family Detached: 2 spaces; Multi-family: a. Studio/1 bedroom: 2 spaces b. 2 or more bedrooms: 2 spaces plus ½ space per unit of guest parking	1,000 SF	4.6–7.0 du/ac	20' (f) 10' (r) 8' (s)
RMHD-Residential Medium High Density	Single-Family Detached Single-Family Attached Multi-family	12,000 SF	Two-story 30' (max) 25' (for at least 70% of roof area)		1,000 SF	12 du/ac	20' (f) 10' (r) 10' (s)

Source: Indian Wells Zoning Code, 2013.

1. f – front; r – rear; s – side
2. Guest Parking: In addition to the above required parking, 1 parking space shall be provided and designed for guest parking for every 4 units unless guest parking can be provided on private streets.

The Zoning Code also makes provisions for the modification of development standards for affordable housing. The modifications can include parking spaces, parking enclosures, open space requirements, and minimum unit sizes. With the flexibility allowed by the Affordable Housing Overlay Zone and the Senior Housing Overlay Zone, development standards have not be an impediment to constructing affordable housing in the City.

Table 15. Uses Permitted and Conditionally Permitted[1] by Zone

Residential Unit Type	Zone Designations				
	Natural Preserve	Very Low Density	Low Density	Medium Density	Medium/ High Density
Manufactured Housing[2]	CUP	Permitted	Permitted	Permitted	Permitted
Attached Units[3]	CUP[5]	--	--	CUP	CUP
Detached Units	CUP	Permitted	Permitted	Permitted	Permitted
Second Dwelling Unit[4]	CUP	Permitted	Permitted	Permitted	Permitted

Source: Indian Wells Zoning Code, 2013
Notes:
1. A Conditional Use Permit (CUP) is required to assure compliance with appropriate development codes.
2. Pursuant to State law, manufactured/mobile homes installed on permanent foundation meeting applicable State standards will be considered single-family homes and permitted where single-family uses are allowed by right. Manufactured homes will be conditionally permitted where single-family uses are conditionally permitted.
3. Attached units are multiple dwelling units sharing common walls. May include apartments, condominiums and other attached units.
4. Ordinance No. 537 adopted on June 11, 2003 allows second units as a permitted use, removing the discretionary review requirements. A minimum lot size of 20,000 square feet is required.
5. Cluster residential developments with attached units are permitted, subject to a CUP.

Building Codes

Indian Wells has adopted the 2001 California Building Code, 2010 California Mechanical Code, 2010 California Electrical Code, and the 2010 California Plumbing Code. These codes establish minimum construction standards, and are utilized by most cities in California. The codes are a compendium of laws and ordinances setting minimum safety standards and arranged in a systematic manner for easy reference. They include all aspects of building construction to protect the public from hazards related to fire, structural collapse, seismic risk, and general deterioration. The local enforcement of building codes does not add significantly to the cost of housing in Indian Wells.

Building Heights: Approximately 90 percent of all development lands are residential. Residential development within the City is primarily one-story. In the Medium and Medium/High Density Residential Zones the building height is 25' with two living stories allowed above the pad elevation. Three story multi-unit structures are located within the Vintage Club community and two-story multi-unit structures are found in the easternmost area of the City, The City has been meeting its affordable housing allocation with the construction of one-story units. A request to exceed the minimum height standards could be processed with the development permit application. Therefore, building height requirements are not considered a constraint to the construction of affordable housing.

Permit Processing

Development processing times can function as a constraint on residential development. The high cost of housing is often attributed, in part, to governmental delays. The typical development applications that are associated with residential development are listed below:

- Tract Maps/Parcel Maps
- General Plan Amendment
- Master Development Plan/Specific Plan
- Zone Change
- Conditional Use Permit
- Variance
- Administrative Relief

Most residential developments require only a few applications from the above list, and are typically processed concurrently. Such procedures save time, money, and effort for both the public and private sectors. City planners meet with the developer to strategize about project design, City standards, necessary public improvements and funding strategies. The City complies with the Permit Streamlining Act (Government Code Section 65920) and City staff assists the developer through the permit processing to ensure a rapid processing time.

A two to three-month processing time is typical for discretionary actions. The preparation of an Environmental Impact Report may lengthen the process, if required. Both the Planning Commission and City Council hear all discretionary actions. Review and processing time is reasonable for a City of this size, presenting no undue constraints to residential development.

Indian Wells requires all development to comply with the City's Architecture and Landscape Committee (ALC) review procedures. The Committee reviews all building proposals to determine whether the proposed standards meet the design standards established by the City. Pursuant to Municipal Code Section 21.60.070(b) a complete application must be submitted only seven days in advance of an ALC meeting. Thus, there is not a lengthy delay in the processing of applications.

Local Homeowner's Associations (HOA) have jurisdiction over proposals within their projects. The ALC may review HOA approvals if City staff determines the need. Among the residential design requirements are that all rear yards must have a masonry block wall along the property (with some exceptions), mailbox design, and landscape planting pallets. Although these requirements and procedures do provide for quality, attractive developments, they represent potential governmental constraints that increase the cost of housing. The fee assessed for ALC review and associated review time are not considered constraining to the development or improvement of housing. Fees can be waived when approved by the City Council. Fees have been waived for past affordable housing projects; thereby further reducing any potential financial hardship.

A review to determine zoning compliance is conducted for all developments in the City to ensure that a proposed development complies with all applicable City Codes and any previously approved plans or maps for the site. Regulations checked during this review include setbacks, landscaping, building height, parking, and other requirements of this Zoning Code. In addition, this review cheeks all previously applied conditions of approval to ensure that the development

meets these requirements. This review is conducted by the Director of Community Development prior to the issuance of building permits.

The following discussion outlines the Findings required to approve various land use entitlements associated with the development of housing in the City:

Tract Maps/Parcel Maps

Projects requiring a subdivision of land must have an approved tract map or parcel map pursuant to the Subdivision Map Act. The following findings must be made to approve a tract map or parcel map, consistent with California Government Code Section 66474:

(1) The proposed map is consistent with applicable general and specific plans.

(2) The site is physically suitable for the type of development.

(3) The site is physically suitable for the proposed density of development.

(4) The design of the subdivision nor the proposed improvements are not likely to cause substantial environmental damage or substantially nor avoidably injure fish or wildlife or their habitat.

(5) The design of the subdivision or type of improvements is not likely to cause serious public health problems.

(6) The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

General Plan Amendment

An amendment to the General Plan may be adopted only if all of the following findings are made:

(1) The proposed amendment is internally consistent with the General Plan; and

(2) The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and

(3) The proposed amendment would maintain the appropriate balance of land uses within the City; and

(4) In case of an amendment to the General Plan Land Use Plan (i.e., Map), the subject parcel(s) is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation(s) and the anticipated land use developments(s).

Master Development Plan/Specific Plan

The following findings must be made to approve a Master Development Plan or Specific Plan request:

(1) The proposed Master Development Plan or Specific Plan is consistent with the City of Indian Wells General Plan.

(2) The proposed Master Development Plan or Specific Plan is consistent with any applicable zoning policies and regulations and with the intent of this Zoning Code.

(3) The proposed Master Development Plan or Specific Plan is in the best interests of the health, safety and welfare of the community.

Zone Change

The following findings must be made to approve a Zone Change request:

(1) The proposed Zone Change is consistent with the City of Indian Wells General Plan or any amendment approved concurrently with the Zone Change.

(2) The proposed Zone Change is consistent with the intent and objectives of this Zoning Code.

(3) The proposed Zone Change is consistent with any applicable area Master Development Plan or Specific Plan.

(4) The proposed Zone Change is in the best interests of the health, safety and welfare of the community.

(5) Adequate sewer and water lines, utilities, sewage treatment capacity, drainage facilities, police protection, fire protection/emergency medical care, vehicular circulation and school facilities will be available to serve the area affected by the proposed Zone Change when development occurs.

Conditional Use Permit

The following findings must be made to approve a Conditional Use Permit:

(1) The proposed location of the conditional use is in accord with the objectives of this Zoning Code and the purpose of the General Plan and zoning land use category in which the site is located.

(2) The proposed conditional use will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.

(3) The proposed conditional use will comply with each of the applicable provisions of this Zoning Code except for approved Variances.

Variance

The following findings must be made to grant a variance:

(1) The strict application of this Zoning Code deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings.

(2) The granting of the Variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

(3) The granting of the Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and same zoning classification.

(4) The granting of the Variance does not authorize a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

Administrative Relief

Section 21.06.090(3) contains provisions for administrative relief without the need for a variance. The following is applicable to residential development:

- Residential Zones—Front Yard Setback. In Residential Zones, a front yard setback reduction of not more than 20 percent of that required by City Code, provided that such requires is specific to "carport conversion."

- Residential Zones—Corner Cutback Areas. In Residential Zones, the "corner cutback area", may be measured from the curb line rather than from the property line, provided that such measurement does not interfere with the visibility at and around the intersection and there is no street widening planned or contemplated for the frontage at issue.
- Residential Zones—Location of Front and Corner Lot Walls. In Residential Zones, the location of front and corner lot walls on a single family lot may be adjusted to be consistent with the setbacks of existing front and corner lot walls in the immediate area, provided the character of the area is not detrimentally affected.
- Residential Zone—Driveway Widths. In Residential Zones within a private gated community, driveway widths may be increased at that point at which they meet the street (or easement) to be consistent with driveway widths in the immediate area, provided such increase does not detrimentally affect the character of the neighborhood.

- Residential Zones—Building Pad and Finished Floor Elevations. Modifications of residential building pad and/or finished floor elevations may be reviewed and approved through the process of administrative relief provided that the building height does not exceed the maximum building height permitted under the originally approved building pad elevation.
- Residential Zones—Emergency generators that do not exceed 15,000 kilowatts.
- Alternative energy devices—Ground mounted equipment used to generate residential energy that is located completely within an enclosed structure.

The Administrative Relief provisions offer another way in which development standards can be made flexible for the construction of housing.

The following findings must be made prior to approval of the administrative relief:

(1) The findings for a Variance as set forth in Section 21.06.050(d).

(2) That the proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15300 et seq. (14 C.C.R. Section 15300 et seq.);

(3) The intent of the Zoning Code and of the specific regulation in question is being preserved.

(4) The measures proposed by the applicant make the strict application of the requirements of this division inappropriate.

(5) Any other findings required by this Zoning Code for the particular project.

With respect to making findings for any discretionary application, the primary factors are:

- Access;
- Provision of utilities;
- Compatibility with adjoining land uses, and absence of physical constraints; and
- Adequate sewer and water lines, utilities, sewage treatment capacity, drainage facilities, police protection, fire protection/emergency medical care, vehicular circulation and school facilities will be available to serve the area.

In addition, the City must make the following findings for development projects within designated "hillside" areas:

(a) The proposed development concepts and plans are compatible with the natural topography of the site;

(b) That the proposed development will provide for minimal disturbance of the existing terrain and natural habitat; and,

(c) That the proposed development conforms to the spirit and intent of the Development Guidelines and Design Standards as set forth within this Chapter.

The remaining vacant sites in Indian Wells are all located in developed areas (See Figure IIB-1) and are considered "infill" sites. That means that all infrastructure and utilities necessary to support development are in place. A project needs only to connect to existing infrastructure or utilities. Therefore, making the Findings necessary to grant approval of housing developments is not a constraint.

Overall, the City review process has not served to impede affordable housing development. Since 1990, the City has considered three affordable housing projects, all of which have been approved and or constructed providing 275 affordable units.

Development Fees

Payment of development fees is required by development approvals. Development fees are charged for processing development applications, and as part of compensation for City services. The City of Indian Wells' fees are comparable to, and in many cases lower than, those of other cities within the Coachella Valley. Therefore, these fees are not likely to constrain housing development. A comparison of the fees with other cities in the Coachella Valley is shown in Table 16.

Fees may be waived by the City Council. Therefore, City fees are not considered a constraint to the provision of affordable housing.

Table 16. Comparison of Planning Fees

FEE SCHEDULE-PERMIT TYPE	Indian Wells[2]	Cathedral City[2]	Indio[2]	La Quinta[2]	Palm Desert[2]	Rancho Mirage[2]
General Plan Amendment	$4,821 (D)	$2,570 (D)	$5,500 (D)[1]	$4,000	$2,007	$3,930
Specific Plan	$4,799 (D)	$5,950 (D)	$10,000 (D)[1]	$4,000	Consultant cost + 10%	$11,537
Zone Change	$4,821 (D)	$2,570 (D)	$3,500 (D)[1]	$2,710	$2,007	$3,930
Conditional Use Permit	$8,387	$2,170 (D)	$2,500 (D)[1]	$2,000	$2,894 (D)	$5,203
Variance	$1,285	$2,170 (D)	$2,500 (D)[1]	$1,700	$2,924 (D)	$3,695
Tentative Tract Map	$4,231	$2,980 (D) plus $19/lot	$5,000 (D)[1]	$3,500	$3,308 (D)	$4,414 to $9,774
Tentative Parcel Map	$3,803	$2,170 (D) plus $19/lot	$2,500 (D)[1]	$1,000	$1,203	$1,888
Environmental Impact Report	Cost + 20% Administrative Charge	$15,000 (D)	$5,000 (D)[1]	Deposit	Consultant cost + 10%	$13,354

(D) = Deposit Based Fee
1. Average hourly rate of $142 billed against deposit
2. All jurisdictions require applicant pay third party costs as applicable.
Source: Respective Planning Departments of surveyed cities, 2013.

Site Improvements

All new residential development in the City requires the construction of infrastructure improvements, such as streets, sidewalks, storm drains, sewer lines, water lines, utilities etc. Following are excerpts from the City's Municipal Code in regard to site improvement requirements for subdivisions:

20.80.010 Streets

The minimum requirements for subdivision streets shall be as follows:

(a) Collector Streets. Collector streets shall have 72 feet of right-of-way and concrete curbs and gutters with 48 feet between curbs (4 - 12 foot lanes, 2 - 8 foot lanes);

(b) General Local Streets. General local streets shall have 60 feet of right-of-way and concrete curbs and gutters with 40 feet between curbs (2- 12 foot lanes and 2- 8 foot lanes) and asphalt pavement;

(c) Restricted Local. Restricted local streets shall have 50 feet of right-of-way and concrete curbs and gutters with 32 feet between curbs (2 traffic lanes, restricted parking), asphalt pavement;

(d) Alleys. Alleys shall have 20 feet of right-of-way and asphalt pavement full width;

(e) Street Name Signs. All streets and roads shall be identified by street name signs; and

(f) Dead-End Streets. Barricades with a length equal to the width of the right-of-way shall be required at the end of dead-end streets.

20.80.020 Domestic Water

The minimum requirements for the supply and distribution of domestic water for subdivisions shall be as follows:

(a) Available Water Source. A water source shall be available which can provide 500 gallons per day per single family residence lot and 450 gallons per day per lot for all other lots, in all cases deliverable in a two-hour period;

(b) Installation of a Piped Water System. A piped water system shall be installed; and

(c) Required Service Connections. The following service connection sizes shall be required: single family residence lot— one inch; multiple family residence lot—two inch; commercial or industrial lot—two inch.

20.80.040 Sewage Disposal

The minimum requirements for sewage disposal systems to be installed in or to serve subdivisions shall be as follows:

(a) Sewer mains and laterals shall be installed to serve all lots for which the Commission determines that a satisfactory sewage disposal plant is or will be available.

(b) The subdivider shall provide, or contribute on a pro rata basis to the provision of, a sewage disposal plant to serve any subdivision for which the Commission determines that there is not satisfactory sewage plant capacity available.

(c) The extent of improvements will be based upon a sewer study performed for and paid by the applicant.

20.80.050 Flood Protection

The minimum requirements for the control of flood waters crossing or f lowing into subdivisions shall be as follows:

(a) The basis of design shall be a storm having a frequency of once in 100 years;

(b) The flood control agency shall approve all plans for flood control facilities; and

(c) Streets and highways shall not be used as flood channels without the prior approval of the Engineer.

(d) Consideration of flood plain management techniques, when feasible, such as linear parks, golf courses, and/or open space preservation in lieu of channelization.

These improvements are consistent with other jurisdictions in the Coachella Valley and do not typically impede the construction of housing. Because all of the vacant residential land in the City is located in developed areas and is considered “infill” development the requirement for site improvements will not be a significant constraint.

Taxes

Property taxes on homes which are sold today are based on a maximum of one and one quarter percent of the purchase price, plus a possible two percent annual increase. New homebuyers may face higher taxes than those who remain in their current residences. Renters maybe vulnerable since they are unable to control the sale of property in which they live and the rent paid may be raised to cover a new property owner's taxes and mortgage payments. This is not considered a governmental constraint since it is controlled by market forces.

Provisions of the Federal income tax laws affect property owners' practices in buying, holding, maintaining, and selling residential property. Although not the most important economic factor

in all cases, Federal income tax laws do have a direct bearing on housing conditions. For example, tax exemptions or credits could affect a homeowner's decision to expand, upgrade, or even sell (or rent) his house. The same may hold true, to a lesser degree, with State taxes.

Local assessments affect the cost of housing as well. Any assessment that is attributed on a per-unit basis (such as HOA fees and Fire Access Maintenance District Fees) increases the cost of housing.

Restrictions on Public Housing

The City of Indian Wells constructed a 128-unit senior housing development in the northeast area of the City, known as Mountain View Villas Phase I. Pursuant to Article 34 of the California Constitution, public approval is required for the Redevelopment Agency to own and develop the site. The City Council held an election to consider the project as being a 100 percent senior affordable housing development. The ballot was held in March 2000 and was passed with overwhelming support for the City/Agency to build, own and operate the development.

The previous senior housing development known as the Indian Wells Villas was completed in June 1996. The development consisted of 90 units. This City held a ballot for this development to be a 100 percent affordable housing development. In April, 1994, the election passed with overwhelming support for the City/Agency to build, own and operate the development.

Non-Governmental Constraints

While the actions, policies, and regulations of cities, counties, and the State create constraints upon housing opportunities, the largest obstacles to residential development is found outside the sphere of government. It is the dynamics of the marketplace that directly influence the availability of land, the cost of land, construction costs, and purchasing costs. These factors are also affected by the perceptions about desirable housing that individuals hold and their attitudes towards acceptable levels of housing density, traffic, and noise.

Land Cost: Although 90 percent of the City is residentially-designated land, the cost of such land is quite high. The cost of land may contribute up to 30 to 50 percent to the final cost of a single-family house. The holding cost of land during construction also adds to the price of housing. Land holding costs can be lessened by reducing processing times for building permits. However, Indian Wells' processing times are not lengthy, and do not represent a constraint to housing development. The cost of land is governed by such factors as interest rates, speculation, demand, supply, and location.

Construction Costs: Construction costs include the materials and labor, which are involved in building the structures. These costs vary widely depending on the quality of features, which are incorporated in the structure.

RS Means, a construction cost data provider, estimates that a single-family detached dwelling may cost anywhere from $80 to $200 per square foot or more to build. Multi-family developments are estimated to cost $75 to $125 per square foot. Lower sales prices could

result from a reduction in amenities or quality of materials (above a minimum level consistent with health, safety, and adequate performance standards).

Interest rates have the greatest impact on the ability to construct or purchase a home. Interest rates, however, are determined by national policies and economic conditions, rather than local land use regulations.

Home Purchase Costs: Housing costs in Indian Wells are, on average, higher than most other cities in Riverside County. Because of the high cost of housing, many people are excluded from living in the area. The median home sales price in Indian Wells in April 2013 was $565,000, compared to $248,000 countywide. According to recent new and resale home sales activity, Indian Wells has the highest resale value for homes in all cities within Riverside County, as shown below:

Table 17. Comparison of Median Home Prices

Location	# Sold	April 2013	April 2012	% Change
Cathedral City	100	$181,000	$151,250	19.67%
Coachella	18	$159,000	$132,500	20.00%
Desert Hot Springs	52	$115,000	$100,000	15.00%
Indio	189	$206,500	$170,000	21.47%
Indian Wells	37	$565,000	$685,000	17.52%
La Quinta	14	$379,000	$357,000	6.16%
Palm Desert	257	$277,000	$265,000	4.53%
Palm Springs	232	$265,000	$215,000	23.26%
Rancho Mirage	93	$430,000	$363,000	18.46%
Thousand Palms	8	$127,000	$55,000	130.91%
Riverside County	3,773	$248,000	$200,000	24.00%

Source: www.dqnews.com, 2013

Beyond the actual cost of the home, selling costs must be factored. Escrow fees, mortgage processing, title acquisition, and realtor fees can reach 9 to 10 percent of the transaction. Local lending institutions have stated that financing of homes in Indian Wells is available at competitive rates.

HOUSING RESOURCES

Energy Conservation

In relation to new residential development, and especially affordable housing, construction of energy efficient buildings does add to the original production costs of ownership and rental housing. Over time, however, housing with energy conservation features should result in reduced occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures, then, is one way of achieving more affordable housing, as those costs are measured in monthly carrying costs as contrasted to original sales price or production costs. Generally speaking, utility costs are among the highest components of ongoing carrying costs. The City implements California Building Code Article 24 requirements as mandated by State law. Indian Wells is located in Zone 15, which is one of the strictest energy conservation zones in California.

In 2009, the City updated the Conservation and Open Space Element of the General Plan to include additional policies for energy conservation. Goal IIB7 and Objective A-5 requires that the City include energy conservation measures in the construction of housing.

Since 2009, the City of Indian Wells has partnered with the Coachella Valley Association of Governments (CVAG) as part of its Desert Cities Energy Partnership. In the fall of 2011, CVAG developed a "green government initiative" on behalf of member jurisdictions to promote energy efficiency, green building and sustainability, with funding received from Southern California Edison and the California Public Utilities Commission. As part of this initiative, the Green for Life Program, City staff has participated in ongoing coordination and review with CVAG and the Green for Life consultant team on various program elements. The Green for Life Program, adopted on June 6, 2013 includes:

- Voluntary Green Building Program. The Green Building Program is a voluntary program to increase building efficiency 15 percent over current state requirements. It has been adopted by the cities of Desert Hot Springs, Cathedral City, Palm Springs, and Rancho Mirage and will be considered for adoption by Indian Wells.

- Climate Action Plan. A 2010 greenhouse gas (GHG) inventory has been completed and a Climate Action Plan, a greenhouse gas reduction plan, has been prepared. The Climate Action Plan is the strategic blueprint for the City to reach the GHG reduction targets identified through the GHG inventory.

Financial Resources

The City's primary financial resource for affordable housing development was previously the redevelopment housing set-aside fund. With the dissolution of the Indian Wells Redevelopment Agency, those funds are no longer available. The City is not an entitlement jurisdiction for

Federal CDBG and HOME funds. The City receives a suballocation of CDBG funds through the County of Riverside Economic Development Agency. Indian Wells receives approximately $30,000 annually and uses the funds for maintenance and modifications to existing affordable senior housing projects within the City.

ASSESSMENT OF THE PREVIOUS HOUSING ELEMENT

When updating a Housing Element, State law requires all Housing Elements to provide an assessment of the previous housing program. The assessment is intended to assist cities in identifying effective and non-effective policies and programs, in order to better direct resources and achieve their housing goals for the next planning period.

As such, the following discussion is a program-by-program analysis of the implementation of the 2008-2014 Housing Element.

Table 18. Review of 2008-2014 Housing Element Past Performance

Policy/Implementation Program	Objective	Progress/Status
IIB1.1 Continue enforcement of the codes and regulations establishing minimum construction standards.		The City continues to enforce building and zoning codes through the plan check, permitting, and inspection processes. In addition, the City conducts code enforcement activities on a regular basis.
IIB1.2 Ensure that new affordable housing meets all of the construction and development standards of the City.		No new housing projects for lower-income households have been constructed within the planning period. However, all new housing development is required to meet the City's development standards and construction requirements. The City ensures compliance through the building plan check, permitting and inspection processes.
IIB2.1 Address the existing housing needs through participation in the Section 8 Housing Assistance or other similar program(s).		Indian Wells residents may receive Section 8 Housing Choice Vouchers through the County of Riverside Housing Authority.
IIB2.2 Contribute financially toward emergency shelters for the Coachella Valley area and join other jurisdictions in designating a feasible site, or sites, with appropriate zoning, infrastructure and utilities, for emergency shelters.		From 2008 to 2010, the City contributed $311,172 for funding emergency shelters.
IIB2.3 Work with the County to identify potential sites for additional homeless facilities in the region and contribute funds to relief organizations that address the valley-wide homeless situation.		From 2008 to 2010, the City contributed $311,172 for funding emergency shelters.
IIB2.4 Continue to provide affordable housing opportunities in Indian Wells through a density bonus incentive for the development of low and moderate income units.		The City continues to encourage affordable housing development by providing density bonus incentives consistent with current State density bonus law.
IIB2.5 Utilize the Affordable Housing Fund to facilitate the construction of new housing.		The Affordable Housing Fund was comprised of the Redevelopment Housing Set Aside. The Indian

Table 18. Review of 2008-2014 Housing Element Past Performance

Policy/Implementation Program	Objective	Progress/Status
		Wells Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. The Affordable Housing Fund is no longer available.
IIB3.1 Ensure an adequate inventory of land sufficient to meet the City's "share of regional housing need." Rezone properties for residential uses as needed.		In August 2013, the City adopted an amendment to the Affordable Housing Overlay that allows for the development of up to 20 du/ac. The City identified sites within the 2006-2014 Housing Element to meet its RHNA need.
IIB4.1 Continue to utilize zoning standards, and overlay districts, that facilitate the development of affordable housing units.		The City continues to facilitate development of affordable housing units by providing the Affordable Housing Overlay. This overlay can be applied to any residential zone and allows for density bonuses and other incentives consistent with State density bonus law.
IIB4.2 Utilize the Affordable Housing Fund to mitigate the cost constraints generated by both governmental and non-governmental constraints.		The Affordable Housing Fund was comprised of the Redevelopment Housing Set Aside. The Indian Wells Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. The Affordable Housing Fund is no longer available.
IIB5.1 Enforce all applicable laws and policies pertaining to equal housing opportunity through the City's participation in programs funded by the Federal Community Development Block Grant Program and/or Redevelopment Agency's Affordable Housing Fund.		The City continues to enforce laws and policies pertaining to equal housing opportunity. The City is not an entitlement jurisdiction that receives Federal CDBG funds directly. However the City receives a suballocation from the County of Riverside Economic Development Agency. The City has used the funds to provide for maintenance and modifications to existing affordable senior housing projects in the City. The Affordable Housing Fund was comprised of the

Table 18. Review of 2008-2014 Housing Element Past Performance

Policy/Implementation Program	Objective	Progress/Status
		Redevelopment Housing Set Aside. The Indian Wells Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. The Affordable Housing Fund is no longer available.
IIB6.1 Utilize the Redevelopment Agency Affordable Housing Fund to purchase and rehabilitate existing housing for use by qualifying low and moderate income residents.		The Indian Wells Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. The Affordable Housing Fund is no longer available.
IIB6.2 Utilize the Redevelopment Agency to perform land development and management, including purchase, construction, and property management of affordable housing projects.		The Indian Wells Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. Redevelopment funds are not available to support this program.
IIB6.3 Maintain and update a Redevelopment Housing Implementation Plan consistent with California State Redevelopment law requirements.		The Indian Wells Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. The Redevelopment Housing Implementation Plan is no longer required or applicable.
A1. Land Use Element and Zoning Code Establish and monitor a Land Use Element and Zoning Code that ensures an adequate supply of sites with appropriate development standards and public facilities and services for the development of a variety of housing types, sizes, and prices to meet the future housing needs of Indian Wells.	Objective A.1: Amend the Affordable Housing Overlay to establish a density of up to 20 units per acre for the Medium and Low Density land use designations as an option in 2010.	The City amended the Affordable Housing Overlay to include a density of 20 du/ac in August 2013.
	Objective A.1.2: The City will implement a formal procedure to annually monitor approved development on Sites A, B, C, and D of Table 27 relative to the development capacity and affordability estimate for these sites to ensure adequate capacity to accommodate the	The sites shown in the Housing Element are still available for development. The City removed the affordable housing covenant from Site B (Golden View Villas), but has placed an affordable housing covenant on Site D. The City amended the Affordable Housing Overlay

Table 18. Review of 2008-2014 Housing Element Past Performance

Policy/Implementation Program	Objective	Progress/Status
	City's RHNA of 150 units as an ongoing activity during the planning period. If sites are not developed as planned, the City will identify alternative sites with equivalent capacity and allowable densities to maintain adequate sites to accommodate the regional housing need for lower income households, including families throughout the planning period. The City will annually report on the results and effectiveness of this program pursuant to Government Code Section 65400.	to include a density of 20 du/ac in August 2013.
A2. Vacant and Underdeveloped Land Survey Prepare and maintain a comprehensive land use survey identifying parcels and/or structures suitable for residential development and use for all income categories.	Objective A.2: Certify the survey on an annual basis. This is an on-going policy that is evaluated annually as part of the Housing Element Implementation.	The City continues to utilize the vacant and underdeveloped land survey developed as part of the 2008-2014 Housing Element.
A3. Zoning/Development Standards Maintain development regulations that promote the development of affordable housing. This includes a full range of residential densities, the provision of density bonuses or other equivalent financial incentives, and the ongoing review of development standards that may make construction of affordable housing impractical. Financial incentives may include, but are not limited to, land write-downs, on and off-site improvement financing, fast track processing, and fee waivers.	Objective A.3: Review and revise the density bonus provisions if needed.	The City has reviewed density bonus provisions and development standards in the Zoning Code and has not found any necessary revisions.
A4. Redesignation/Rezoning The City will review the results of the Vacant and Underdeveloped Land Survey on an annual basis and, if it	Objective A.4: The City has adequate vacant land to accommodate the regional housing needs for the 2008-	The City continues to utilize the vacant and underdeveloped land survey developed as part of the 2008-2014 Housing Element and monitor

Table 18. Review of 2008-2014 Housing Element Past Performance

Policy/Implementation Program	Objective	Progress/Status
is apparent that there are an inadequate number of sites to provide affordable housing to meet the City's regional requirement, rezone or redesignate residential and/or commercial property to an appropriate density to achieve any unmet regional housing need requirement. With the adoption of the General Plan, the City of Indian Wells will have a sufficient amount of land available to provide housing opportunities for all income levels.	2014 cycle. (See "Residential Sites Inventory for Future Development" Pages IIB-58 through IIB-62 This is an on-going policy that is evaluated annually as part of the Housing Element Implementation. Currently there is no vacant land in Indian Wells at risk of being converted from a residential use to a non-residential land use.	vacant land. The City amended the Affordable Housing Overlay to include a density of 20 du/ac in August 2013.
A5. Energy Conservation The City supports the goals and objectives of environmental sustainability, and directs staff, all commissions, and all committees to consider environmental sustainability in all of its official acts. The City will address the impacts placed on the environment and will pursue the development of green buildings for housing and sustainability programs wherever possible. Green building is the practice of creating structures and using processes that are environmentally responsible and resource-efficient.	Objective A.5: The City will update the Conservation and Open Space Element of the General Plan to expand the current energy conservation policies by the end of 2011 to address sustainable housing development, water conservation, energy conservation recycling conservation, use of alternative energy, and public awareness programs.	The City updated the Conservation and Open Space Element in 2009 to address additional energy conservation and sustainability objectives. From 2008 to 2010, The City invested $4.2 million in renewable energy systems including solar in the Indian Wells Villas. The project will reduce energy bills by at least 80 percent.
A6. Rehabilitation and Preservation Although no housing units were determined to need major rehabilitation during this planning period, residents in the City are eligible (based on income) for the Weatherization Direct Assistance Program through the Southern California Gas Company. In addition, Southern California Edison offers city residents participation in the "Cool Roofs" Single-family Energy Efficient Rebate Program if a cool roof is installed on a housing unit.	Objective A.6: Assist in having 10 units participate in the Weatherization Direct Assistance program through Southern California Gas and/or the "Cool Roofs" Single-Family Energy Rebate Program through SCE.	The City continues to refer interested residents/property owners to SCE for the rebate programs.

Table 18. Review of 2008-2014 Housing Element Past Performance

Policy/Implementation Program	Objective	Progress/Status
B1. Zoning Code Amendments Amend the Zoning Code to address the provisions for a variety of housing options.	Objective B.1.1: Accommodate small residential care facilities (six or fewer persons) as regular residential uses permitted in all residential zones, and large residential care facilities (more than six persons) as conditionally permitted uses in Medium and Medium High Density Residential zones as required by Government Code Section 65583(c) (3).	The City amended the Zoning Code to meet this objective in August 2013.
	Objective B.1.2: Amend the Zoning Code to permit emergency shelters the Community Commercial zone without a Conditional Use Permit or other discretionary permit as required by Government Code Section 65583(a)(4).	The City amended the Zoning Code permit emergency shelters by-right in the Community Commercial zone in August 2013.
	Objective B.1.3: Provide provisions for transitional and supportive housing that considers them as a residential use and only subjects them to those restrictions that apply to other residential uses of the same type in the same zone as required by Government Code Section 65583(c)(1).	The City amended the Zoning Code to meet this objective in August 2013.
	Objective B.1.4: Amend the Zoning Code to permit farmworker housing by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for	The City amended the Zoning Code to meet this objective in August 2013.

Table 18. Review of 2008-2014 Housing Element Past Performance

Policy/Implementation Program	Objective	Progress/Status
	low-and very low income households as required by Government Code Section 65583(c)(1)(B).	
	Objective B.1.5: Amend the Zoning Code to allow SRO units in the Residential Medium High Density and the Resort Commercial zones. The City will establish appropriate development standards in the Zoning Code for SRO units as required by Government Code Section 65583(c) (1).	The City amended its Zoning Code in August 2013 to permit Single Room Occupancy (SRO) units by right in the Medium High Density Residential zone.
	Objective B.1.6: Evaluate the reasonable accommodation procedures on an annual basis and revise it as appropriate to ensure consistency with fair housing requirements.	City continues to maintain a written policy in the Building Department Manual for reviewing and approving requests for reasonable accommodations. The City has not identified any revisions necessary to maintain consistency with fair housing requirements.
B2. Development Guidelines and Procedures Maintain development guidelines, which specify the procedures, materials, time frames, and costs associated with various zoning and subdivision applications. The objective is to provide potential developers with an informational package clearly explaining the development review procedure as well as the possible financial incentives available for affordable housing development.	Objective B.2: Provide information via the Internet, public counter and have City staff communicate with the local Building Industry Association. This is an on-going policy that is evaluated annually as part of the Housing Element Implementation.	Information about development guidelines and procedures is provided at the public counter at City Hall and on the City's website. The planning handouts and forms includes typical development applications and information on the Green for Life Program.
C1. Financial Incentives The City will consider financial incentives to developers of affordable housing. The principal financial resource to enable the development of affordable housing in the City of Indian Wells is the Redevelopment 20 Percent Set-Aside Fund.	Objective C.1: Consider all affordable housing development applications to determine appropriateness of financial incentives for each particular proposal. Quantified objective is to assist in the development of 47 moderate income on	The Indian Wells Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. Consequently, Redevelopment funds are currently not available to support this program.

Table 18. Review of 2008-2014 Housing Element Past Performance

Policy/Implementation Program	Objective	Progress/Status
	Site D (Table 27), and 26 low income and 20 very low units on Sites C and D (Table 27) (i.e. the City's remaining RHNA during the planning period). This is an on-going policy that is evaluated annually as part of the Housing Element Implementation.	Sites C and D have not been developed.
D1. Fair Housing Enforcement The City will enforce all policies pertaining to equal housing opportunity and fair housing. The City will maintain a listing of fair housing groups serving Riverside County.	Objective D.1: Enforce all policies pertaining to equal housing opportunity and fair housing. This is an on-going policy that is evaluated annually as part of the Housing Element Implementation.	The City continues to refer fair housing
D2. Fair Housing Policy Procedures Discrimination complaints made to the City Staff will be processed by the City Manager and City Attorney. Fair housing policy procedures will be available at City Hall and advertised in the City Newsletter on a periodic basis.	Objective D.2: Provide information on fair housing services and policy at public counters and at City website. This is an on-going policy that is evaluated every year as part of the Housing Element Implementation.	The City continues to provide information about fair housing to inquiring parties through City Hall.
D3. Promote Fair Housing Opportunities Promote opportunities for all persons regardless of race, religion, sex, age, marital status, familial status, ancestry, national origin, color, source of income, sexual orientation, or any other arbitrary factor.	Objective D.3: The City will remove the definition of "family" from the City's Zoning Code by the end of 2011.	The City amended the Zoning Code to meet this objective in August 2013.
E1. Redevelopment Housing Report The City will require that the Redevelopment Agency maintain an updated housing report that specifies the number of units the Redevelopment Agency is required to rehabilitate and/or construct to meet the housing requirements of State Redevelopment law.	Objective E.1: Update the Redevelopment Housing Implementation Plan every five years to report the Agency's inclusionary and replacement housing obligations, as well as planned use of Redevelopment 20 Percent Set-Aside Funds.	The Indian Wells Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. The Redevelopment Housing Report is no longer a requirement.

Table 18. Review of 2008-2014 Housing Element Past Performance

Policy/Implementation Program	Objective	Progress/Status
E2. Acquisition/Development/Management The Redevelopment Agency may utilize 20 Percent Set-Aside Funds to purchase, develop, and manage affordable housing projects. This program may also include the ability to provide land write-downs to developers and/or low interest rate mortgages to homeowners. Other provisions provide for the ability to purchase and/or rehabilitate existing units for use by low and moderate-income residents as well as provide monthly assistance payments. Currently, the Agency has budgeted expenditures of over approximately $7 million on the 68-unit non-age restricted affordable housing project known as Garden View Villas.	Objective E.2: Develop twenty (20) very low, twenty-six (26) low, and forty-seven (47) moderate income units by the end of the planning period (June 2014). Additionally, the City staff will continue to pursue opportunities to purchase existing units and/or vacant land, seek out opportunities with non-profit affordable housing developers for affordable housing projects every two (2) years during the planning period, and prioritize funding for extremely low-income household project(s) This is an on-going policy that is evaluated annually as part of the Housing Element Implementation.	The City continues to work with interested developers to provide affordable housing. The City has placed a covenant on one site (Site D) that only allows for development of affordable housing on that site. The Indian Wells Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. With the dissolution of the Redevelopment Agency, the City is unable to provide financial incentives for the development of affordable housing.

FUTURE HOUSING NEEDS AND DEVELOPMENT POTENTIAL

Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG) prepares the RHNA, which allocates future housing needs to all jurisdictions within the Coachella Valley Association of Governments (CVAG) subregion. For this new Housing Element update, the planning period covers from January 1, 2014 through October 15, 2021. The following table illustrates the RHNA allocations for this planning period.

Table 24.
Regional Housing Needs Assessment
January 1, 2014 to October 15, 2021

Income Level	Units	Distribution
Very Low (*Extremely Low*[1])	40 *(20)*	25.0%
Low	27	16.9%
Moderate	31	19.4%
Above Moderate	62	38.8%
Total	**160**	**100.0%**

1. AB2634 mandates that each locality calculates the portion of very low income (50 percent or less of AMI) regional housing need that constitutes the community's need for Extremely Low Income housing (30 percent or less of AMI). 50% of the Very Low-Income need is assumed be Extremely Low Income. This is a subset of the Very Low Income need (not additive).

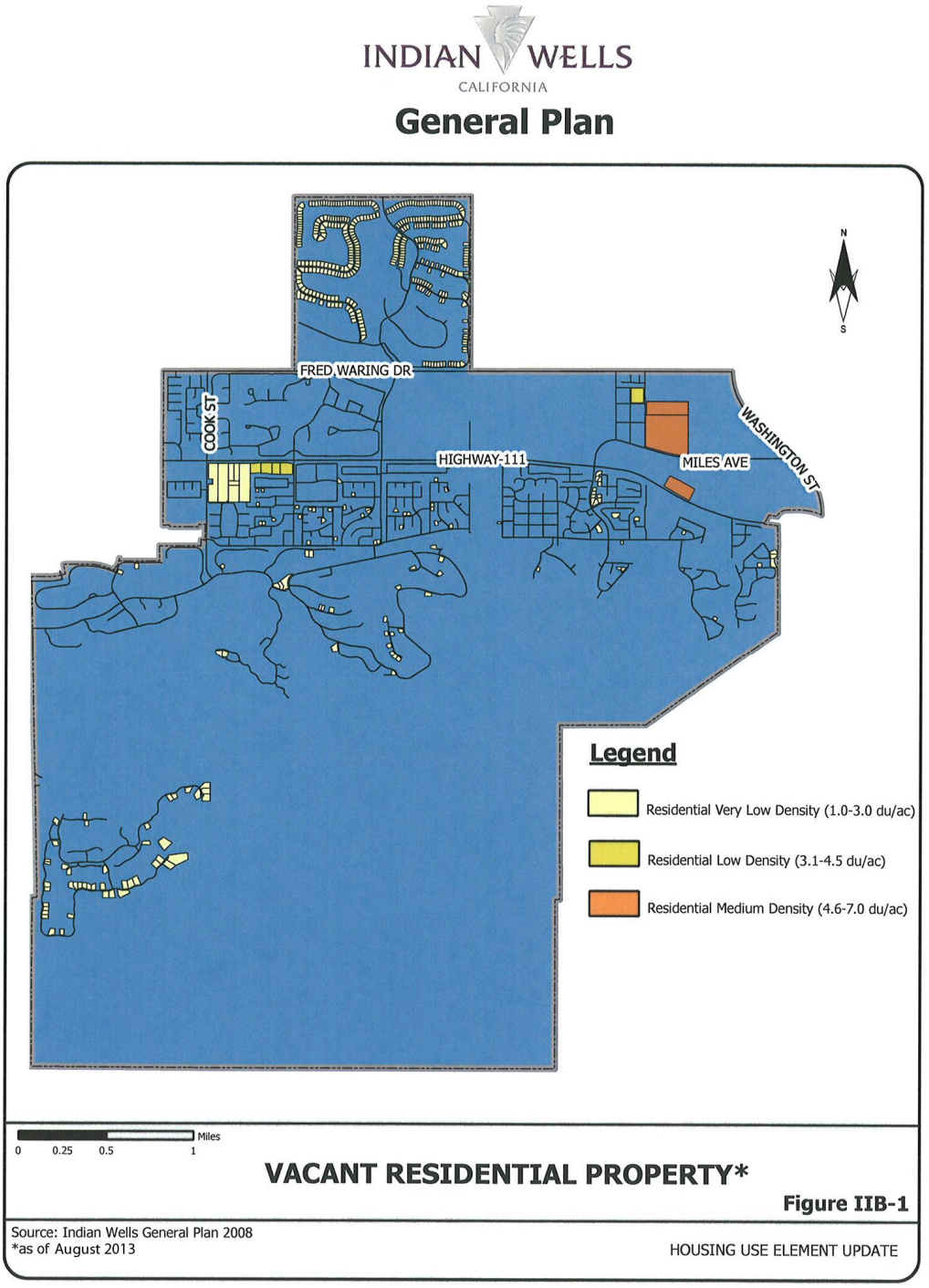
Residential Sites Inventory for Future Development

As of March 2013, the City has approximately 296 acres of vacant residential sites with a potential for 1,013 additional units. These units are assumed to be affordable to Above Moderate Income households. These sites are presented in Figure IIB-1 and Table 26.

Table 26. Vacant Residential Land

Zoning	Maximum Density	# of Parcels	Acres	Total Units	Comment
Subdivided					
RVLD	3 du/ac	582	229	582	Includes 339 units from future phases of Toscana project and 112 units from The Province
RLD	4.5 du/ac	21	6.8	21	21 units from The Province project
Not Yet Subdivided					
RLD	4.5 du/ac	2	7	21-32	Average density of 3 du/ac is used to estimate lower end of potential units
RMD	7 du/ac	3	53.4	293-378	Average density of 5.5 du/ac is used to estimate lower end of potential units
Total		**608**	**296.2**	**917 - 1,013**	

Figure IIB-1: Vacant Residential Property



As shown in Table 24, the City has a remaining regional housing need for 98 units Very Low, Low, and Moderate Income units after accounting for the capacity of vacant residential land in the City that would meet the Above Moderate Income need. The following portion of the Housing Element addresses the requirements of Government Code Sections 65583 and 65583.2, requiring a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

The remaining 98 units of the City's share of the regional housing need will be primarily met by addressing the adequate sites requirement through the identification of available vacant and non-vacant sites that are suitable and appropriately zoned. The sites suitability analysis demonstrates these sites are currently available and unconstrained so as to provide realistic development opportunities during the planning period. To demonstrate the realistic development viability of the sites, the analysis also discusses: (1) whether appropriate zoning is in place, (2) the applicable development standards and their impact on projected development capacity and affordability, (3) existing constraints including any known environmental issues, and the (4) availability of existing and planned public service capacity levels.

The City's land inventory was developed with the use of a combination of resources including the City's GIS database, Assessor's data, field surveys, and review of the City's Land Use Element and Zoning Ordinance. The compilation resulted in not only an identification of sites, but also an estimate of potential development capacity for these sites. The majority of the land available for residential development is located north of Highway 111 and west of Washington Street.

The City's Affordable Housing Overlay allows the construction of affordable units in all residential designated zoning districts at any location within the City. The Overlay incentivizes affordable residential development by allowing up to 20 units per acre in the Low and Medium Density zoning districts. This provides flexibility in the location of sites.

The following sites inventory was developed in July 2013.

Table 27. Affordable Housing Sites Inventory

Site	Location	Zone	Allowable Density[1]	GP Designation	Acres	Realistic Unity Capacity	Existing Use	Utilities Available	Environmental Constraints
A	N/S of Hwy.111 E/O Cota Way (APN: 633-410-039 in part)	RMD	4.6-7.0/du/ac.	Med. Density	7.59	57	Multi-family	Yes	None
B	E/O Warner Trail adjacent to Tennis Garden (APN: 604-630-032)	RLD	3.1-4.5du/ac	Low Density	4.2	63	Vacant	Yes	None
C	S/S of Miles W/O Washington (APN: 633-300-007)	RC	8.75/du/ac[2]	Resort Commercial	15	225	Vacant	Yes	None
Total					**26.79**	**345**			

[1] Density based on maximum density of 20 du/ac with 75% of maximum density achieved.
[2] Current General Plan Zone designation is Resort Commercial; density has been calculated using 20 du/ac with 75% of maximum density achieved.

Capacity Analysis

Site A: As shown in Table 27, Site A has been approved for an additional 57 affordable, senior units as Mountain View Villas Phase II and has not yet been constructed. A portion of the site was developed in 2004 with 128 affordable, senior apartments in Mountain View Villas Phase I by National Community Renaissance (CORE) housing.

Site B: This is a site that is adjacent to existing urban development with all utilities available and no significant environmental, topographical, utility, or other physical constraints are anticipated to restrict development potential. Site B has a covenant in place that requires the site be developed with affordable housing units. The number of units and level of affordability is not specified. With the option to increase the density up to 20 du/ac with the Affordable Housing Overlay, the site has adequate capacity to provide up to 63 units assuming 75 percent of maximum density is achieved.

Site C: This is a site that is adjacent to existing urban development with all utilities available and no significant environmental, topographical, utility, or other physical constraints that are anticipated to restrict development potential. With the option to increase the density up to 20 du/ac with the Affordable Housing Overlay, the site has adequate capacity to provide up to 225 units assuming 75 percent of maximum density is achieved.

Site Suitability of Vacant Residential Land

The primary constraints that may impact future development of the vacant residential land shown in Figures IIB-1 and IIB-2 includes biological resources, drainage and flood control, seismic hazards, and sewer and water infrastructure.

Biological Resources

The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) was finalized by the Coachella Valley Association of Governments (CVAG). The City of Indian Wells approved the plan on October 4, 2007 and is a "permittee" under the plan. All of the vacant residential land in the City as shown in Figure IIB-1 is located outside a Conservation Area identified by the CVMSHCP. Thus, the vacant residential land is not likely to be restricted by biological constraints that cannot be mitigated by the CVMSHCP.

Drainage and Flooding

The Coachella Valley Stormwater District was assimilated by the Coachella Valley Water District (CVWD) in 1935. The district protects 590 square miles from flooding. Backbone of the system is 25 miles of naturally-occurring Whitewater River riverbed. Because the river spreads across the lower valley during flooding, it was channelized. It is the Coachella Valley Stormwater Channel, downstream from Point Happy in La Quinta near Highway 111 and Washington Avenue. The riverbed and 25 mile channel are fed by several smaller channels, dikes and levees designed and built to collect rapidly moving floodwater as it pours from the adjacent mountains onto the valley floor.

Within CVWD's boundaries there are 16 stormwater protection channels. These and other facilities have a length of 138 miles. Many of these were built or improved in the 1970s in cooperation with cities and other agencies following severe floods. There are adequate drainage and flood control facilities to serve future residential development in the City.

Seismic Hazards

The City of Indian Wells, as well as the rest of Southern California, has a moderate to high seismic risk due to numerous faults and extensive historical and ongoing seismic activity. The actual potential for seismic damage depends on a number of factors, such as the proximity to active or potentially active fault zones and on the type of geologic structures. Seismic damage is generally less intense in consolidated materials, such as bedrock, than in unconsolidated materials, such as alluvium. The City of Indian Wells is not within an Alquist-Priolo Fault Zone. With mandatory compliance with codes which are similar to other jurisdictions in the Coachella Valley, seismic risks would not be a significant impediment to the construction of housing.

Sewer Facilities

Presently, there are six water reclamation plants (WRP) providing wastewater treatment as well as recycled water supply in the CVWD service area. WRP-10 serves the City of Indian Wells.

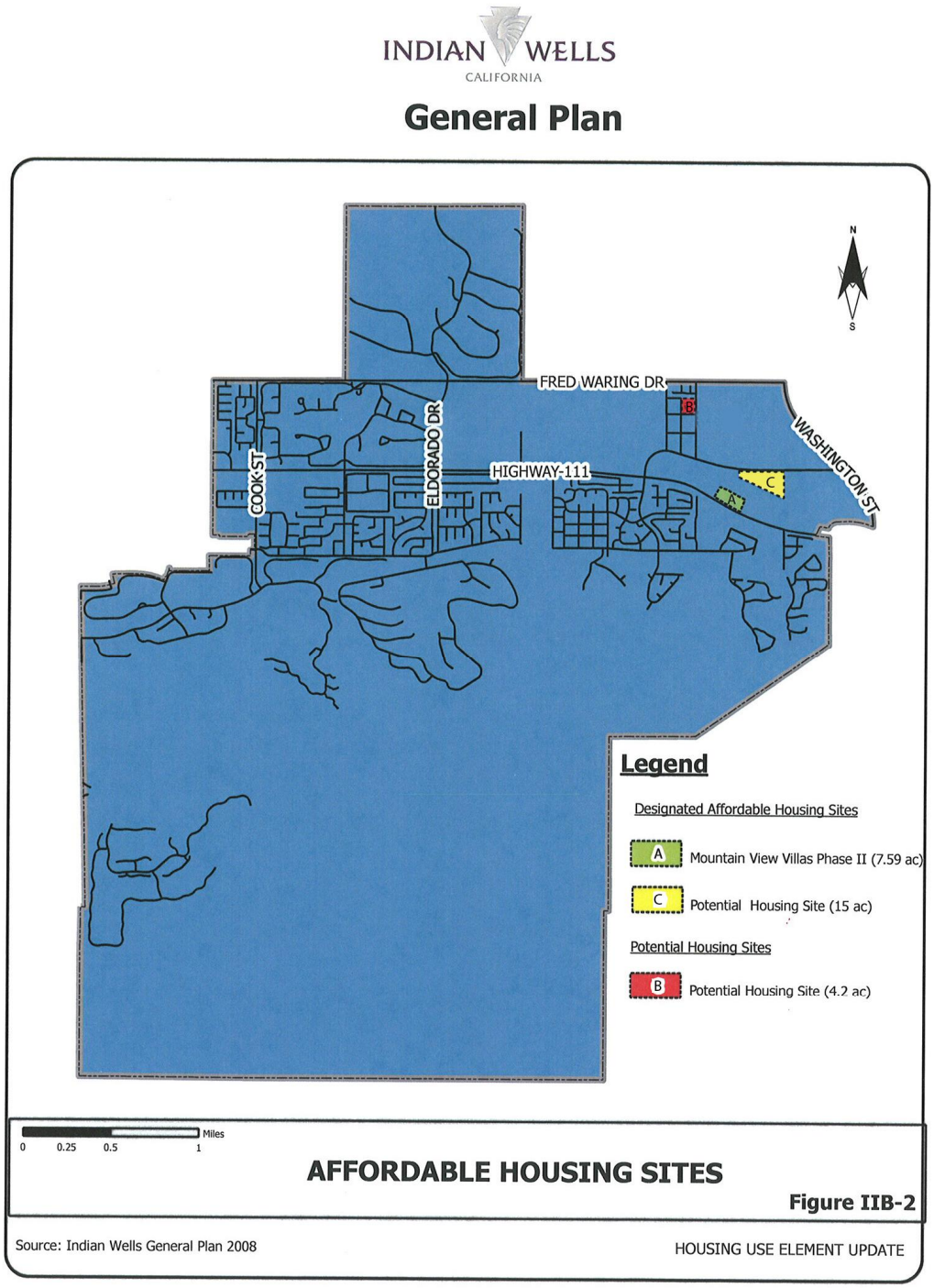
The combined secondary wastewater treatment design capacity of the WRP is 18 mgd. WRP-10 treats an annual average daily flow of 10.8 mgd from the activated sludge plant. Approximately 60 percent of this plant's effluent receives tertiary treatment for reuse and is delivered to customers through an existing recycled water distribution system. The remaining secondary effluent is piped to a holding basin and/or the 6 storage basins, and then to the 21 infiltration basins for final disposal. WRP-10 has adequate capacity to provide wastewater service for the future development of the vacant residential land in the City. Any project will be required to meet the City's and CVWD requirements. These requirements are consistent with other jurisdictions in the area and do not impeded the construction of housing.

Water Facilities

The 2010 Urban Water Management Plan for the CVWD projects water usage for the CVWD service area for through 2035. The total water demand for domestic water is expected to increase from 104,309 acre-ft/year in 2010 to 234,800 acre-ft/year in 2035. The water demand estimates were based on a planning model using land use plans, local demographic changes, parcel data, and CVWD billing rates. Local demographic changes were analyzed using land use data and Southern California Association of Governments (SCAG) projections of population, households, and employment for each city and census tract combination.

The planning model included the City of Indian Wells General Plan Land Use plan which included the vacant residential sites shown in Figures IIB-1 and IIB-2. The UWMP concluded that the CVWD will be able to meet 100 percent of the projected water demand for the period 2010 to 2035.

Figure IIB-2: Affordable Housing Sites



HOUSING PLAN

Goals, Policies and Implementation Programs

The goals, policies and implementation programs presented in this Section express the City's intent to provide housing opportunities to all income groups. Seven goals focus the City's efforts to meet State law, with corresponding policies pertaining to Conservation and Improvement of Housing, Development of Housing, Adequate Sites, Removal of Governmental Constraints, Equal Housing Opportunity, Redevelopment, and Energy Conservation.

Conservation and Improvement of Housing

Goal IIB1
Conserve and improve the condition of the existing housing stock.

Conservation and Improvement Policies

IIB1.1 Continue enforcement of the codes and regulations establishing minimum construction standards.

IIB1.2 Encourage maintenance and repair of existing housing to prevent deterioration within the City.

Conservation and Improvement Implementation Programs

IIB1.A Rehabilitation and Preservation
Although no housing units were determined to need major rehabilitation during this planning period, property owners may be eligible for rehabilitation assistance including rebates, grants and loans, through outside programs provided by utility providers and other organizations. The City will provide refer property owners to these programs upon inquiry or with code enforcement programs.

Responsibility:	Community Development Department
Financing:	General Fund
Objective:	Refer property owners to applicable agencies/organizations for rehabilitation assistance.
Timing:	Ongoing

Development of Housing

Goal IIB2

Support and encourage the development of housing affordable for all income segments of the population.

Development of Housing Policies

IIB2.1 Ensure adequate housing sites are available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.

IIB2.2 Continue to provide affordable housing opportunities in Indian Wells through a density bonus incentive for the development of lower and moderate income units.

IIB2.3 Encourage private entities (both non-profit and for-profit) to participate in attaining housing goals.

Development of Housing Implementation Programs

IIB2.A Production of New Housing Units

The City has a 2014-2021 projected RHNA need of 160 housing units including 67 housing units for extremely low, very low, and low income households. The City will continue to monitor the sites currently designated by the City to accommodate its projected growth needs and use of the Affordable Housing Overlay. If during the planning period, the City finds that the sites are no longer available to meet the City's RHNA allocation, the City will ensure additional alternative sites are made available in locations at appropriate densities to permit housing at the necessary affordability level.

Additionally the City will continue to provide incentives and flexibility in development standards to encourage affordable housing development as outlined in Section 21.12.040 of the City's Municipal Code and will evaluate potential incentives and flexibility in development standards to encourage new housing construction within one year of the Housing Element Adoption. The City will proactively outreach to the housing development community to assist in the evaluation of potential incentives. This program will be in conjunction with the evaluation of alternative funding and financing in Program II2.C. Upon completion of the evaluation, the City shall establish additional incentives and flexibility in development standards, as appropriate, and promote the benefits of this program to the development community by posting information on its web page and distributing information during pre-development application meetings.

The City understands the housing challenges of extremely low-income households, which are a subset of very low income households who earn 30 percent or less of the median income. This income group is most likely to experience a housing crisis when faced with rent increases, foreclosure, or other adverse event. The City will collaborate with housing developers to seek state, federal, and other appropriate funds and incentives targeted for the development of

housing affordable to extremely low-income households through this strategy and the strategy developed in Program II2.C.

Responsibility:	Community Development Department
Financing:	General Fund
Objective:	20 extremely low income units; 20 very low income units, 27 low income units; 31 moderate income units; 62 above moderate income units.
Timing:	Evaluate and establish additional incentives as appropriate and develop promotional materials within 1 Year of the Housing Element Adoption

IIB2.B Vacant and Underutilized Land Survey
The City will maintain a comprehensive land use survey identifying vacant and underutilized parcels suitable for residential development.

Responsibility:	Community Development Department
Financing:	General Fund
Objective:	Update the survey
Timing:	Annually

IB2.C Evaluate Alternative Funding and Financing Mechanisms
The City of Indian Wells will collaborate with private, non-profit, state and federal entities to investigate alternative methods for funding and financing the construction of new housing units and rehabilitation and preservation of existing units citywide. Indian Wells will establish continued communication with local, state and federal legislators to encourage the establishment of alternative funding and financing mechanisms. The City will identify an initial list of potential funding and financing mechanisms within six months of the Housing Element adoption and within one year prepare a strategy to seek for funding for housing construction and rehabilitation when appropriate and available. On a bi-annual basis, the City will review and update the strategy as appropriate.

Responsibility:	Community Development Department
Financing:	General Fund
Objective:	Evaluate Alternative Funding and Financing Mechanisms within 6 Months of the Housing Element Adoption; Develop Strategy within 1 Year of the Housing Element Adoption; Review and Update Strategy Bi-Annually
Timing:	Ongoing

Removal of Governmental Constraints

Goal IIB3
Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.

Governmental Constraints Policies

IIB3.1 Continue to utilize zoning standards and overlay districts that facilitate the development of affordable housing units.

Governmental Constraints Implementation Programs

IIB3.A Monitoring Potential Constraints

The City will periodically review City regulations, procedures and fees to identify any potential constraints to the development and maintenance of housing. The City will outreach to the development community to assist in this review. If the City finds that regulations, procedures and/or fees are a constraint to housing, the City will revise requirements or policies as necessary.

Responsibility:	Community Development Department
Financing:	General Fund
Objective:	Review and revise the zoning and development standards if needed.
Timing:	Ongoing/Periodically

IIB3.B Monitoring Reasonable Accommodation Procedures

The City will evaluate adopted reasonable accommodation procedures annually and reviseas appropriate to ensure consistency with fair housing requirements.

Responsibility:	Community Development Department
Financing:	General Fund
Objective:	Review and revise the reasonable accommodation procedures if needed.
Timing:	Annually

IIB3.C Development Guidelines and Procedures

The City shall maintain existing development guidelines, which specify the procedures, materials, time frames, and costs associated with various zoning and subdivision applications. The objective is to provide potential developers with an informational package clearly explaining the development review procedure as well as the possible incentives available for affordable housing development.

Responsibility:	Community Development Department
Financing:	General Fund
Objective:	Provide information online and at the public counter.
Timing:	Ongoing

Equal Housing Opportunities

Goal IIB4

Promote housing opportunities for all persons regardless of race, religion, sex, age, marital status, familial status, ancestry, national origin, color, source of income, sexual orientation, or any other arbitrary factors.

Equal Housing Policies

IIB4.1 Promote fair housing practices throughout the City.

IIB4.2 Promote a variety of housing types to meet the special needs of persons with physical and developmental disabilities, elderly households, and others who may need specialized residential living arrangements. .

Equal Housing Opportunities Implementation Programs

IIIB4.A Fair Housing Policy Procedures

The City will maintain a listing of fair housing groups serving Riverside County and refer fair housing-related complaints to these groups. Fair housing policy procedures will be made available at City Hall, on the City's website and advertised in the City Newsletter on a periodic basis.

Responsibility:	Community Development Department
Financing:	General Fund
Objective:	Provide information on fair housing services and policy at public counters and at City website and refer complaints to appropriate organizations.
Timing:	Ongoing

IIB4.B Section 8 Housing Choice Vouchers

The County of Riverside currently administers the Section 8 Rental Assistance program on behalf of the City. Based on future congressional appropriations, the County Housing Authority will apply for additional funding which will enable the Housing Authority to administer additional vouchers for families, elderly, and persons with disabilities over the Housing Element planning period. While the City is not authorized to administer a Section 8 program, the City will continue to provide referral services on behalf of the County and disseminate information to City residents.

Responsibility:	County of Riverside
Financing:	HUD
Objective:	Provide information on Section 8 Housing Choice Vouchers at City Hall and on the City's website and refer inquiries to the County of Riverside.
Timing:	Ongoing

IIB4.C Coordination on Homeless Issues

The City will coordinate with the County of Riverside, adjacent jurisdictions and applicable service providers to address homeless issues in the Coachella Valley.

Responsibility: Community Development Department
Financing: General Fund
Objective: Address homeless issues.
Timing: Ongoing

IIB4.D Support for Persons with Developmental Disabilities

The City shall support the ability of persons with developmental disabilities to live in integrated community settings by coordinating with the Inland Regional Center to identify the housing needs of persons served by the Center, promote opportunities for supportive living services and support efforts to eliminate barriers to housing for persons with developmental disabilities.

Responsibility: Community Development Department
Financing: General Fund
Objective: Adequate housing for persons with developmental disabilities.
Timing: Ongoing

Energy Conservation

Goal IIB7
Encourage energy conservation in new and existing housing stock.

Energy Conservation Policies

IIB5.1 Incorporate into City codes, when feasible, planning and building standards that contribute to minimizing the consumption of non-renewable resources for housing construction and rehabilitation.

Energy Conservation Implementation Programs

IIIB5.A Green Building Program
The City will continue to support the development of green building practices in housing and sustainability programs by participating in the CVAG Green for Life Program and evaluate the feasibility of implementing local policies and programs consistent with the CVAG Green Building Program and the City's Climate Action Plan.

Responsibility: Community Development Department
Financing: General Fund
Objective: Promote energy conservation and green building.
Timing: Ongoing

The following is a summary of the City's quantified objectives for the new planning period (2014-2021).

Table 30. Quantified Housing Objectives, 2014-2021

Income Level	New Units	Rehabilitation	Conservation
Extremely Low[1]	*20*	No units in the City were determined to need major rehabilitation during this planning period.	No housing units are at risk of converting to market rate.
Very Low	40		
Low	27		
Moderate	31		
Above Moderate	62		
Total	**160**		

1. The Extremely Low Income construction need is a subset of the Very Low Income need and is assumed to be 50% of the Very Low Income need.

APPENDIX A: COMMUNITY OUTREACH

The City held a public workshop to receive input into the preparation of the Draft Housing Element on April 16, 2013. Following a brief presentation on the Housing Element update and process, workshop participants were asked to identify housing challenges and opportunities in Indian Wells. The following were challenges and opportunities identified during the discussion.

Challenges

- Needs
- Traffic & Congestion, Air Pollution
- Noise: Tennis Gardens (elderly want quiet)
- Keep the good quality of living
- Noise complaints
- Understand the Process Better
- Cost of Land
- Quality of Housing required by the City
- Housing Element is a confusing document

Opportunities

- Complete projects that have been started
- Improved development review/approval process
- Code Enforcement
- Reduce unknown rules