

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



April 2, 2014

Mr. David R. Garcia, City Manager
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Mr. Garcia:

RE: Coachella's 5th Cycle (2013-2021) Adopted Housing Element

Thank you for submitting Coachella's housing element adopted February 12, 2014 which was received for review on February 24, 2014. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The adopted housing element conditionally meets the statutory requirements of State housing element law (GC, Article 10.6). The Department's review found the adopted element to be substantially the same as the revised draft element the Department's December 24, 2013 review determined met statutory requirements. The finding of compliance is conditioned on the City zoning adequate sites to address the unaccommodated housing need from the prior 4th cycle planning period.

For the housing element to remain in compliance after October 15, 2014, the City must complete Program Action 1.3. This program commits to rezone sites to accommodate the 1,916 unit carryover of housing not met in the previous 4th housing element cycle. Pursuant to GC 65584.09, a jurisdiction that did not identify or make available adequate sites to accommodate all of the previous cycle's housing need is required to zone or rezone adequate sites to accommodate all of the unmet housing need within the first year of the next housing element cycle. The City of Coachella must monitor and report on the results of its rezone program and other programs through the annual progress report, required pursuant to GC Section 65400.

Please note, the City now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks and Local Housing Trust Fund Programs both include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Information about these and other State funding programs is available at: http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf

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The Department appreciates the efforts and assistance of Mr. Lopez, and the City's consultant, Ms. Gastelum, in the preparation and adoption of the housing element. The Department wishes the City of Coachella success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to GC Section 65400. If the Department can provide assistance in implementing the housing element, please contact Mario Angel, of our staff, at (916) 263-7442.

Sincerely,



Glen A. Campora
Assistant Deputy Director