

B | TABLE OF CONTENTS

Public Participation	B-1
General Plan Consistency	B-3
Community Profile.....	B-3
Housing Opportunities and Resources.....	B-35
Opportunities for Energy Conservation	B-62
Housing Constraints	B-63
Review of 2008–2014 Housing Element.....	B-89

Tables

Table B-1: Population Trends, Coachella and Neighboring Cities (2000–2010)	B-4
Table B-2: Population, Coachella (2000–2020)	B-4
Table B-3: Population by Age, Coachella (2000–2010).....	B-5
Table B-4: Population by Race and Ethnicity, Coachella (2000–2010).....	B-5
Table B-5: Number of Households, Coachella and Riverside County (2000–2020).....	B-6
Table B-6: Household Size, Coachella (2000–2010).....	B-6
Table B-7: Average Persons Per Household, Coachella and Riverside County (2000–2020)	B-7
Table B-8: Overcrowded Units by Tenure, Coachella (2010)	B-7
Table B-9: Substandard Housing Indicators, Coachella and Riverside County (2010)	B-8
Table B-10: Household Income by Tenure, Coachella (2000–2010)	B-9
Table B-11: Median Household Income Trends, Coachella and Riverside County (2000–2010)	B-10
Table B-12: Households by Income Categories, Coachella (2010).....	B-10
Table B-13: Housing Overpayment, Coachella (2010).....	B-11

Table B-14: Housing Problems for Lower-Income Households, Coachella (2010)	B-12
Table B-15: Employment by Industry, Coachella (2000–2010).....	B-12
Table B-16: Major Employers, Coachella Valley (2013)	B-13
Table B-17: Fastest Growing Occupations, San Bernardino-Riverside-Ontario MSA (2010–2020).....	B-13
Table B-18: Employment by Commuting Patterns, Coachella (2000–2010)	B-14
Table B-19: Housing Units by Type, Coachella (1990–2010).....	B-15
Table B-20: Tenure by Household, Coachella and Riverside County (2000–2010)	B-15
Table B-21: Housing Type by Tenure, Coachella (2010).....	B-16
Table B-22: Occupancy Status, Coachella (2000–2010).....	B-16
Table B-23: Housing Condition Survey Summary, Coachella (2008).....	B-17
Table B-24: Income Groups by Affordability (2013)	B-18
Table B-25: Sales Listings for Single-Family Homes, Coachella (2013)....	B-19
Table B-26: Average Rents, Riverside County (2013)	B-20
Table B-27: Housing Affordability by Income Level	B-20
Table B-28: Senior (65+) Population Trends, Coachella (2000–2010).....	B-21
Table B-29: Senior (65+) Headed Household Trends, Coachella (2000–2010)	B-21
Table B-30: Senior Households by Income, Coachella (2000–2010)	B-22
Table B-31: Disabled Persons (Aged 18–64 Years) Work Disability by Employment Status, Coachella (2000)	B-23
Table B-32: Developmentally Disabled Population, Coachella (2013)	B-24
Table B-33: Bedrooms Per Unit by Tenure, Coachella (2010)	B-25
Table B-34: Tenure by Household Size, Coachella (2000–2010).....	B-25
Table B-35: Income by Household Size, Coachella (2010)	B-26
Table B-36: Female-Headed Household, Coachella (2000–2010)	B-26
Table B-37: Households by Poverty Level, Coachella (2010)	B-27
Table B-38: Residents Employed in Farming, Coachella (2000–2010)	B-28
Table B-39: Substandard Farmworker Housing Conditions, Coachella Valley (2006)	B-29

Table B-40: Homelessness Resources, Riverside County	B-30
Table B-41: Disadvantaged Unincorporated Communities Near Coachella	B-32
Table B-42: Assisted Multi-Family Units At Risk of Conversion to Market Rate, Coachella (2013)	B-33
Table B-43: Estimated Rental Subsidies Required.....	B-34
Table B-44: Qualified Entities for the Preservation of Affordable Housing in Riverside County	B-35
Table B-45: Regional Housing Needs Allocation (2014–2021)	B-36
Table B-46: Capacity to Meet the 2014–2021 RHNA	B-38
Table B-47: Units Approved	B-38
Table B-48: Capacity to Meet Remaining 2008–2014 and 2014–2021 RHNA	B-42
Table B-49: Parcels to Accommodate the Remaining 2008–2014 and 2014–2021 RHNA	B-43
Table B-50: Additional Vacant Site Capacity	B-44
Table B-51: La Entrada Specific Plan Unit Potential.....	B-57
Table B-52: General Plan Land Use Designations.....	B-64
Table B-53: Zoning Designations with Residential Uses.....	B-65
Table B-54: Residential Zoning Criteria.....	B-68
Table B-55: Residential Parking Requirements	B-70
Table B-56: Permitted Residential Uses by Zone	B-71
Table B-57: Community Development – Planning Fees	B-76
Table B-58: Residential Development Impact Mitigation Fees, Per Dwelling Unit	B-81
Table B-59: Typical Entitlement Processing	B-83
Table B-60: Street Improvement Standards	B-84
Table B-61: Housing Affordability by Income Category.....	B-86
Table B-62: Table Review of the 2008–2014 Housing Element	B-89

Figures

Figure B-1: Housing Units by Year Built, Coachella (2011)	B-18
Figure B-2: Median Homes Sales Price for Existing Homes, Coachella (2000–2012) (in \$ thousands).....	B-19
Figure B-3: Senior Households by Tenure, Coachella (1990–2000)	B-22
Figure B-4: Large Families – Coachella, Riverside County, and California (2010)	B-24
Figure B-5: Disadvantaged Unincorporated Communities Near Coachella	B-31
Figure B-6: City of Coachella Housing Inventory.....	B-40
Figure B-7: Sites Inventory Map	B-59

B | HOUSING TECHNICAL APPENDIX

PUBLIC PARTICIPATION

State housing element state law requires local jurisdictions to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort” (Government Code Section 65583(c)). Community participation throughout the update process contributes to a Housing Element that is a more thorough and accurate representation of the City’s needs and desired actions.

Public outreach activities included visioning sessions and workshops as part of the comprehensive General Plan update, as well as consultations with housing-related stakeholder groups, a Planning Commission/City Council study session and a public hearing. In addition, the Housing Element was posted to the City’s website, and a hard copy was made available for review at City Hall. The draft and final Housing Elements were also provided to the California Department of Housing and Community Development for review and comment.

GENERAL PLAN OUTREACH

The City has held numerous outreach events to gather input and feedback on the comprehensive update to the City’s General Plan. Efforts have included visioning forums (2009), Advisory Committee meetings (2011 to 2013) and workshops (September 20, 2012, February 9, 2012, and September 20, 2011). Participation opportunities were advertised to members of the public as well as to advocacy and stakeholder groups. Feedback from these sessions was used to shape all elements of the draft General Plan and has been incorporated into this Housing Element.

CONSULTATIONS

In an effort to reach all segments of the community, the City contacted the following organizations to gather information regarding special housing needs and input on the Housing Element:

- California Rural Legal Assistance
- Coachella Valley Housing Coalition
- Inland Congregations United for Change
- Pueblo Unido Community Development Corporation
- Riverside County Housing Authority
- Riverside County Department of Public Health

The City received responses to consultation requests from the Riverside County Housing Authority, the Pueblo Unido Community Development Corporation and California Rural Legal Assistance. These organizations identified the following:

- Barriers to housing
 - Extremely low incomes
 - Large families
 - Limited supply of rental housing
 - Citizenship/residency status
 - Financing availability for home purchases and rehabilitations
- Housing needs
 - Rental homes for families
 - Quality mobile homes
 - Housing with access to adequate transportation and services
- Housing issues
 - Greater demand for housing assistance due to the economic downturn
 - Substandard mobile home communities
 - Code enforcement
- Underserved populations
 - Farmworkers with families
 - Indigenous population

PLANNING COMMISSION/CITY COUNCIL STUDY SESSION

A joint study session with the Planning Commission and the City Council was held on Wednesday, June 19, 2013, at 5 p.m. The Housing Element consultant presented an overview of the Housing Element update process, recent legislation, initial findings from the needs assessment, considerations regarding the inventory of sites available to meet the Regional Housing Needs Allocation, and goals and policies. The study session also included a presentation on the status of the comprehensive General Plan update and a presentation regarding the draft La Entrada Specific Plan. Planning Commissioners and members of the City Council offered comments and input regarding each of the planning efforts and allowed opportunities for public input and feedback.

PUBLIC HEARING

The City held a public hearing to review and adopt the Housing Element on Wednesday, February 12, 2014. There were no comments from the public. City Council members noted concern that the City's Regional Housing Needs Allocation was too high and opted to add a statement to the resolution that the City would like to work toward legislative changes to the Housing Element update process. The Housing Element was adopted in Resolution No. 2014-04.

GENERAL PLAN CONSISTENCY

State law requires that “the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of the internal consistency requirement is to avoid policy conflict and provide clear policy guidance for the future maintenance, improvement and development of housing within the city.

This Housing Element was prepared as the City completed work on a comprehensive update to the Coachella General Plan. Housing Element policies were developed to align with the community’s vision and direction as described in the new General Plan elements: Land Use + Community Character, Mobility, Community Health + Wellness, Sustainability + Natural Environment, Safety, Infrastructure + Public Services, and Noise. The Housing Element was reviewed for compatibility and consistency with these elements. As the General Plan is updated in the future, all elements (including this Housing Element) will be reviewed to ensure continued consistency.

COMMUNITY PROFILE

This section summarizes and analyzes the existing housing conditions in Coachella, focusing primarily on demographic trends within the city. The assessment of demographic characteristics and housing needs serves as the basis for establishing program priorities and quantified objectives in this Housing Element. This section presents information and analysis of demographic and housing factors that influence housing demand, availability and cost. The focus of this section is identifying the need for housing according to income level as well as by special needs groups.

Data Sources

This section presents data gathered from the 2012 Southern California Association of Governments (SCAG) Housing Element Data Packet, 2000 and 2010 US Census, California Department of Finance, and American Community Survey, as well as from other relevant sources. See Appendix A for a complete list of data sources.

The SCAG Data Packet was the primary data resource. Data in the packet was preapproved by the California Department of Housing and Community Development (HCD). Where SCAG data was not available, US Census, California Department of Finance (DOF) or US Census Bureau American Community Survey (ACS) data is used. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Due to the small size of the sample taken in Coachella, the estimates reported by ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale.

Population Trends

According to the California Department of Finance, the Coachella population is estimated at 42,784 as of 2013. Fueled by the real estate boom of the early 2000s and more affordable housing than in nearby Riverside County communities, the Coachella Valley was one of the fastest growing regions in the state between 2000 and 2010. The City of Coachella grew by approximately 79% from 22,724 residents in 2000 to 40,704 residents in 2010. As shown in Table B-1, this percentage increase in population was the highest among the nine cities in the Coachella Valley.

Table B-1: Population Trends, Coachella and Neighboring Cities (2000–2010)

CITY	2000	2010	CHANGE	
			NUMBER	PERCENTAGE
Indio	49,116	76,036	26,920	55%
Cathedral City	42,647	51,200	8,553	20%
Palm Desert	41,155	48,445	7,290	18%
Palm Springs	42,805	44,552	1,747	4%
La Quinta	23,694	37,467	13,773	58%
Coachella	22,724	40,704	17,980	79%
Desert Hot Springs	16,582	25,938	9,356	56%
Rancho Mirage	13,249	17,218	3,969	30%
Indian Wells	3,816	4,958	1,142	30%

Sources: US Census 2000, 2010

As shown in Table B-2, the city is projected to experience continued growth through 2020. The Southern California Association of Governments estimates that the Coachella population will reach 70,200 by 2020.

Table B-2: Population, Coachella (2000–2020)

YEAR	POPULATION	CHANGE	PERCENTAGE CHANGE	ANNUAL PERCENTAGE CHANGE
2000	22,724	–	–	–
2010	40,704	17,980	79%	8%
2020*	70,200	29,496	72%	7%

Sources: US Census 2000, 2010; SCAG 2012

* Projected

AGE CHARACTERISTICS

The median age of Coachella residents increased from 22.1 in 2000 to 24.5 in 2010. Despite the increase, the city’s median age remained substantially lower than that of Riverside County as a whole, which was 33.7 as of 2010.

According to the 2010 US Census, the 6 to 13, 25 to 34, and 35 to 44 age groups represent the largest age groups in the city. The portion of the population under 20 years of age represents 41% of the total population. As shown in Table B-3, the 6 to 13 age group experienced the largest numerical growth from 2000 to 2010.

While the senior population, persons aged 65 years and over, increased numerically from 2000 to 2010, the percentage remained similar at approximately five percent.

Table B-3: Population by Age, Coachella (2000–2010)

AGE GROUP	2000		2010	
	POPULATION	PERCENTAGE	POPULATION	PERCENTAGE
0 to 5 years	2,818	14%	4,488	11%
6 to 13 years	3,704	19%	8,657	21%
14 to 20 years	3,272	14%	4,263	10%
21 to 24 years	1,795	7%	3,267	8%
25 to 34 years	3,227	15%	6,676	16%
35 to 44 years	2,977	14%	5,220	13%
45 to 54 years	2,363	8%	4,105	10%
55 to 64 years	1,341	5%	2,201	5%
65 to 74 years	704	3%	1,125	3%
75 to 84 years	386	2%	539	1%
85+ years	136	<1%	163	<1%
TOTAL	22,724	100%	40,704	100%
Median Age	22.1		24.5	

Source: US Census 2000, 2010

RACE AND ETHNICITY

According to the 2010 US Census, persons of Hispanic origin represent approximately 96% of the Coachella population (Table B-4). The city's population is two percent white, less than one percent black or African American, less than one percent American Indian, less than one percent Asian, less than percent Pacific Islander and less than one percent all other races.

Table B-4: Population by Race and Ethnicity, Coachella (2000–2010)

CATEGORY	2000		2010	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
White	306	1%	933	2%
Black	271	1%	140	<1%
American Indian	36	<1%	54	<1%
Asian	79	<1%	168	<1%
Pacific Islander	12	<1%	13	<1%
Other	26	<1%	29	<1%
Two or More Races	33	<1%	113	<1%
Hispanic Origin	21,727	97%	39,254	96%
TOTAL	22,490	100%	40,704	100%

Source: US Census 2000, 2010

Household Characteristics

The US Census defines a household as all persons living in a single housing unit, whether or not they are related. As shown in Table B-5, the number of households in Coachella increased by approximately 88%, from 4,777 households in 2000 to 8,995 households in 2010. SCAG projects that the number of households in Coachella will see an even larger increase from 2010 to 2020, rising to 17,300 households in the city by 2020.

By comparison, the number of households in Riverside County increased by approximately 36% from 2000 to 2010 and is expected to grow by 18% from 2010 to 2020. Thus, household growth in Coachella has and is expected to continue substantially outpacing that of the county as a whole.

Table B-5: Number of Households, Coachella and Riverside County (2000–2020)

YEAR	HOUSEHOLDS	CHANGE (10-YEAR)		ANNUAL PERCENTAGE CHANGE
		NUMBER	PERCENTAGE	
COACHELLA				
2000	4,777	-		
2010	8,995	4,218	88%	9%
2020*	17,300	8,305	92%	9%
RIVERSIDE COUNTY				
2000	506,218	-		
2010	686,260	180,042	36%	4%
2020*	807,300	121,040	18%	2%

Sources: US Census 2000, 2010; SCAG 2012

* Projected

HOUSEHOLD TYPE AND SIZE

Between 2000 and 2010, household size held steady; five or more person households remained the plurality of households at just under 50%. As illustrated in Table B-6, between 2000 and 2010, the proportion of households containing one, two and three persons remained the same.

Table B-6: Household Size, Coachella (2000–2010)

HOUSEHOLD SIZE	2000		2010	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
1 person	230	5%	464	5%
2 persons	513	11%	1,007	11%
3 persons	717	15%	1,316	15%
4 persons	964	20%	2,017	22%
5+ persons	2,353	49%	4,194	47%

TOTAL	4,777	100%	8,998	100%
-------	-------	------	-------	------

Source: US Census 2000, 2010

As shown in Table B-7, the average number of persons per household decreased from 4.7 in 2000 to 4.5 in 2010. Household size is expected to decrease further to 4.1. Despite this decrease, household size in Coachella continues to be significantly higher than in Riverside County as a whole, which had an average of 1.9 persons per household in 2000 and 3.1 in 2010.

Table B-7: Average Persons Per Household, Coachella and Riverside County (2000–2020)

YEAR	COACHELLA	RIVERSIDE COUNTY
2000	4.7	1.9
2010	4.5	3.1
2020*	4.1	3.1

Sources: US Census 2000, 2010; SCAG 2012

* Projected

Overcrowding

Overcrowding is defined by the US Census as more than one person per room in a single unit, not including kitchens and bathrooms. Severely overcrowded units are those occupied by 1.5 or more persons per room. Overcrowding can affect public facilities and services, reduce the quality of the physical environment and create conditions that contribute to deterioration. Overcrowding can occur when housing costs are high relative to income, forcing families to reside in smaller units or more than one family to share a single unit.

As shown in Table B-8, approximately 13% of owner-occupied households and 22% of renter-occupied households resided in overcrowded units in Coachella as of 2010. Approximately three percent of owner and four percent of renter households resided in severely overcrowded units.

Table B-8: Overcrowded Units by Tenure, Coachella (2010)

PERSONS PER ROOM	OWNER		RENTER		TOTAL	
	HOUSEHOLDS	PERCENTAGE	HOUSEHOLDS	PERCENTAGE	HOUSEHOLDS	PERCENTAGE
0.50 or less	1,628	29%	504	17%	2,132	24%
0.51 to 1.00	3,357	59%	1,862	62%	5,219	60%
1.01 to 1.50	547	10%	544	18%	1,091	13%
1.51 to 2.00	123	2%	101	3%	224	3%
2.01 or more	30	1%	9	<1%	39	<1%
TOTAL	5,685	100%	3,020	100%	8,705	100%
Percentage Overcrowded	13%		22%		16%	

PERSONS PER ROOM	OWNER		RENTER		TOTAL	
	HOUSEHOLDS	PERCENTAGE	HOUSEHOLDS	PERCENTAGE	HOUSEHOLDS	PERCENTAGE
Percentage Severely Overcrowded		3%		4%		3%

Source: US Census 2010

Note: Percentage totals may be off due to rounding

HOUSING CONDITIONS

Issues such as overcrowding, units lacking complete plumbing, and units constructed prior to 1940 without diligent maintenance can serve as indicators for substandard housing. In Coachella, approximately 16% of units were overcrowded as of 2010 (Table B-9). Approximately one percent of housing units were built before 1940 and one percent lacked complete plumbing facilities. By comparison, in Riverside County approximately seven percent of housing units were overcrowded, one percent lacked complete plumbing facilities and two percent were built before 1940. Based on these indicators, the primary contributor to substandard housing conditions in Coachella is overcrowding. Implementation Action 2.1 provides for continued rehabilitation assistance for substandard housing and Action 4.8 addresses overcrowding by encouraging the development of larger units.

Table B-9: Substandard Housing Indicators, Coachella and Riverside County (2010)

INDICATORS	NUMBER	PERCENTAGE
COACHELLA		
Overcrowded	1,354	16%
Lacking complete plumbing facilities	110	1%
Built 1939 or earlier	122	1%
RIVERSIDE COUNTY		
Overcrowded	46,584	7%
Lacking complete plumbing facilities	7,046	1%
Built 1939 or earlier	15,880	2%

Source: US Census 2010

HOUSEHOLD INCOME

There is a significant difference between the median income of households that own their home and households that rent their home in Coachella. The 2010 median income for homeowner households was \$52,962, approximately 80% higher than the median for renter households (\$29,423).

As shown in Table B-10, the percentage of Coachella households earning less than \$25,000 decreased from 43% in 2000 to 27% in 2010. As of 2010, the majority of households, 55%, had incomes between \$25,000 and \$74,999. Households with incomes greater than \$75,000 represented 18% of all households.

Table B-10: Household Income by Tenure, Coachella (2000–2010)

INCOME	2000		2010	
	NUMBER OF HOUSEHOLDS	PERCENTAGE	NUMBER OF HOUSEHOLDS	PERCENTAGE
OWNER-OCCUPIED HOUSEHOLDS				
Less than \$15,000	400	8%	352	4%
\$15,000–\$24,999	446	9%	728	8%
\$25,000–\$49,999	1,151	24%	1,535	18%
\$50,000–\$74,999	656	14%	1,314	15%
\$75,000–\$99,999	127	3%	885	10%
\$100,000 or more	116	2%	738	8%
Total Owner-Occupied	2,896	61%	5,552	63%
RENTER-OCCUPIED HOUSEHOLDS				
Less than \$15,000	643	13%	862	10%
\$15,000–\$24,999	543	11%	683	8%
\$25,000–\$49,999	537	11%	1,177	13%
\$50,000–\$74,999	105	2%	274	3%
\$75,000–\$99,999	36	1%	136	2%
\$100,000 or more	17	<1%	69	1%
Total Renter-Occupied	1,881	39%	3,201	37%
Median Income – Owners	\$36,240		\$52,962	
Median Income – Renters	\$20,040		\$29,423	

Source: US Census 2000; American Community Survey 2006–2010

As shown in Table B-11, the city’s median household income increased 49% to \$43,018 from 2000 to 2010. The median household income for Riverside County as a whole increased approximately 80% for the same period. Household income in Coachella is not keeping pace with the county. In 2000, the Coachella median was 10% less than that of the county. The difference grew to 26% in 2010.

Table B-11: Median Household Income Trends, Coachella and Riverside County (2000–2010)

YEAR	MEDIAN HOUSEHOLD INCOME	CHANGE (2000 TO 2010)		ANNUAL PERCENTAGE CHANGE
		AMOUNT	PERCENTAGE	
COACHELLA				
2000	\$28,914	–		
2010	\$43,018	\$14,104	49%	5%
RIVERSIDE COUNTY				
2000	\$32,143	–		
2010	\$57,768	\$25,625	80%	8%

Sources: US Census 2000; American Community Survey 2006–2010

For the purpose of evaluating housing affordability, housing need and eligibility for some housing assistance, income levels are categorized by HCD into five groups. The income groups are defined as follows:

- Extremely low income: households earning less than 30% of the median income
- Very low income: households earning between 30% and 50% of the median income
- Low income: households earning between 50% and 80% of the median income
- Moderate income: households earning between 80% and 120% of the median income
- Above moderate income: households earning over 120% of the median income

As illustrated in Table B-12, extremely low-, very low- and low-income households make up 57% of Coachella households as of 2010. Approximately, 22% of households in the city were categorized as above moderate income.

Table B-12: Households by Income Categories, Coachella (2010)

INCOME CATEGORY	INCOME RANGE	NUMBER OF HOUSEHOLDS	PERCENTAGE
Extremely Low	\$0–\$20,100	1,307	15%
Very Low	\$20,101–\$33,500	1,737	20%
Low	\$33,501–\$53,600	1,907	22%
Moderate	\$53,601–\$78,000	1,843	21%
Above Moderate	Greater than \$78,000	1,867	22%
TOTAL	–	8,661	100%

Sources: HCD 2013; SCAG 2012

OVERPAYMENT

Overpayment is an important measure of the affordability of housing in a city. Overpayment is defined as a household paying more than 30% of gross household income for shelter. According to the US Census, “shelter cost” is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

In 2010, approximately 5,700, or 64%, of households in Coachella paid in excess of 30% of their income for shelter (Table B-13). Among these households, 1,480 households paid 30% to 49% of their household income for rent or house payments. Approximately 690 owner-occupied households paid 30% to 49% of their household income; 1,295 paid 50% percent or more. Most renter-occupied units paying more than 50% of household income for rent were concentrated in the 0–30% of median income range.

Although the number of homeowners that overpaid for housing was larger than the number of renters, the rate of overpayment was much higher for renter-occupied households (58%) than owner-occupied households (31%). The overpayment situation is particularly critical for extremely low-income renters.

Table B-13: Housing Overpayment, Coachella (2010)

INCOME RANGE	TOTAL HOUSEHOLDS	PAYING 30–49% OF HOUSEHOLD INCOME	PAYING 50%+ OF HOUSEHOLD INCOME
OWNER-OCCUPIED HOUSEHOLDS			
Extremely Low (0–30% of median income)	515	120	360
Very Low (30–50% of median income)	910	180	430
Low (50–80% of median income)	1,465	390	505
Subtotal	2,890	690	1,295
RENTER-OCCUPIED HOUSEHOLDS			
Extremely Low (0–30% of median income)	810	195	600
Very Low (30–50% of median income)	910	400	250
Low (50–80% of median income)	–	195	105
Subtotal	1,720	790	955
Total	4,610	1,480	2,250

Source: CHAS 2010

Note: No renter-occupied units were listed in the low-income range (50–80% of median income).

EXTREMELY LOW-INCOME HOUSEHOLDS

Of all owner-occupied households in the city, 354 are considered to be in the extremely low-income category. For approximately 51% of those households, the cost of housing is greater than half of the net household income. Similarly, of all renter-occupied households in the city, 598 are considered to be in the extremely low-income category. For 44% of those households, the cost of housing is greater than half of the net household income. As indicated in Table B-13, as household income increases, the cost burden also decreases, indicating that Coachella does not have sufficient low-income housing to support residents in the very low- and extremely low-income ranges. Similarly, Table B-14 shows that as

household income decreases, the number of households with housing problems increases, especially in renter-occupied households.

Table B-14: Housing Problems for Lower-Income Households, Coachella (2010)

	RENTERS	OWNERS	TOTAL HOUSEHOLDS
EXTREMELY LOW INCOME (0–30% OF MEDIAN INCOME)			
Number with any housing problems	675	360	1,035
VERY LOW INCOME (30–50% OF MEDIAN INCOME)			
Number with any housing problems	460	495	955
LOW INCOME (50–80% OF MEDIAN INCOME)			
Number with any housing problems	210	695	905

Source: CHAS 2010

Employment Trends

As of 2010, the top industry providing employment in Coachella was Service Occupations, which employed 32% of the labor force (Table B-15). This is a minor increase from 2000 when 31% of the labor force was employed in Service Occupations. The next largest industries in 2010 were Construction/Extraction/Maintenance and Sales/Office. The most notable change between 2000 and 2010 was the decrease in overall residents employed in farming, down from 1,699 to 1,208 or from 19% of the population to eight percent of the population. The city's labor force increased from 8,714 persons in 2000 to 14,276 in 2010. During this period, the unemployment rate increased significantly from nine percent to 21%.

Table B-15: Employment by Industry, Coachella (2000–2010)

INDUSTRY	2000		2010	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
Farming	1,699	19%	1,208	8%
Management/Professional/Related	802	9%	1,390	10%
Service Occupation	2,675	31%	4,610	32%
Sales/Office	1,464	17%	2,762	19%
Construction/Extraction/Maintenance	1,159	13%	2,842	20%
Production/Transportation/Material Moving	915	11%	1,464	10%
Labor Force	8,714		14,276	
Total Employed	91 ¹		79 ²	
Total Unemployed	9 ¹		21 ²	

Sources: US Census 2000; CHAS (American Community Survey) 2005–2009

1. 2000 annual average from California Employment Development Department, not seasonally adjusted

2. 2011 annual average from California Employment Development Department, not seasonally adjusted

The California Employment Development Department (EDD) tracks major employers by county. **Table B-16** shows the major employers in Riverside County, excluding cities not in or near the Coachella Valley. Many of the top employers are associated with casinos, golf courses, resorts and agriculture.

Table B-16: Major Employers, Coachella Valley (2013)

COMPANY	LOCATION	INDUSTRY
Sun World Intl. LLC	Coachella	Fruits & Vegetables – Growers & Shippers
Morongo Tribal Gaming Ent.	Banning	Business Management Consultants
Morongo Casino Resort & Spa	Cabazon	Casinos
Hotel at Fantasy Springs	Indio	Casinos
La Quinta Golf Course	La Quinta	Golf Courses
La Quinta Resort & Club	La Quinta	Hotels & Motels
Riverside County Regional Medical Center	Moreno Valley	Clinics
JW Marriott–Desert Springs Resort	Palm Desert	Hotels & Motels
Desert Regional Medical Center	Palm Springs	Hospitals
Universal Protection Svc	Palms Desert	Security Guard & Patrol Service
Eisenhower Medical Center Heart	Rancho Mirage	Orthopedic Surgeons

Source: EDD 2013

Note: The EDD collects the number of employees for each major employer. All the major employers listed in this table employ 1,000 to 4,999 people.

Table B-17 lists the region’s fastest growing occupations. This information applies to the San Bernardino–Riverside–Ontario Metropolitan Statistical Area (MSA) (data specific to Coachella is not available).

According to the California Department of Housing and Community Development, the 2013 median income for Riverside County is \$65,000, which, assuming an annual work schedule of 2,080 hours, is equivalent to \$31.25 per hour. Among the ten fastest growing occupations, only two have a median hourly wage that is on par with the county’s median hourly wage—Medical Scientists and Logisticians. It should be noted that the fastest growing occupations in the MSA do not represent the types of occupations currently held by the majority of the city’s residents (service, construction and sales/office).

Table B-17: Fastest Growing Occupations, San Bernardino-Riverside-Ontario MSA (2010–2020)

	2012 MEDIAN HOURLY WAGE	ESTIMATED EMPLOYMENT		PERCENTAGE CHANGE
		2010	2020	
Home Health Aides	\$9.71	5,000	7,690	54%
Veterinary Technologists and Technicians	\$14.72	670	1,020	52%
Emergency Medical Technicians and Paramedics	\$14.02	1,820	2,610	43%
Market Research Analysts and Marketing Specialists	\$27.24	1,850	2,650	43%

	2012 MEDIAN HOURLY WAGE	ESTIMATED EMPLOYMENT		PERCENTAGE CHANGE
		2010	2020	
Meeting, Convention, and Event Planners	\$20.88	440	620	41%
First-Line Supervisors of Helpers, Laborers, and Material Movers, Hand	\$22.95	2,750	3,860	40%
Personal Care Aides	\$9.32	22,760	31,530	39%
Medical Scientists, Except Epidemiologists	\$36.89	880	1,210	38%
Medical Equipment Repairers	\$22.50	400	550	38%
Logisticians	\$33.46	700	960	37%

Source: EDD 2013

As illustrated in Table B-18, in 2010, the majority (76%) of Coachella residents commuted less than 29 minutes per day, implying that most of the city's residents work within the Coachella Valley and indicating a strong regional jobs-housing balance. However, according to the Existing Conditions Report of the General Plan, "The jobs-housing ratio is a basic tool to measure whether the number of jobs and housing units within a community are roughly equivalent. In Coachella, the jobs-housing ratio was 0.65 (5,831 jobs ÷ 8,995 housing units) in 2010. The recommended standard for jobs-housing unit ratios is based on the assumption that the average number of workers per household is approximately 1.5. As such, the Coachella jobs-housing ratio is significantly lower than the recommended standard, indicating the area is jobs-poor, requiring many workers to travel outside the jurisdiction to find employment."

Table B-18: Employment by Commuting Patterns, Coachella (2000–2010)

COMMUTE TIME TO WORK	2000		2010	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
0–14 minutes	2,257	27%	4,049	30%
15–29 minutes	3,365	40%	6,093	46%
30–44 minutes	2,047	24%	2,424	18%
45+ minutes	705	8%	539	4%
Worked at home	101	1%	251	2%
TOTAL	8,391	100%	13,356	100%

Sources: US Census 2000; American Community Survey 2006–2010

Housing Stock Characteristics

HOUSING TYPES

The proportion of units by housing type has remained stable over the last 20 years. Single-family units constitute the majority of the housing stock in the city. In 2000, 68% of the housing stock was single-family units, increasing to 73% in 2010. From the 2000 and 2010 US Census, structures with 5+ units increased slightly; in 2000, when they represented 10% of the units, and in 2010, they represented 11% of the housing stock. From 2000 and 2010, the number of housing units in Coachella increased by 4,359 (Table B-19).

Table B-19: Housing Units by Type, Coachella (1990–2010)

UNIT TYPE	1990		2000		2010	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
Single Family	2,412	63%	3,390	68%	6,812	73%
2–4 Units	518	13%	635	12%	941	10%
5+ Units	474	12%	506	10%	995	11%
Mobile Home & Other	426	11%	451	9%	593	6%
TOTAL	3,830	100%	4,982	100%	9,341	100%

Source: American Community Survey 2006–2010

HOUSING TENURE

Tenure, or the ratio between homeowner and renter households, can be affected by many factors, such as housing cost (including interest rates, economics, land supply and development constraints), housing type, housing availability, income status, job availability and consumer preference.

From 2000 to 2010, owner-occupied households outpaced renter-occupied households in Coachella, with 5,586 owner-occupied households and 3,412 renter-occupied households in 2010. Both renter and owner households have experienced numeric increases between 2000 and 2010.

In comparison to Coachella, Riverside County has a higher proportion of owner households. Although both owners and renters continue to increase numerically, the proportion of owner households in the county continues to rise. As shown in Table B-20, in 2010, 67% of county households were owners, while 62% of city households were owners.

Table B-20: Tenure by Household, Coachella and Riverside County (2000–2010)

TENURE	2000		2010	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
COACHELLA				
Owners	3,767	55%	5,586	62%
Renters	3,045	45%	3,412	38%
Total	6,812		8,998	
RIVERSIDE COUNTY				
Owners	22,954	58%	462,212	67%
Renters	16,418	42%	224,048	33%
Total	39,372		686,260	

Sources: US Census 2000, 2010

In 2010, approximately 91% of owner-occupied households were single-family detached. The second largest category of owner-occupied housing types, mobile homes, accounted for approximately five percent of all owner-occupied households. A majority of renters, 54%, lived in multi-family housing consisting of three or more units, and 31% lived in single-family detached housing (Table B-21).

Table B-21: Housing Type by Tenure, Coachella (2010)

UNITS IN STRUCTURE	TOTAL OCCUPIED UNITS	OWNER OCCUPIED		RENTER OCCUPIED	
		NUMBER OF UNITS	PERCENTAGE	NUMBER OF UNITS	PERCENTAGE
1, detached	6,136	5,188	91%	948	31%
1, attached	194	161	3%	33	1%
2 to 4	851	43	1%	808	27%
5 to 9	648	0	<1%	648	21%
10 or more	322	9	<1%	313	11%
Mobile home	554	284	5%	270	9%
TOTAL	8,705	5,685	100	3,020	100%

Source: American Community Survey 2006–2010

VACANCY RATE

Vacancy trends in housing are analyzed using a vacancy rate, which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not Coachella has an adequate housing supply to provide choice and mobility. US Department of Housing and Urban Development (HUD) standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility.

As illustrated in Table B-22, of the 9,903 housing units in Coachella, 197 or two percent of the available housing units were vacant rental units. An additional 388 units (four percent) were vacant for-sale units. A remaining 316 vacant housing units (three percent) comprised rented and sold but unoccupied units, seasonal units or uncategorized units. Approximately 905 (nine percent) of the total housing units in the city were vacant in 2010.

Table B-22: Occupancy Status, Coachella (2000–2010)

OCCUPANCY	2000		2010	
	UNITS	PERCENTAGE	UNITS	PERCENTAGE
Total Occupied Households	4,807	96%	8,998	91%
Total Vacant Households	217	4%	905	9%
For Rent	47	1%	197	2%
For Sale Only	65	1%	388	4%
Rented or Sold, Not Occupied	16	<1%	6	<1%
For Seasonal, Recreational or Occasional Use	8	<1%	104	1%
All Other Vacant	81	2%	149	2%
TOTAL HOUSING UNITS	5,024	100%	9,903	100%

Sources: US Census 2000, 2010

The 2010 US Census also includes an analysis of Riverside County as a whole, which provides general contextual data regarding vacancy rates in the region. In 2010, the vacancy rate in the county was approximately 14%, a slight increase from the 2000 countywide vacancy rate of 13%.

HOUSING CONDITIONS

In June 2008, a door-to-door survey of Coachella was conducted to identify the general housing conditions. Conditions were assessed based on an exterior survey of quality, condition and improvements needed. Each residential structure was scored according to structural criteria established by the California Department of Housing and Community Development in five categories: foundation, roofing, siding, windows and electrical. Based on scores assigned for each category, housing structures were rated as “sound,” “dilapidated” or in need of minor, moderate or substantial repairs.

Survey findings are summarized in Table B-23. The majority of units, 73%, were in sound condition or in need of minor repair, and approximately 27% of units were in need of moderate or substantial rehabilitation or were dilapidated.

Table B-23: Housing Condition Survey Summary, Coachella (2008)

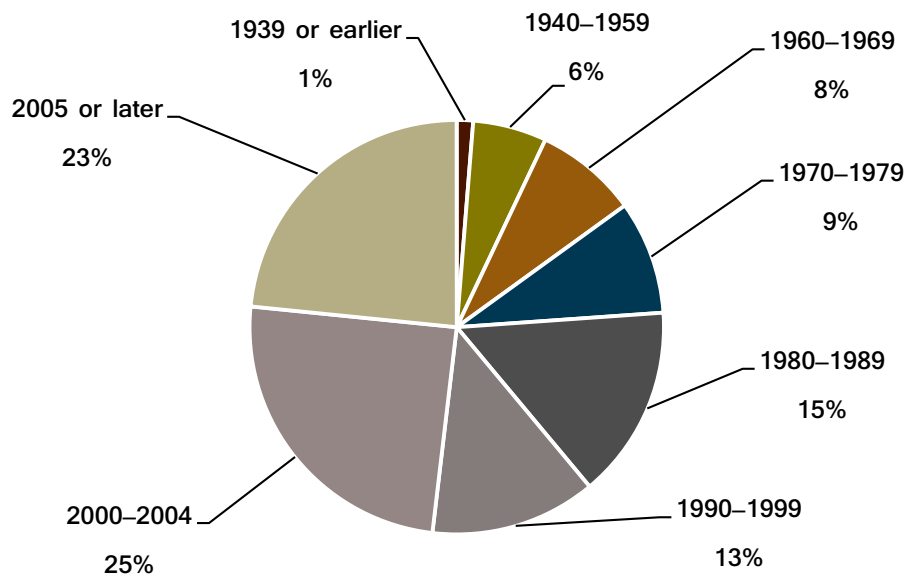
CONDITION	SINGLE-FAMILY PERCENTAGE	MULTI-FAMILY PERCENTAGE	MOBILE HOME PERCENTAGE	TOTAL PERCENTAGE
Sound	36%	47%	79%	41%
Minor	34%	30%	15%	32%
Moderate	29%	49%	7%	25%
Substantial	2%	3%	0%	2%
Dilapidated	1%	0%	0%	1%

Source: City of Coachella 2008

HOUSING AGE

Approximately 48% of the Coachella housing stock was built between 2000 and 2011. The second largest percentage of housing was built between 1990 and 2000, representing 13% of the current housing stock. Only six percent of the housing stock was built between 1940 and 1959 and one percent built in 1939 or earlier (Figure B-1).

Figure B-1: Housing Units by Year Built, Coachella (2011)



Source: American Community Survey 2007–2011

HOUSING COST AND AFFORDABILITY

One of the major potential barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices must be available. Table B-24 lists the acceptable monthly payment for households in the four major income groups: very low, low, moderate and above moderate.

Table B-24: Income Groups by Affordability (2013)

INCOME GROUP	INCOME RANGE	MONTHLY PAYMENT RANGE*
Very Low	Less than \$33,500	Less than \$838
Low	\$33,501–\$53,600	\$839–\$1,340
Moderate	\$53,601–\$78,000	\$1,341–\$1,950
Above Moderate	Greater than \$78,000	Greater than \$1,950

Source: HCD 2013, State Income Limits

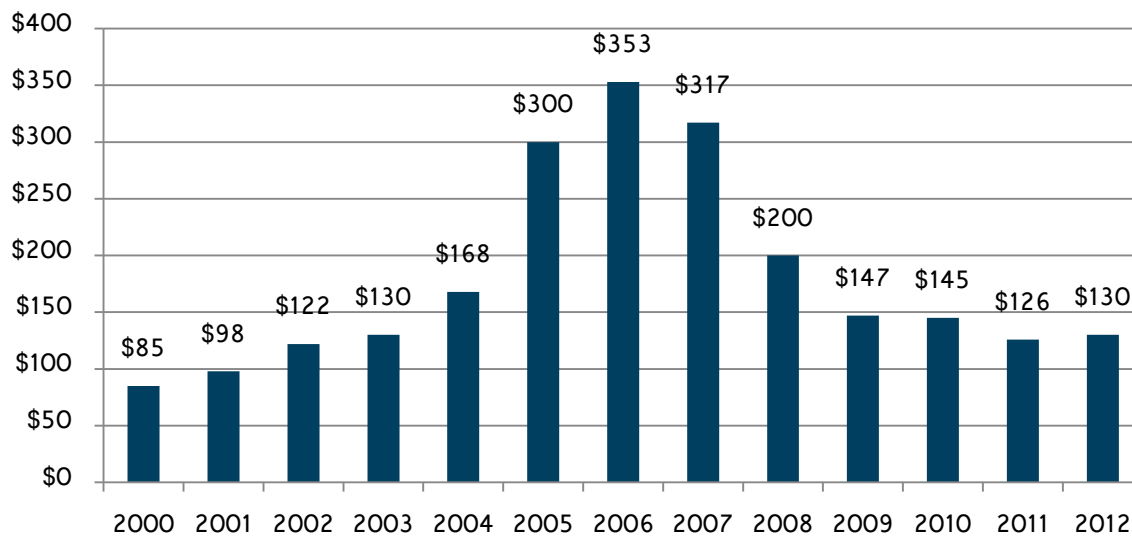
* Affordable housing is up to 30% of income used toward gross monthly housing costs.

Single-Family Sales Units

As illustrated in Figure B-2, the recent decline in the nation’s housing market has had a marked impact on housing costs in Coachella. According to SCAG’s 2013 Profile of the City of Coachella, the median price of an existing, single-family detached home in Coachella was \$130,000 in 2012, a 63% decrease from the market high median price of \$353,000 in 2006. The city’s 2012 median house price was

\$80,000 lower than Riverside County’s 2012 median price of \$210,000. As the housing market rebounds from the recent decline, home prices and sales are expected to slowly increase.

Figure B-2: Median Homes Sales Price for Existing Homes, Coachella (2000–2012) (in \$ thousands)



Source: MSA Data Quick 2012, as cited in SCAG 2013

Current Single-Family Listings

During May 2013, the majority of single-family units (35 units) for sale in Coachella were listed at or below \$150,000. Over 80% of all single-family homes for sale were listed for less than \$200,000. The city did not have any condominium units listed for sale.

Table B-25: Sales Listings for Single-Family Homes, Coachella (2013)

PRICE RANGE	NUMBER OF UNITS AVAILABLE
Below \$150,000	35
\$150,000–\$199,999	16
\$200,000–\$249,999	6
\$250,000–\$299,999	1
\$300,000–\$350,000	0
Above \$350,000	5

Source: www.zillow.com 2013

Rental Units

In May 2013, a rent survey was conducted to estimate current average market-rate rent data specific to Coachella. The survey represents a snapshot in time, utilizes the best available publicly accessible

sources and provides insight into the average rents paid in Coachella. Prices tended to group toward the low end of market rents for each bedroom type, with several expensive outliers in each category.

Table B-26: Average Rents, Riverside County (2013)

BEDROOM TYPE	RANGE OF MARKET RENTS	NUMBER OF UNITS SURVEYED
Studio	\$450–\$860	4
1 bedroom	\$550–\$1,045	5
2 bedrooms	\$600–\$1,145	5
3 or more bedrooms	\$799–\$1,725	7

Source: www.craigslist.org, accessed May 2013

Affordability

Affordability is defined as a household spending 30% or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus tenant-paid utilities. In most cases, the contract rent includes payment for water, sewer and garbage. Gross monthly owner costs include mortgage payments, taxes, insurance, utilities, condominium fees and site rent for mobile homes.

As illustrated in Table B-27, Coachella has remained relatively affordable. Based on the point-in-time analysis done for housing and rental costs, very low-income households have access to up to three-bedroom rental houses. Similarly, most of the houses currently for sale in the city are affordable to low- and moderate-income households.

Table B-27: Housing Affordability by Income Level

	VERY LOW	LOW	MODERATE
Annual Income	\$33,500	\$53,600	\$78,000
Monthly Income	\$2,792	\$4,466	\$6,500
Maximum Monthly Gross Rent	\$838	\$1,339	\$1,950
Maximum Purchase Price**	\$111,320	\$178,590	\$259,510

Source: 2013 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: <http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web>

* Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

**Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed-rate mortgage at 5.6% annual interest rate.

Special Needs Groups

Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one's employment type and income, family characteristics, medical condition or disability, or household characteristics. Groups of the population that require special housing needs include the elderly, disabled, developmentally disabled, female-

headed households, large households, farmworkers, the homeless and disadvantaged unincorporated communities within the City's sphere of influence.

ELDERLY

Elderly persons often age in place, living in housing that is too expensive for their fixed incomes or structurally does not accommodate specific needs for assistance. Even though senior citizens may have difficulty living in their own home, they do not often have the options or mobility afforded to other segments of the population. They commonly have to leave their home community and relocate away from family and friends once they do find a suitable unit. The purpose of this section is to determine the housing needs for all needs segments of the elderly community. The senior population is defined as persons over the age of 65 years.

In 2000, there were 1,226 seniors in Coachella, representing five percent of the total population in the city. Between 2000 and 2010, the senior population increased at a rate of approximately five percent annually (see Table B-28). In 2010, the senior population was 1,827 and represented approximately four percent of the total population.

Table B-28: Senior (65+) Population Trends, Coachella (2000–2010)

YEAR	NUMBER	CHANGE	PERCENTAGE CHANGE	ANNUAL PERCENTAGE CHANGE
2000	1,226			
2010	1,827	601	49%	5%

Source: US Census 2000, 2010

As shown in Table B-29, between 2000 and 2010 the city's senior-headed households increased by almost 50%. In 2000, seniors accounted for 12% of householders in the city. In 2010, senior-headed households comprised approximately 10% of all households.

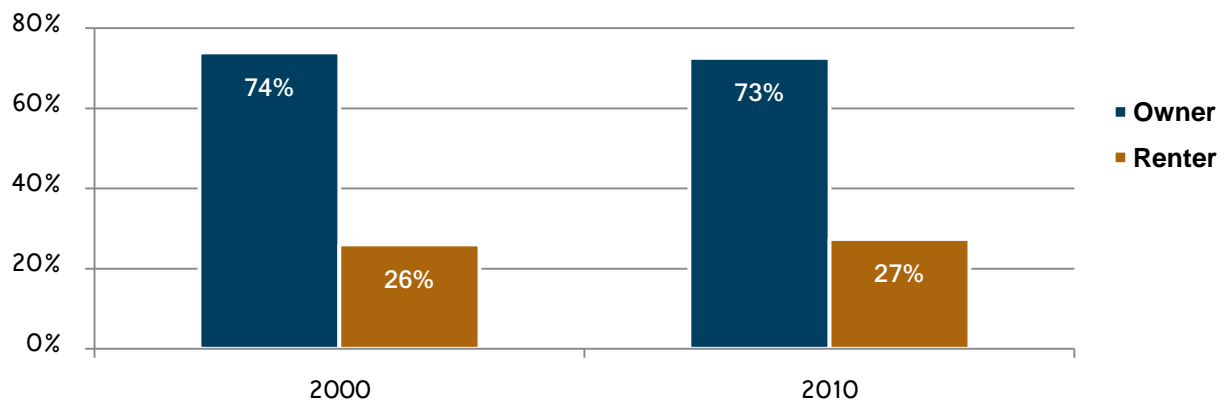
Table B-29: Senior (65+) Headed Household Trends, Coachella (2000–2010)

YEAR	NUMBER	CHANGE (2000 TO 2010)		AVERAGE ANNUAL PERCENTAGE CHANGE
		NUMBER	PERCENTAGE	
2000	592		–	
2010	880	288	49%	8%

Source: US Census 2000, 2010

In 2000, 26% of the city's senior households were renters. Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership. In 2010, the proportion of the city's senior renters increased by 1.4 percentage points. Senior homeowners represented approximately 73%, or 639, of senior households in 2010.

Figure B-3: Senior Households by Tenure, Coachella (1990–2000)



Source: US Census 2000, 2010

As shown in Table B-30, approximately 63% of all senior citizen households in 2010 had incomes below \$30,000. The greatest gains since the 2000 census were in the income groups between \$10,000 and \$39,999. In 2000, 26% of the senior households had incomes between \$20,000 and \$50,000, while in 2010, 40% of Coachella’s senior population was within this income range.

Table B-30: Senior Households by Income, Coachella (2000–2010)

INCOME RANGE	2000		2010	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
Less than \$10,000	206	33%	90	12%
\$10,000–\$19,999	111	18%	205	27%
\$20,000–\$29,999	76	12%	189	24%
\$30,000–\$39,999	45	7%	38	5%
\$40,000–\$49,999	42	7%	67	9%
\$50,000–\$59,999	66	10%	43	6%
\$60,000–\$74,999	30	5%	78	10%
\$75,000–\$99,999	20	3%	28	4%
\$100,000	36	6%	34	4%
TOTAL	632	100%	772	100%

Sources: US Census 2000; American Community Survey 2006–2010

PERSONS WITH DISABILITIES

This section identifies two types of persons with disabilities based on their distinct special housing needs—physically impaired persons and persons with developmental disabilities. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility to housing.

The Census defines a disability as “a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.”

According to the 2006–2010 American Community Survey, a total of 3,795 persons over five years old, or nine percent of the total population, were identified as having a disability. Of these, 74%, or 2,802 persons, were between the ages of 5 and 64 and the remaining 993 were 65 years of age or older.

As shown in Table B-31, according to the 2000 US Census, 42% of persons 16 to 64 years of age with a work disability were not employed. Without adequate means to support daily living, those 1,743 disabled persons who are not employed may be in need of housing assistance, such as living with others, requiring special services from nonprofit and other agencies.

Table B-31: Disabled Persons (Aged 18–64 Years) Work Disability by Employment Status, Coachella (2000)

WORK DISABILITY STATUS	NUMBER	PERCENTAGE
Employed	2,388	58%
Not Employed	1,743	42%
TOTAL	4,131	100%

Source: US Census 2000

Note: No reliable update exists for this data.

DEVELOPMENTAL DISABILITIES

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy and autism.

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

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers and two community-based facilities. The Inland Regional Center is one of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The Inland Regional Center designs programs according to age, specialization and geographic location. Categories include Early Start/Prevention 0–3, School Age 3–15, Transition 16–22, Adult 23–59, and

Senior 60+. To become eligible for services, applicants must reside in either Riverside County or San Bernardino County and be diagnosed with a developmental disability. The following information (Table B-32) from the Inland Regional Center provides a closer look at Coachella’s population of developmentally disabled persons.

Table B-32: Developmentally Disabled Population, Coachella (2013)

ZIP CODE	0–14 YEARS	15–22 YEARS	23–54 YEARS	55–65 YEARS	65+ YEARS	TOTAL
92236	112	88	24	3	0	277

Source: Inland Regional Center 2013

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multi-family 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.

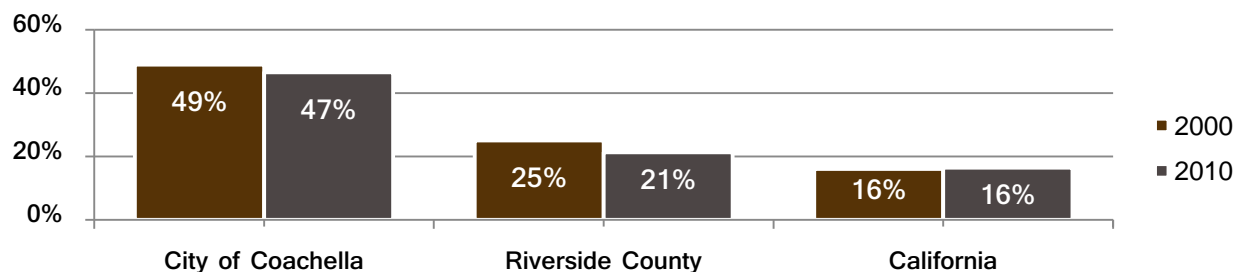
In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Inland Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

LARGE HOUSEHOLDS

Large households are defined as households consisting of five or more persons. Generally, the needs of large families are not targeted in the housing market, especially in the multi-family market. This subsection explores the need for large housing units in Coachella.

According to the 2010 US Census, 47%, or 4,194, of Coachella households were large households, consisting of five or more persons. In 2010, both the city and the county had a greater portion of large households than the state’s large household percentage of 16% (Figure B-4).

Figure B-4: Large Families – Coachella, Riverside County, and California (2010)



Sources: US Census 2000, 2010

Generally, two-bedroom units are most common in the housing market. However, according to the 2006–2010 American Community Survey, the city’s housing stock also has a large proportion of three-bedroom units. The predominant rental unit type in 2010 was a three-bedroom unit, representing 40% of rental housing. Of owner-occupied households, three-bedroom units were the largest category, representing 43% of owner-occupied housing units. Units with four bedrooms or more represented 31% (2,686 units) of all occupied housing, 16% (494 units) of all rental units and 39% (2,192 units) of all owner-occupied units in the city (Table B-33).

Table B-33: Bedrooms Per Unit by Tenure, Coachella (2010)

NUMBER OF BEDROOMS	OWNER UNITS		RENTER UNITS		TOTAL	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
0	29	1%	7	<1%	36	<1%
1	103	2%	170	6%	273	3%
2	395	7%	1,017	34%	1,412	16%
3	2,419	43%	1,222	40%	3,641	42%
4	2,192	39%	494	16%	2,686	31%
5+	547	10%	110	4%	657	8%
TOTAL	5,685	100%	3,020	100%	8,705	100%

Source: American Community Survey 2006–2010

Large households, those consisting of five or more persons, occasionally have lower incomes than smaller households, frequently resulting in occupying smaller dwelling units and the acceleration of housing unit deterioration. According to the 2010 US Census, there were 2,411 large households in the city and 1,309 housing units with four or more bedrooms. This indicates a significant shortage of large housing units available in the city (Table B-34). Since 1990, the number of large households in Coachella has decreased by just under one percent.

Table B-34: Tenure by Household Size, Coachella (2000–2010)

HOUSEHOLD SIZE	2000				2010			
	OWNER	RENTER	TOTAL	PERCENTAGE	OWNER	RENTER	TOTAL	PERCENTAGE
1 Person	247	434	681	10%	254	210	464	5%
2 Persons	607	516	1,123	17%	639	368	1,007	11%
3 Persons	595	575	1,170	17%	805	511	1,316	15%
4 Persons	831	585	1,416	21%	1,258	759	2,017	22%
5 Persons	671	431	1,102	16%	1,094	716	1,810	20%
6 Persons	422	243	665	10%	673	404	1,077	12%
7+ Persons	390	254	644	9%	863	444	1,307	15%
Total	3,763	3,038	6,801	100%	5,586	3,412	8,998	100%

Sources: US Census 2000, 2010

As indicated in **Table B-35**, household income tends to increase with household size, but plateaus at four-person households. The stagnant income levels for five-, six- and seven-plus-person households underscore the challenges faced by large families in finding affordable quality housing without overcrowding.

Table B-35: Income by Household Size, Coachella (2010)

HOUSEHOLD SIZE	MEDIAN INCOME
1 Person	\$17,580
2 Persons	\$40,038
3 Persons	\$37,357
4 Persons	\$47,821
5 Persons	\$46,109
6 Persons	\$48,750
7+ Persons	\$47,757

Source: American Community Survey 2006–2010

FEMALE-HEADED HOUSEHOLDS

Single-parent households are considered a special needs group due to the need for day care, health care and affordable housing. The 2010 US Census counted 4,262 (74%) family households with children less than 18 years of age in Coachella. Of these households, 1,927 (29%) are headed by a single female parent (**Table B-36**).

Table B-36: Female-Headed Household, Coachella (2000–2010)

HOUSEHOLD TYPE	2000	2010
Female householder, no husband present	1,464	1,927
Total households with children under 18 years	4,262	6,624
Percentage of total households with children under 18 years with a female householder, no husband present	34%	29%

Source: CHAS 2000 and 2010

In Coachella, 31% (2,522) of the total family households were below the 2010 US Census poverty level. Of the female-headed households below poverty level, 90% (879) had children less than 18 years of age (**Table B-37**).

Table B-37: Households by Poverty Level, Coachella (2010)

FAMILY HOUSEHOLDS	NUMBER	PERCENTAGE
Total families with income in 2010 below poverty level	2,136	27%
Total families with children under 18 year of age with incomes in 2010 below poverty level	2,522	31%
Total family households	8,059	
Female householder in 2010 below poverty level	977	41%
Female-headed households with children under 18 years of age in 2010 below poverty level	879	46%
Total female householders	2,143	

Source: American Community Survey 2009–2011

FARMWORKERS

Agriculture is an important component of the local and regional economy. The 2012 Coachella Valley Water District Financial Report noted that fruit and vegetable crops had a 2011 production value of \$438,245,740. This economic driver requires a large labor force of farmworkers. Farmworkers are generally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Farmworker Estimates

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the US Census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (for example, field laborers versus workers in processing plants), length of employment (for example, permanent or seasonal) or place of work (for example, the location of the business or field). Farmworkers are typically categorized into three groups: (1) permanent, (2) seasonal and (3) migrant. Permanent farmworkers are typically employed year-round by the same employer. Seasonal farmworkers work on average less than 150 days per year and earn at least half of their earned income from farm work. Migrant farmworkers are seasonal farmworkers who have to travel to do the farm work so that they are unable to return to their permanent residence within the same day.

According to SCAG, in 2010, approximately eight percent of the city's residents were employed in the farming industry, a decrease of 11% from the 19% counted in the 2000 US Census (Table B-38). It is important to note that no reliable comparable data source exists for seasonal or migrant farmworkers.

Table B-38: Residents Employed in Farming, Coachella (2000–2010)

INDUSTRY EMPLOYED	2000		2010	
	NUMBER	PERCENTAGE OF OVERALL EMPLOYMENT	NUMBER	PERCENTAGE OF OVERALL EMPLOYMENT
Farming	1,699	19%	1,208	8%

Sources: US Census 2000; SCAG 2012

SCAG's 2011 Regional Profile reports that approximately 30% of the city's 5,891 total jobs, or 1,750 jobs, were related to agriculture in 2010. This figure indicates that upward of 500 permanent agricultural laborers work in the city but live elsewhere.

Farmworker Housing

The County of Riverside 2006 Coachella Valley Farm Worker Survey provides valuable insights into the housing occupation patterns of Coachella Valley farmworkers. The report notes that 40% of permanent farmworkers live in mobile homes, 24% in single-family homes, 16% in apartments, five percent in a rooming house or dormitory, two percent in public-sponsored migrant housing, and the remaining 13% live in spaces not intended for permanent human habitation, including converted garages, trailers and personal vehicles. The report also notes that 20% of seasonal farmworkers live in apartments or single-family homes. The remainder of seasonal farmworkers live in units with high potential for substandard conditions, including mobile homes (29%), dormitories (15%), personal vehicles (15%), converted garages (eight percent) and outdoors in locations not meant for living (five percent).

Identification of Needs

Farmworkers are generally considered to have special housing needs because of their limited income and the often unstable nature of their employment (that has to move throughout the year from one harvest to the next). While no local surveys are available that document the specific housing needs of farm labor in the city, the Farm Worker Survey provides some insight into the demographic characteristics and housing needs of farmworkers. Among the major findings were:

- **Limited Income:** Farmworkers typically fall within the extremely low-income category. Approximately 78% of permanent farmworkers reported an annual household income of less than \$15,000. Only nine percent of permanent farmworkers reported an annual income greater than \$20,000. On average, seasonal farmworkers earn even less, with 97% reporting an annual household income of less than \$15,000 and none reporting an annual household income of more than \$20,000.
- **Substandard Housing Conditions:** Many farmworkers live in overcrowded conditions and occupy substandard housing, including in shacks, illegal garage units and other structures generally unsuitable for occupancy. Table B-39 identifies substandard housing conditions for permanent and seasonal farmworkers.
- **Family households.** Approximately 54% of permanent farmworkers lived with their own children under 18 years of age and 64% lived with family members, indicating a need for traditional housing such as single-family homes and apartments.

Table B-39: Substandard Farmworker Housing Conditions, Coachella Valley (2006)

SUBSTANDARD CONDITION	PERMANENT FARMWORKER (PERCENTAGE)	SEASONAL FARMWORKER (PERCENTAGE)
No running water	9%	21%
No hot water	15%	35%
No electricity	9%	23%
No toilet facilities	9%	18%
No shower facilities	12%	26%
No heat/air	28%	50%
No telephone	32%	55%
No oven/stove	15%	33%
No refrigerator	12%	27%

Source: County of Riverside 2006

The provision of adequate farmworker housing is a critical issue in the city. Governmental constraints to the construction of farmworker housing, including land use restrictions, are detailed in the Housing Constraints section below. This Housing Element provides programs to encourage and support farmworker housing, including Action Items 4.7 and 6.2 as well as numerous programs in support of lower-income housing that will also benefit farmworkers and their families.

HOMELESS PERSONS

Because of their transient nature, it is difficult to count the number of homeless persons in any one area. There are generally two types of homeless—the “permanent homeless,” who are the transient and most visible homeless population, and the “temporary homeless,” who are homeless usually due to eviction and may stay with friends, family, or in a shelter or motel until they can find a permanent residence.

Homelessness continues as a regional and national issue. Factors contributing to the rise in homelessness include the general lack of housing affordable to lower-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, alcohol and substance abuse and the de-institutionalization of the mentally ill. Homeless people, victims of abuse and other individuals have housing needs that are not being met by the traditional housing stock. These people require temporary housing and assistance at little or no cost to the recipient.

The Riverside County Department of Public Social Services conducted a point-in-time survey of the homeless population in 2011. The survey determined that there are approximately 6,203 persons in the county, 5,090 of whom were living on the streets. The remaining 1,113 were residing in emergency shelters or transitional housing. The homeless population in the county consists of 77% men and 23% women. Additionally, 466 (eight percent) of the homeless population surveyed were below the age of 18. The survey found that Coachella had a population of 89 homeless persons on any given day, a significant increase over 2007 (33 homeless persons) and 2009 (19 homeless persons). Table B-40 lists some of the shelter resources available to the homeless in Riverside County. This Housing Element includes policies and actions to provide shelter and housing opportunities for the city’s homeless population, including Policy 4.5 and 4.4.

Table B-40: Homelessness Resources, Riverside County

SHELTER NAME	LOCATION	PHONE NUMBER
Desert Horizon Transitional Housing	Palm Springs	760-327-4394
Coachella Valley Rescue Mission	Indio	760-347-3512
Martha's Village and Kitchen	Indio	760-347-4741
Roy's Desert Resource Center	Palm Springs	760-676-5200
Corona/Norco Rescue Mission	Corona	951-278-2215
King Hall	Moreno Valley	951-697-4195
Path of Life Ministries	Riverside	951-683-4101
I Care Shelter	Riverside	951-354-2273
LightHouse Treatment Center	Moreno Valley	951-208-4932

Source: 2-1-1 Community Connect

DISADVANTAGED UNINCORPORATED COMMUNITIES

Disadvantaged unincorporated communities (DUCs) are inhabited areas of 10 or more dwellings located adjacent to or in close proximity to one another in which the median household income is 80% or less than the statewide median income (\$49,306 according to the 2010 American Community Survey). DUCs may be classified as “island,” “fringe” or “legacy,” defined as follows (per the State of California Office of Planning and Research and Government Code Section 65302.10):

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

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

In its initial analysis of DUCs to comply with SB 244, which requires analysis and planning for DUCs, Riverside County LAFCO identified four “fringe” DUCs located in close proximity to Coachella, three of which are located within the City’s sphere of influence. These areas are mapped in Figure B-5 and are described in Table B-41.

As described in Implementation Actions 2.4 and 2.7, the City is committed to continuing to coordinate with Riverside County, Riverside County LAFCO and other interested parties to identify and address housing issues in nearby DUCs.

Figure B-5: Disadvantaged Unincorporated Communities Near Coachella

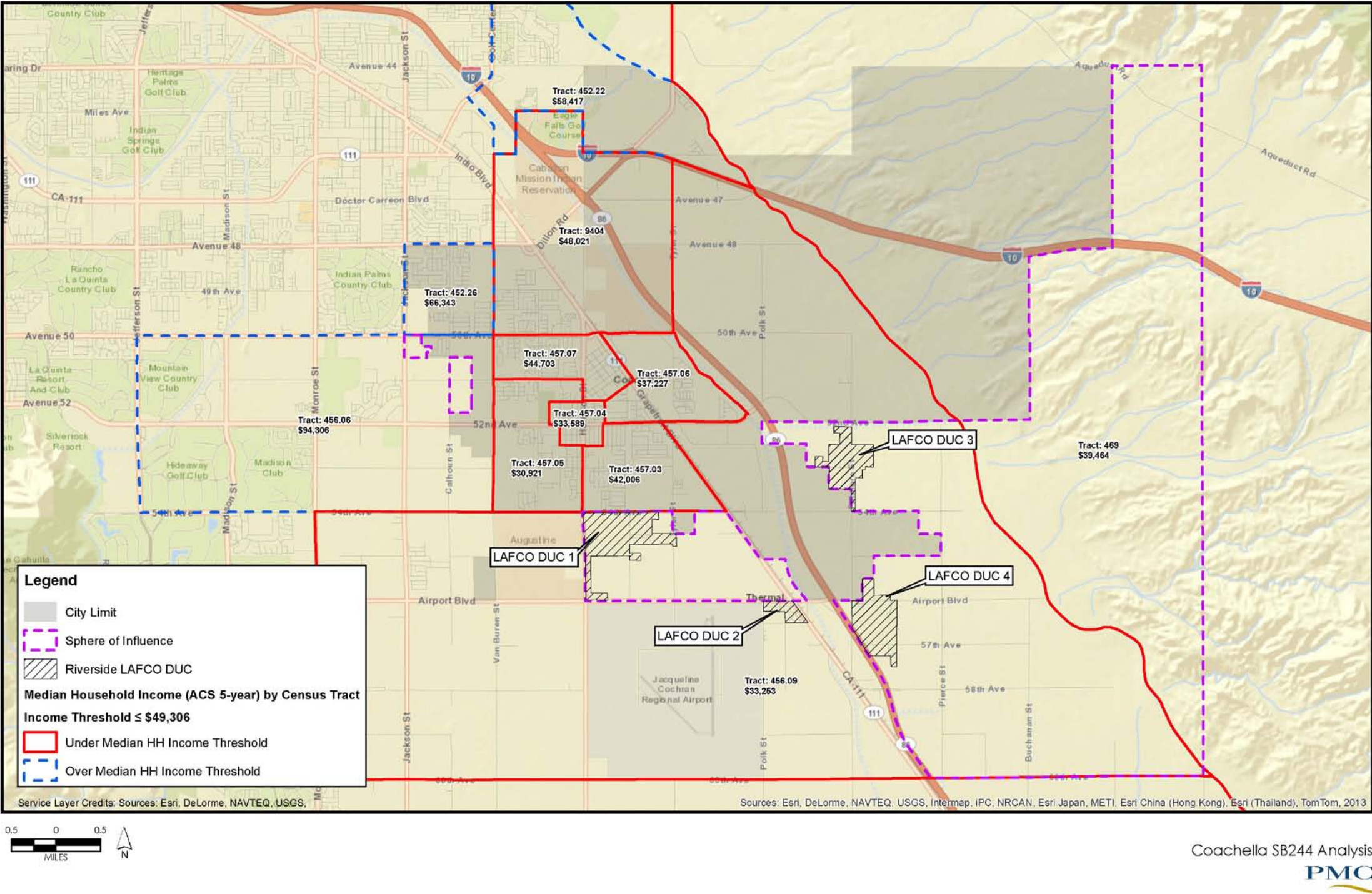


Table B-41: Disadvantaged Unincorporated Communities Near Coachella

AREA NUMBER (REFER TO THE MAP IN FIGURE B-5)	ACRES	NUMBER OF UNITS (APPROXIMATE)
1	279.38	157
2*	44.30	136
3	172.36	50
4	213.69	156

Source: Riverside County LAFCO; Riverside County; City of Coachella GIS

* Located just south of the City's sphere of influence.

Analysis of At-Risk Housing

California housing element law requires all jurisdictions to include a study of all low-income housing units that may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a five-year and a ten-year period, coinciding with updates of the Housing Element. Following are some of the programs that may be expiring:

- Prepayment of HUD mortgages – Section 221(d)(3), Section 236, Section 202 and Section 811 and Farmers Home (RHS) Section 515/516 subsidies to tenants and/or owners.
- Low-income use restrictions on Section 236(j)(1) projects are for the full 40-year mortgage term. However, owners have the option to repay the remaining mortgage at the end of the first 20 years.
- FHA-insured mortgages under the Section 221(d)(4) program have no binding use restrictions. The affordability of these projects is governed by the Section 8 contracts maintained on the projects, which are now approved on a year-to-year basis.
- Opt-outs and expirations of project-based Housing Choice contracts – The Housing Choice Voucher program is a federally funded program that provides for subsidies to the owner of a prequalified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt out of the contract with HUD by prepaying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.
- Other – Expiration of the low-income use period of various financing sources, such as Low Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CalHFA), Community Development Block Grant (CDBG) and HOME funds, and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. The qualified project period in Coachella's bond-financed multi-family properties is 15 years. Density bonus units expire in either 10 or 30 years, depending on the level of incentives. Also, properties funded through a redevelopment agency generally require an affordability term of 55 years.

INVENTORY OF AT-RISK RENTAL HOUSING UNITS

The following inventory includes government assisted rental properties in Coachella that may be at risk of opting out of programs that keep them affordable to very low- and low-income households over the

2014–2021 planning period. Generally, the inventory consists of HUD, Redevelopment Agency, multi-family bonds and density bonus properties. Target levels include the very low-income group and the low-income group.

As illustrated in Table B-42, the California Housing Partnership Corporation identified four complexes as being at risk in a report prepared for SCAG in 2012. Three of the projects—Coachella Community, Casa Maria and Coachella Valley I—are owned and operated by the Coachella Valley Housing Coalition, a 501(c)(3) corporation, which has confirmed that they intend to keep the units affordable in perpetuity. Desert Palms Apartments had a project-based Section 8 contract that was to expire in 2011. However, the owner, Dominion Development, successfully obtained financing in 2008 that required the project to remain affordable for an additional 55 years. The financing sources included tax-exempt bonds issued by CalHFA, HCD, tax credits and a \$500,000 loan from the Coachella Redevelopment Agency.

Additionally, the City received notice in July 2013 that the Summerwood Apartments would be losing its HUD Rental Housing Construction Program subsidized rental funding on December 31, 2013. The City is working to preserve the units as affordable housing and avoid displacement for the 118 tenants. The City is notifying qualified entities who may be interested in purchasing the site.

The Housing Element (Chapter 11 of the General Plan) includes Implementation Action 7.2, which directs the City to continue to monitor and assist in the preservation of affordable units at risk of converting to market rate.

Table B-42: Assisted Multi-Family Units At Risk of Conversion to Market Rate, Coachella (2013)

NAME	EXPIRATION DATE*	ASSISTED UNITS	NOTES/STATUS
Casa Maria Apartments	2014	48	Owned by Coachella Valley Housing Coalition; intend to keep units affordable in perpetuity.
Coachella Community Homes	2028	100	
Coachella Valley Apartments	2026	52	
Desert Palms	2011	112	Due to terms of financing obtained in 2008, property must now remain affordable through 2063.
Summerwood Apartments	2013	30	The City received notification that this property will lose HUD funding on 12/31/13. The City is contacting qualified housing organizations for assistance.

* Based on data proved by SCAG and the California Housing Partnership Corporation in 2012. Some dates have already been extended as described in the "Notes/Status" column.

Sources: SCAG 2012; Coachella Valley Housing Coalition, interpersonal communication, 2013; Dominion Development, interpersonal communication, 2013; HUD Notice, 2013

COST ANALYSIS

The cost of preserving the 30 assisted units at risk of conversion is estimated to be significantly less than that required to replace the units through new construction. Preserving assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

The gap between current market-rate rents and affordable payments for extremely low-, very low-, and low-income households varies slightly across the county, depending on proximity to urban centers. Generally, low- and moderate-income households can afford rents for two- and three-bedroom apartments without experiencing overpayment. However, extremely low- and very low-income households would find it more difficult to obtain rental housing at an affordable price without overpaying. As indicated in Table B-43, the total cost of subsidizing the rents for all 30 at-risk units is estimated at \$14,835 per month or \$178,020 annually.

Table B-43: Estimated Rental Subsidies Required

UNIT SIZE	TOTAL UNITS ¹	FAIR MARKET RENT ²	HOUSEHOLD SIZE	VERY LOW INCOME (50% AMI) ³	AFFORDABLE COST – UTILITIES ⁴	MONTHLY PER UNIT SUBSIDY	TOTAL MONTHLY SUBSIDY
1-br	15	\$879	1	\$23,450	\$486	\$393	\$5,895
2-br	15	\$1,116	2	\$26,800	\$520	\$596	\$8,940
Total	30						\$14,835

Sources: HUD 2013, HCD 2013, PMC 2013

1. At the time of this report, the property manager was not available to confirm the type of units available at the property. This analysis assumes an even split of one and two bedroom units.
2. Fair Market Rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis. The figure reported above is for all of Riverside County.
3. 2013 Area Median Household Income (AMI) limits based on 2013 Income Limits from the California Department of Housing and Community Development (Riverside County).
4. Affordable cost = 30% of household monthly income minus estimated utility allowance of \$100 for a one-bedroom unit, \$150 for a two-bedroom unit, and \$200 for a three-bedroom unit.

The cost of acquiring an apartment complex on the market for use as assisted housing ranges from \$45,000 to \$95,000 per dwelling unit (sales data of comparable rental housing taken from trulia.com, July 2013). Based on this information, the cost to acquire all 30 rental units at risk is estimated to be between \$1.4 million and \$2.9 million.

Recent affordable projects built in nearby Imperial County by Chelsea Investment Corporation have ranged in prices from \$128,750 per unit for the 80-unit Calexico Family Apartments built in 2003 to \$219,444 per unit for the 72-unit Villa Paloma Apartments built in 2007. Based on these figures, it would cost between approximately \$3.9 and \$6.6 million to replace 30 units with new construction.

PRESERVATION OF RESOURCES

The Government Code (Section 65583(a)(8)(c)) requires that the City identify local nonprofit corporations which have the “legal and managerial capacity to acquire and manage” at-risk units. A number of nonprofit housing developers are active in Riverside County and could assist in the preservation of at-risk units in Coachella. The names of these organizations and contact information are provided in Table B-44.

Table B-44: Qualified Entities for the Preservation of Affordable Housing in Riverside County

ENTITY	ADDRESS	PHONE NUMBER
Affordable Housing People	7720 B El Camino Real, Ste. 159, Carlsbad, 92009	(760) 436-5979
Anka Behavioral Health	1850 Gateway Blvd., Suite 900, Concord, 94520	(925) 825-4700
BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200, Newport Beach, 92660	(949) 720-7044
Century Pacific Equity Corporation	1925 Century Park East, Ste. 1900, Los Angeles, 90067	(310) 208-1888
Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I, Indio, 92201	(760) 347-3157
Coalition for Economic Survival	514 Shatto Place, Suite 270, Los Angeles, 90020,	(213) 252-4411
Community Housing Group	11575 Sorrento Valley Road, San Diego, 92121	(858) 792-7377
Community Partnership Dev. Corp	7225 Cartwright Ave, Sun Valley, 91352	(818) 503-1548
CSI Support & Development Services	201 E. Huntington Drive, Monrovia, 91016	(626) 599-8464
DML & Associates Foundation	6043 Tampa Ave, Ste. 101A, Tarzana, 91356	(818) 708-2710
Doty-Burton Associates	1224 East Wardlow Road, Long Beach, 90807	(562) 595-7567
Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204, North Hollywood, 91602	(818) 763-0810
Housing Corporation of America	31423 Coast Highway, Ste. 7100, Laguna Beach, 92677	(323) 726-9672
Irvine Housing Opportunities	21921 Dupont Drive, Suite 105, Irvine, 92612	(949) 863-9740
Jamboree Housing Corporation	2081 Business Center Dr #216, Irvine, 92612	(949) 263-8676
Nexus for Affordable Housing	1544 W. Yale Avenue, Orange, 92867	(714) 282-2520
ROEM Development Corporation	1650 Lafayette Circle, Santa Clara, 65050	(408) 984-5600
Southern California Housing Development Corp	8265 Aspen St., Ste. 100, Rancho Cucamonga, 91730	(909) 483-2444
Southern California Presbyterian Homes	516 Burchett Street, Glendale, 91203	(818) 247-0420

Source: HCD 2013, List of Qualified Entities HPD 00-01, <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>

REDEVELOPMENT AGENCY

In 2012, the State of California dissolved all redevelopment agencies. Coachella had a redevelopment agency to provide staff support for administering funds for low-income homeowners and other housing programs. The loss of this program means considerably less funding availability for the support of low-income housing.

HOUSING OPPORTUNITIES AND RESOURCES

This section addresses resources available for the development of housing in Coachella. The section includes an evaluation of the City's Regional Housing Needs Allocation for the current (2014–2021) planning period as well as the remaining need from the previous (2008–2014) planning period; an

inventory and analysis of land suitable for residential development; and financial and administrative resources available for housing development.

Regional Housing Needs Allocation

State law (Government Code Section 65580 et seq.) requires that the California Department of Housing and Community Development (HCD) project statewide housing needs and allocate the anticipated need to each region in the state. For much of Southern California, including the City of Coachella, HCD provides the regional need to the Southern California Association of Governments (SCAG), which then distributes the Regional Housing Needs Allocation (RHNA) to the cities and counties in the SCAG region. SCAG allocates new housing production goals for cities and counties based on their projected share of the region's household growth, the state of the local housing market and vacancies, and housing replacement needs.

Projected housing needs in the RHNA are described by income categories as established by HCD: very low, low, moderate and above moderate. Additionally, recent state housing element legislation (AB 2634) requires jurisdictions to project housing needs for extremely low-income households, which is assumed to be half of the very low-income allocation.

For the current planning period of 2014 to 2021, the City has been allocated a housing need of 6,771 units. Table B-45 provides the breakdown of units by income category.

Table B-45: Regional Housing Needs Allocation (2014–2021)

INCOME GROUP	NUMBER OF UNITS	PERCENTAGE OF TOTAL
Extremely Low	777	11%
Very Low	778	11%
Low	1,059	16%
Moderate	1,212	18%
Above Moderate	2,945	43%
TOTAL	6,771	100%

Source: SCAG Regional Housing Allocation Plan, 2012

Additionally, jurisdictions that did not identify sites to accommodate the full RHNA from the previous planning period (2008–2014) or complete a rezone program to make sites available must also address remaining units in the current planning period (AB 1233). Coachella had an unaccommodated need of 1,916 lower-income units.

Local governments can employ a variety of strategies to meet RHNA housing production goals, as provided in Government Code Section 65583(c)(1), including the identification of vacant land zoned for residential uses, the potential for redevelopment of underutilized sites, and sites approved for residential development.

2008–2014 REMAINING RHNA

As noted above, Coachella did not have adequate sites at densities high enough to accommodate the full RHNA for the 2008–2014 planning period and had a remaining need of 1,916 lower-income units. The 2008–2014 Housing Element included Program 7 under Objective 5 to address this need (refer to

the review of the 2008–2014 Housing Element in Table B-62 for the full Program 7 text). The program directed the City to establish a High Density Residential zone (R-3) and rezone five parcels to this new zone. In addition to the rezone, implementation of this program would have required an amendment to the General Plan Land Use Map to categorize these parcels as Very High Density Residential, in order to maintain consistency between the General Plan and Zoning Code.

While the City initiated steps to implement this program, rezoning approximately 30 acres to R-M, the City opted to carry the remaining RHNA forward and address it in this Housing Element rather than proceeding with further rezones and a General Plan amendment. The City is well under way on a comprehensive General Plan update, which includes substantial changes to the Land Use Element. The draft Land Use Element establishes several land use designations that allow residential uses well above the city's default density of 30 units per acre. (Note: Pursuant to Government Code Section 65583.2(c)(3)(B), parcels zoned for a residential density of 30 units or more per acre are assumed to be appropriate to meet the City's lower-income RHNA.) This represents a significant shift from the City's current land use plan, which maps land use categories with a maximum residential density of 20 units per acre. Utilizing the capacity created by the new Land Use Element to meet the remaining RHNA saves time and resources, and prevents multiple changes to land use standards for affected property owners.

Sites available to meet the City's remaining 2008–2014 RHNA are described in the "Sites to Meet the Remaining RHNA" subsection below. Implementation Action 1.3 directs the City to make identified sites available for high-density residential development within one year of adoption of this Housing Element.

2014–2021 RHNA

Coachella has a RHNA of 6,771 units for the 2014 to 2021 planning period, 2,614 of which are for lower-income households. As shown in Table B-46, the City has identified adequate sites with capacity that exceeds the projected housing needs for the moderate and above moderate categories. While the Coachella will have ample sites to accommodate higher-density housing appropriate to meet the lower-income RHNA under the new General Plan, land use regulations for these sites were not in place before the October 15, 2013, Housing Element due date, thus, they could not be counted against the RHNA.

While there is vacant land available in the R-M district that may be appropriate for affordable multi-family development, sites in the R-M zone are not counted toward the lower-income RHNA because the current minimum lot area standard inhibits development from achieving the default density of 30 units per acre for sites appropriate for housing affordable to lower-income households. (Note that land use densities in Coachella are determined by the General Plan land use designation, not the zone.) Section 17.20.030.A.1.f of the City's Zoning Code states:

Multiple-Family Dwelling Unit. On a lot or parcel of land having an area of seven thousand five hundred (7,500) square feet or more, the number following the zoning symbol shall indicate the square feet of lot area required per dwelling unit in this zone: e.g., R-M-2,000, shall mean a minimum of two thousand (2,000) square feet of lot area per dwelling unit is required.

If no area designation is indicated, the minimum area per dwelling unit shall be three thousand (3,000) square feet.

At 3,000 square feet per dwelling unit, the effective maximum buildable density is 14.5 units per acre. It should be noted, however, that the City has a history of providing affordable housing at densities well below the default density and will continue to facilitate and encourage affordable housing development on sites throughout the city.

As described in further detail below, the City has approved 4,795 units for development in a variety of projects. Most are single-family homes that will be offered at market-rate prices; however, the City has approved construction of a multi-family apartment project that will be affordable to low- and moderate-income households. Figure B-6, Land Inventory Map, at the end of this section, shows the location of sites considered in the RHNA analysis.

Table B-46: Capacity to Meet the 2014–2021 RHNA

	EXTREMELY LOW	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
2014–2021 RHNA	777	778	1,059	1,212	2,945	6,771
Units Approved	72			4,723		4,795
Remaining RHNA	2,542			-		1,976

Sources City of Coachella

Sites Inventory

State housing element law emphasizes the importance of adequate land for housing and requires that each housing element “identify adequate sites... to facilitate and encourage the development of a variety of housing types for all income levels” (Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of housing types and for all income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater and roads.

Coachella has ample land to accommodate housing appropriate for households with a wide variety of needs and lifestyles. The City has identified sites already approved for residential development as well as vacant parcels and underutilized sites that will be appropriate to meet the remaining lower-income RHNA for the current and previous planning cycles. The City has also identified additional vacant sites throughout the city and units that will be provided within the La Entrada Specific Plan area, which will be available for development within this planning period.

UNITS APPROVED

As shown in Table B-47, 4,795 housing units are entitled on approximately 916 acres of vacant land in Coachella. The unit count represents the number of units identified in the specific development proposal for each project. Among the units planned, 144 will be deed restricted for affordability to low- and moderate-income households. Because the other units will be offered at market-rate prices, it is assumed that they will be affordable to moderate- and above moderate-income households. These units are all expected to become available for occupancy during the planning period.

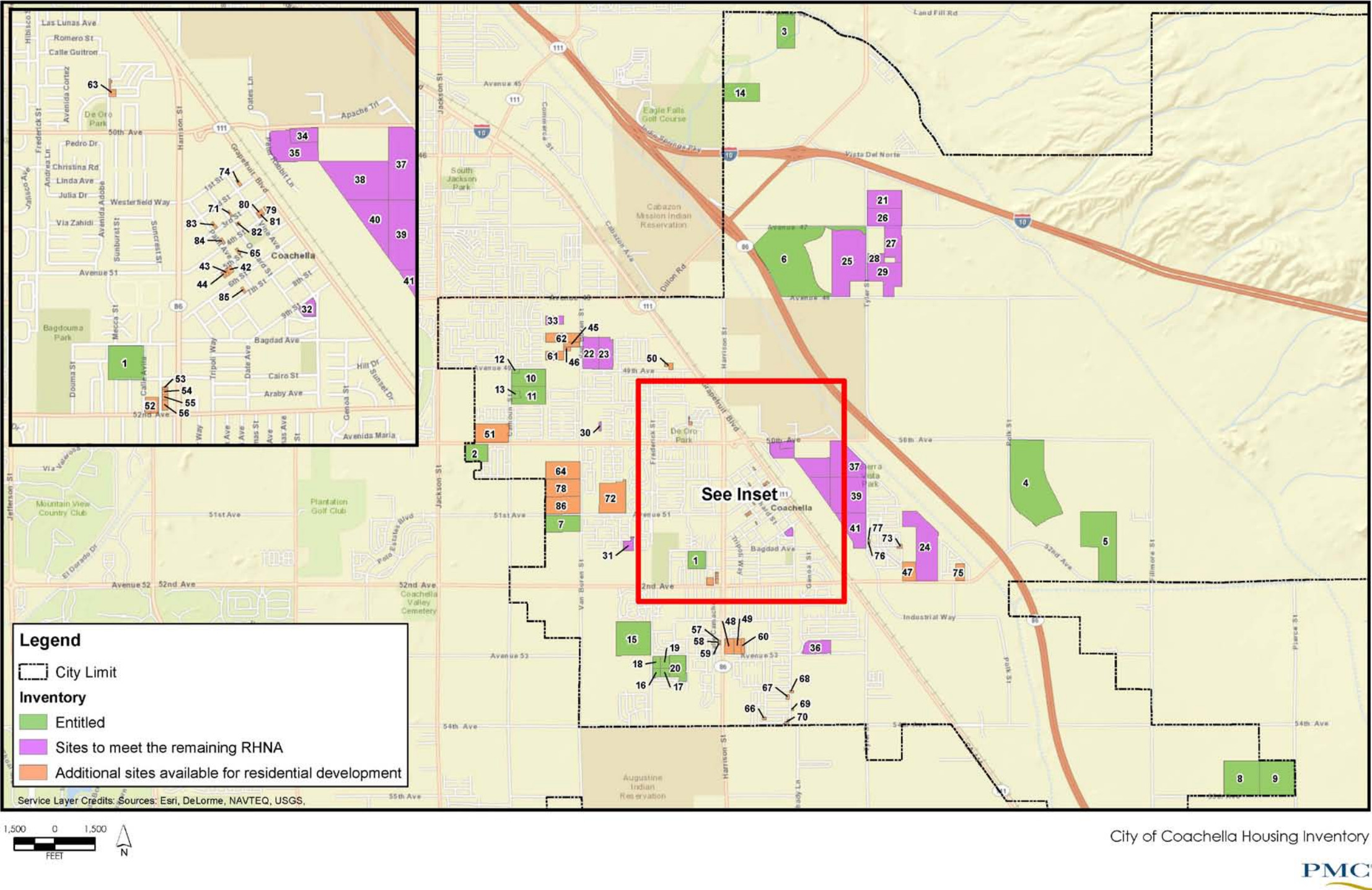
The City approved plans for the Bagdad Family Apartments, a 144-unit multi-family apartment complex, in May 2012. The units will be affordable to low- and moderate-income farmworker households. It is estimated that units in the initial phase (56 units) will be available for occupancy in late 2013 (December) or early 2014. Building permits have not yet been issued for the remaining units; however, it is anticipated that units will be available well within the planning period.

Table B-47: Units Approved

MAP REF #	APN	PROJECT NAME	ACRES	UNITS	AFFORDABILITY	DESCRIPTION
1	768230001	Bagdad Family Apartments	9.8	144	72 low income, 72 moderate income	Multi-family apartments
2	767120021	Villa Palmeras (TTM 35523)	7.9	111	Market rate	52 single-family detached homes, 59 attached townhomes
3	601390020	Nickel Creek (TTM 32263)	23	321	Market rate	Single-family homes
4	763070020	Brandenburg Butters (TTM 35005)	156	1,086	Market rate	842 single-family homes, 244 multi-family units
5	763080003	Brandenburg Butters (TTM 32478)	59.6	232	Market rate	Single-family homes
6	603110017	Shadow View (TTM 34865)	368	1,600	Market rate	Single-family homes
7	767180005	The Vineyards at Coachella (TTM 35491)	22	264	Market rate	200 apartments, 64 single-family homes
8-9	763360010 763360011	Rancho Coachella Vineyards (TTM 34087)	80	272	Market rate	Single-family homes
10-13	612270001 612270002 612270003 612270004	Los Suenos (TTM 33551)	39	143	Market rate	Single-family homes
14	601400001	Eagle Falls (TTM 33556)	90	295	Market rate	Single-family homes
15	768290003	Sundate II (TTM 32164)	37.1	169	Market rate	Single-family homes
16-20	768430001 768430002 768430013 768430015 768430017	Bellissima (TTM 31978)	23.7	158	Market rate	Single-family homes
TOTAL			916.1	4,795		

Source: City of Coachella 2013

Figure B-6: City of Coachella Housing Inventory



SITES TO MEET THE REMAINING 2014–2021 RHNA

As noted above, while Coachella will have ample sites available to meet the full 2014–2021 RHNA and remaining 2008–2014 RHNA following the adoption of the new General Plan and subsequent Zoning Code revisions, the City did not have land use standards in place to facilitate adequate high-density residential development by the Housing Element due date of October 15, 2013. Thus, the City has identified potential sites to be rezoned to meet the remaining 2014–2021 lower-income RHNA as well as the remaining 2008–2014 lower-income RHNA.

As shown in Table B-48, identified sites can accommodate housing well in excess of the remaining RHNA. These sites, detailed in Table B-49, include vacant and underutilized parcels, all of which have been envisioned for high-density residential uses as part of the recent General Plan update process.

Table B-48: Capacity to Meet Remaining 2008–2014 and 2014–2021 RHNA

Remaining 2008–2014 RHNA	1,916
Remaining 2014–2021 RHNA	2,542
TOTAL REMAINING RHNA	4,458
Realistic Unit Capacity of Vacant and Underutilized Sites (see Table B-49)*	8,634
Surplus Capacity	4,176

* Because development has not yet occurred under the new General Plan land use densities, realistic unit capacity is conservatively estimated at the minimum density allowed for each land use category.

Sources: City of Coachella; draft Coachella General Plan, May 2013

Sites identified to accommodate remaining RHNA must meet the following criteria (per Government Code Section 65583.2(h)):

- Accommodate at least 16 units per site
- Minimum density of at least 20 units per acre and accommodate at least 30 units per acre
- Allow multi-family residential uses “by right” (without discretionary review)
- 50% of identified sites must be designated only for residential uses

The remaining RHNA for both planning periods can be accommodated on vacant and underutilized sites in the Urban Neighborhood and Urban Employment land use categories, which meet the required minimum density (20 units per acre) and exceed the required allowable density (at least 30 units per acre). Sites listed range from 0.79 to 40.34 acres and are all large enough to accommodate more than the required 16 units per site. Implementation Action 1.3 commits the City to making these sites available for residential development standards in keeping with the requirements outlined above within one year of adoption of this Housing Element.

Table B-49: Parcels to Accommodate the Remaining 2008–2014 and 2014–2021 RHNA

MAP REF. #	APN	ZONE	ACRES	MAX. UNIT CAPACITY	REALISTIC UNIT CAPACITY	STATUS OF SITE
URBAN NEIGHBORHOOD (20 to 50 units per acre) ¹						
21	603130001 ³	R-M	13.65	683	273	Vacant
22	603220049	R-M	16.06	803	321	Vacant
23	603220047	R-M	13.87	694	277	Vacant
24	763060048 ⁴	R-M/R-S	23.97	1,198	479	Vacant
25	603110018	R-S	63.36	3,168	1,267	Vacant
26	603130002	R-T	19.69	985	394	Underutilized: primarily used for agricultural purposes with a single residence.
27	603150002	C-G	17.94	897	359	Underutilized: primarily used for agricultural purposes with a single residence.
28	603150015	R-T	4.82	241	96	Underutilized: currently used for agriculture.
29	603150016	C-G	26.89	1,345	538	Vacant
30	603260048	R-PUD/C-G	0.79	40	16	Vacant
31	768490018	R-M-4300/R-S	3.50	175	70	Vacant
32	778120001	M-S	1.77	88	35	Underutilized: industrial site in downtown Coachella owned by the Imperial Irrigation District. Located across from single-family residential, multi-family residential, and additional underutilized industrial land.
33		A-T	5.02	251	100	Underutilized: single residence on a large lot. The site is adjacent to a residential neighborhood on one side and underutilized/vacant sites on the other three sides by vacant land also designated Urban Neighborhood in the new GP.
SUBTOTAL URBAN NEIGHBORHOOD			211.33	10,568	4,225	
URBAN EMPLOYMENT (30 to 65 units per acre) ¹						
34	778030001	R-E	3.22	209	97	Underutilized: single residence on a large lot. The site is surrounded on 3 sides by vacant land also designated Urban Employment in the new GP.
35	778030002	R-E	9.21	599	276	Vacant

MAP REF. #	APN	ZONE	ACRES	MAX. UNIT CAPACITY	REALISTIC UNIT CAPACITY	STATUS OF SITE
36	778420014	R-S	10.97	713	329	Vacant
37	778170011	R-S	32.57	2,117	977	Vacant
38	778170010	R-S	17.85	1,160	536	Vacant
39	778180004	R-S	40.34	2,622	1,210	Vacant
40	778180003	R-S	10.07	654	302	Vacant
41	778191002	R-S	22.75	1,478	682	Vacant
SUBTOTAL URBAN EMPLOYMENT			146.97	9,552	4,409	
TOTAL			358.30	20,120	8,634	

1. GP Land Use is based on the draft Coachella General Plan, scheduled for adoption in early 2014.

2. Because development has not yet occurred under the new General Plan land use densities, realistic unit capacity is conservatively estimated at the minimum density allowed for each land use category.

3. To allow for a 500-foot buffer from the freeway, only 70% of this parcel is designated Urban Residential. The full site is 19.5 acres.

4. This parcel is approximately 48 acres in size. Because the site zoning is split between R-M and R-S, this analysis considers only the half of the site that is zoned R-M.

Sources: City of Coachella; draft Coachella General Plan, May 2013

Additional Vacant Land

The new General Plan will create abundant opportunities for higher-density housing. For reasons described above, many sites that will be available for higher-density residential development early in the planning period are not counted in the RHNA analysis. As shown in Table B-50, vacant sites can accommodate an additional 1,455 units on approximately 154 acres.

Table B-50: Additional Vacant Site Capacity

MAP REF. #	APN	ZONE	ACRES	MAX. UNIT CAPACITY	REALISTIC UNIT CAPACITY ¹
DOWNTOWN CENTER (20 to 65 units per acre) ¹					
42	778091003	R-M	0.29	14	7
43	778091004	R-M	0.18	9	4
44	778091005	R-M	0.18	9	4
SUBTOTAL DOWNTOWN CENTER			0.65	32	14
NEIGHBORHOOD CENTER (15 to 40 units per acre) ¹					
45	612250010	A-T	2.31	92	35
46	612250011	A-T	1.00	40	15

MAP REF. #	APN	ZONE	ACRES	MAX. UNIT CAPACITY	REALISTIC UNIT CAPACITY ²
47	763060048	R-M	8.09	324	121
48	778280007	R-M	4.57	183	68
49	778280008	R-M	3.52	141	53
50	603241005	R-S	1.34	53	20
51	612280018	R-S	20.30	812	305
52	768253005	R-S	1.74	70	26
53	768254002	R-S	0.13	5	2
54	768254003	R-S	0.27	11	4
55	768254004	R-S	0.26	10	4
56	768254005	R-S	0.49	20	7
57	768413012	R-S	0.15	6	2
58	768413013	R-S	0.15	6	2
59	768413014	R-S	0.15	6	2
60	778280009	R-S	1.56	62	23
SUBTOTAL NEIGHBORHOOD CENTER			46.03	1,841	689
GENERAL NEIGHBORHOOD (7 to 25 units per acre) ³					
61	612250005	A-T	4.99	125	35
62	612250002	A-T	9.94	249	70
63	603270017	R-M	0.56	14	4
64	767140006	R-M	18.87	472	132
65	778053011	R-M	0.15	4	1
66	778403043	R-PUD	0.33	8	2
67	778413023	R-PUD	0.53	13	4
68	778414039	R-PUD	0.37	9	3
69	778414041	R-PUD	0.17	4	1
70	778415007	R-PUD	0.51	13	4
71	778044013	R-S	0.16	4	1
72	768050002	R-S	25.77	644	180
73	763432055	R-S	0.51	13	4
74	778040002	R-S	0.17	4	1
75	763412040	R-S	4.83	121	34
76	763431026	R-S	0.18	5	1

MAP REF. #	APN	ZONE	ACRES	MAX. UNIT CAPACITY	REALISTIC UNIT CAPACITY ²
77	763431070	R-S	0.13	3	1
78	767150003	R-S	19.29	482	135
79	778042007	R-S	0.14	4	1
80	778042009	R-S	0.21	5	1
81	778042010	R-S	0.14	3	1
82	778045007	R-S	0.10	3	1
83	778051014	R-S	0.16	4	1
84	778052013	R-S	0.15	4	1
85	778093008	R-S	0.14	4	1
86	767150006	R-S	18.87	472	132
SUBTOTAL GENERAL NEIGHBORHOOD			107.34	2,686	752
TOTAL			154.02	4,559	1,455

1. GP Land Use is based on the draft Coachella General Plan, scheduled for adoption in early 2014.

2. Because development has not yet occurred under the new General Plan land use densities, realistic unit capacity is conservatively estimated at the minimum density allowed for each land use category.

Sources: City of Coachella; draft Coachella General Plan, May 2013

LA ENTRADA SPECIFIC PLAN

The City anticipates that the La Entrada Specific Plan will be presented to the Planning Commission and the City Council for review and adoption in late 2013 or early 2014. The draft plan calls for a mix of uses, including approximately 7,800 residential units to be developed over the next 30 or more years. The La Entrada Specific Plan covers approximately 2,200 acres and expands on and amends the existing McNaughton Plan, which was approved in June 1989. As shown in Table B-51, the draft plan provides for residential development at a range of densities.

It is expected that phases one and two of the La Entrada Master Planned Community will be constructed within this eight-year planning period. These phases include approximately 3,120 new dwelling units. Because the Specific Plan was not adopted by the Housing Element due date of October 15, 2013, unit potential in this area is not considered in the City's capacity to meet the 2014–2021 RHNA.

Table B-51: La Entrada Specific Plan Unit Potential

LAND USE	GROSS ACRES	ALLOWED DENSITY (DU/AC)	UNITS*	AVERAGE PLANNED DENSITY
Very Low Density Residential (VLDR)	66.4	0.5–2.9	133	2.0
Low Density Residential (LDR)	448.7	3.0–5.9	2,055	4.6
Medium Density Residential (MDR)	374.2	6.0–12.9	3,060	8.2
High Density Residential (HDR)	91.6	13.0–25	1,832	20.0
Mixed Use (MU)	36.0	13.0–25	720	20.0
TOTAL	1,016.9	–	7,800	7.7

* Based on actual units proposed per the site development plans.

Sources: La Entrada Specific Plan, draft April 2013

La Entrada Infrastructure

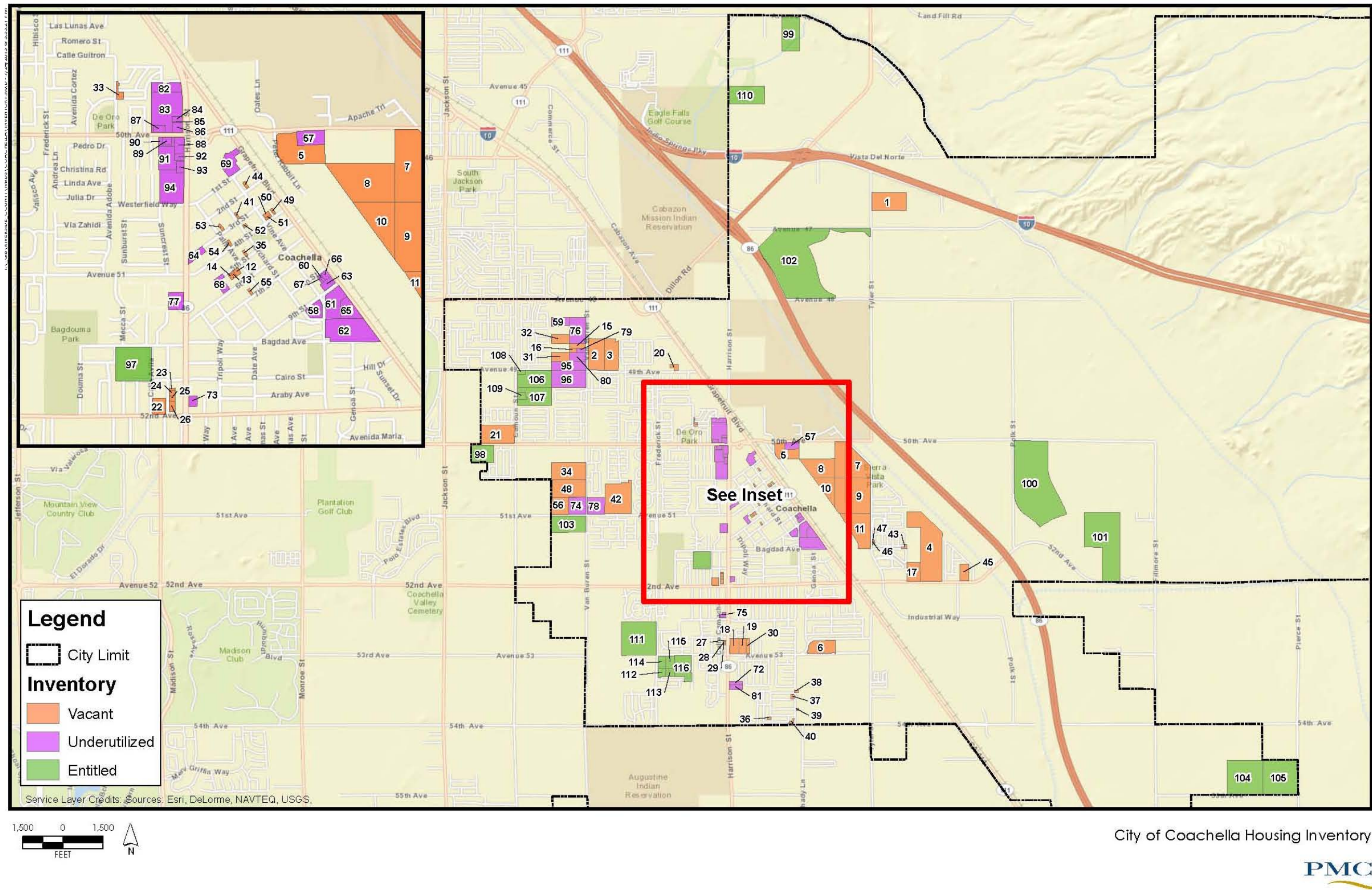
The City currently has a potable water capacity to serve an additional 8,687 dwelling units, more than enough to satisfy the RHNA. This represents a near doubling of current service accounts, as the City currently services 8,471 connections. In 2012, the City delivered 2,604.38 million gallons to existing customers.

In order to serve the first phase of the La Entrada project, the developer will need to build approximately five miles of “looped” water service line to the property. This includes the construction of new water reservoirs on the upper elevations of the site to get balanced pressure zones, and installation of associated appurtenances (i.e., air vacuums, water valves and pressure reduction valves).

The City's wastewater treatment plant has a design capacity of 4.5 million gallons per day and currently operates at about 1.9 million gallons per day. However, current excess capacity is already assigned to vacant properties within the current user base, and the La Entrada project will need to fund necessary wastewater treatment plant upgrades to serve the buildout needs of the project. The project will require

the extension of a three-mile sewer main line along Avenue 52 in order to serve the first phase of construction.

Figure B-7: Sites Inventory Map



FINANCIAL RESOURCES

The following is a list of resources that may be utilized as a part of the City's overall financial plan to assist with the development and retention of affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited and public funding for new projects is unpredictable. The following is a list of local, state and federal programs.

- The Home Investment Partnerships (HOME) Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. Coachella participates in the Riverside County Consortium for HOME funds.
- Community Reinvestment Act (CRA) – Federal law requires that banks, savings and loans, thrifts and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs will be to meet with the Community Reinvestment Act Lenders Group organized by the County to discuss future housing needs and applicability of the CRA. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.
- The Community Development Block Grant (CDBG) program is intended to enhance and preserve the affordable housing stock. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80% of the county area median income. The Low Income Housing Tax Credit (LIHTC) Program provides for federal and state tax credits for private and nonprofit developers and investors who agree to set aside all or an established percentage of their rental units for households at or below 60% of median income for no less than 30 years. These tax credits may also be utilized on rehabilitation projects.
- The Affordable Housing Program (AHP) and Community Investment Program (CIP) are facilitated by the Federal Home Loan System for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides service to Riverside County and throughout California. Subsidies are awarded on a competitive basis, usually in the form of low-interest loans, and must be used to finance the purchase, construction and/or rehabilitation of rental housing.
- The Predevelopment Loan Program, conducted through HCD, provides funds to pay the initial costs of preserving affordable housing developments for existing tenants. Priority is given to applications with matching financing from local agencies or federal programs.
- Rural Seed Money Loan Programs, operated through the Housing Assistance Council, operate revolving loan funds to provide seed money for rural housing and development projects intended to benefit very low- and low-income persons.
- Preservation Financing Program, operated through CalHFA, offers tax-exempt financing for the acquisition or refinancing of a project with an expiring Section 8 contract.

OPPORTUNITIES FOR ENERGY CONSERVATION

Energy conservation is achieved through a variety of approaches, including energy-efficient appliances and features in a home, physical modification of existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities. Energy conservation opportunities exist in the current housing stock and future housing developments.

Energy-efficient features are incorporated into the design of Coachella's residential structures due to the requirements of Title 24, which outlines measures to reduce energy consumption. These measures include low-flow plumbing fixtures, efficient heating and cooling opportunities, dual-pane windows, and adequate insulation and weather stripping. Incorporating new technology in residential developments offers developers a chance to design projects that allow for maximum energy conservation opportunities. In addition to the uniform energy efficiency standard required by Title 24, the California Green Building Code also offers a number of optional design considerations to decrease energy consumption. These additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not feasible that all possible conservation features be included in every development, there are often a number of economically feasible optional measures that may result in savings in excess of the minimum required by Title 24.

California and Riverside County offer numerous programs to assist residents with energy efficiency upgrades and renewable energy resources. Many of the programs include special financing and extended subsidies for affordable housing. Riverside County residents are eligible for several of these programs, including:

- New Solar Homes Partnership
- Energy Upgrade California
- Western Riverside Council of Governments HERO property assessed clean energy financing

The City of Coachella is also committed to energy conservation. Local energy efficiency efforts include:

- The new Land Use and Circulation elements of the General Plan are focused on creating sustainable development patterns that significantly decrease vehicle miles traveled.
- General Plan policies promote green building guidelines
- Housing Element Implementation Actions 2.1, 3.1, 3.2, and 3.4

HOUSING CONSTRAINTS

The purpose of this section is to analyze potential and actual governmental and nongovernmental constraints on the maintenance, improvement and development of housing in Coachella. A discussion of Coachella's efforts to remove constraints and to promote energy conservation is included.

Governmental Constraints

STATE AND FEDERAL POLICY

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air Act and Clean Water Act can impact all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act (CEQA) and sections of the Government Code relating to rezoning and general plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers that directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity and type of units that may or may not be developed. The City of Coachella's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities and development attitudes all play important roles in determining the cost and availability of housing opportunities in the city.

GENERAL PLAN LAND USE DESIGNATIONS

Each city and county in California must prepare a comprehensive, long-term general plan to guide future change and growth. The land use element of the general plan establishes the basic type and scale of development within each jurisdiction. Under state law, general plan elements must be internally consistent, and zoning must be consistent with the general plan; the land use plan must provide suitable locations and densities to implement the policies of the housing chapter.

Table B-52 shows the residential General Plan land use designations for Coachella. The land use designations support a variety of housing types, ranging from very low-density development, which generally includes single-family homes on large lots, to high-density development, which includes multi-family and residential mixed-use development.

Land use designations described in this section are from the City's new General Plan Land Use Element, which is scheduled for adoption in the fall of 2013.

Table B-52: General Plan Land Use Designations

LAND USE DESIGNATION	ALLOWED DENSITY	INTENT AND PURPOSE
RANCHOS		
Agricultural Rancho	1 DU per parcel or 40 AC, whichever is smaller	Provides areas for productive agricultural uses in the city. These rural environments—and the natural and agricultural systems that define them—are intended to be preserved in perpetuity and may not be converted for urban use.
Rural Rancho	0.4–1 DU/AC	Accommodates low-intensity residential development within a preserved rural landscape. These areas are intended to serve as a buffer between agriculture and any of the urban designations of this plan or as the edge of the urbanized city.
NEIGHBORHOODS		
Suburban Neighborhood	2–8 DU/AC (5 DU/AC average for new projects)	Provides a lower-intensity, quieter, family living environment. Only residential uses are allowed in Suburban Neighborhood.
General Neighborhood	7–25 DU/AC (12 DU/AC average for new projects)	Provides a comfortable, neighborly setting for housing that meets the diverse needs of Coachella's many household sizes, incomes and lifestyle preferences. General Neighborhoods integrate a range of single- and multi-family housing options.
Urban Neighborhood	20–35 DU/AC (30 DU/AC average for new projects)	Creates a higher-intensity, walkable, transit-ready neighborhood with a variety of types of housing—predominantly multi-family of various types—in close proximity to high quantities of commercial, civic and recreational uses within walking distance of residents.
CENTERS		
Neighborhood Center	15–40 DU/AC	Creates a concentration of neighborhood-service commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of many residents of adjoining neighborhoods.
Downtown Center	20–65 DU/AC	Brings the entire community together in a one-of-a-kind Coachella center that is the civic heart of the city.
Urban Employment Center	30–65 DU/AC	Provides space for a range of employment uses to expand and diversify the city's economy and transform Coachella from a small town into a full-service city. Residential uses are allowed in residential-only buildings or in a mixed-use configuration with ground-floor retail.

LAND USE DESIGNATION	ALLOWED DENSITY	INTENT AND PURPOSE
DISTRICTS		
Resort District	Up to 8 DU/AC	Creates a neighborhood organized around a recreational, entertainment or vacation destination, providing a range of residential options, neighborhood-serving retail, service and restaurant amenities, and, in some cases, lodging. A mix of houses, casitas, small multi-family buildings and larger hotels could be mixed within a single resort, making dwelling units per acre an inadequate metric. Such facilities should occupy buildings from one to four stories, having a town scale and Coachella character, which will be determined on a case-by-case basis.
Specific Plans	The City may see fit to process and entitle special projects that may not be easily described by these land use distinctions, and a Specific Plan would be an acceptable approach for approving such a project.	

Source: City of Coachella General Plan Draft, May 2013

RESIDENTIAL ZONING DISTRICTS

The Zoning Code is a set of regulatory requirements for the development and use of land that implements the General Plan land use designations. As noted above, as of this writing, the City is in the process of adopting a new General Plan. Following completion of the General Plan, the City will conduct a zoning consistency analysis to determine changes needed to the Zoning Code to implement the new General Plan. After the analysis, the City will embark on a comprehensive zoning update.

The zoning designations and development standards described in Tables B-53 and B-54 and throughout this section are from the City's current Zoning Code and are thus are not necessarily consistent with residential development as envisioned and prescribed in the new General Plan. Implementation Action 1.1 directs the City to update the Zoning Code as it relates to residential uses for consistency with the new General Plan and compliance with housing-related state law.

Table B-53: Zoning Designations with Residential Uses

ZONE		INTENT AND PURPOSE
R-E	Residential Estate Zone (2 stories)	The R-E zone is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities.
R-S	Single Family Residential Zone (2 stories)	The R-S zone is intended to facilitate low-density concentrations of single-family dwellings and to stabilize and protect the residential character of such areas. It has the further purpose of the provision of community facilities needed to complement urban residential areas and for institutions which require a residential environment and to minimize traffic congestion and to avoid an

ZONE		INTENT AND PURPOSE
		overload of utilities designed to service only low-density residential uses.
R-O-6000	Residential Overlay Zone (2 stories)	The R-O-6000 zone is intended to provide adequate housing for all persons regardless of age, race, ethnic background, national origin, religion, family size, marital status, handicap or any other arbitrary factor so long as such use is consistent with sound standards of public health and safety. It has the further purpose of maintaining and promoting residential living environments compatible and in harmony with the previously established patterns of development of existing low- and moderate-income housing. As such, the objective of this zoning designation is to provide the City with a device needed to correct existing shortages and to meet projected growth needs within the city.
R-M	Multiple-Family Zone	The R-M zone is intended to provide for the establishment and expansion of multiple-family residential development areas at various medium and high densities, as well as related community services, all located in conformance with the General Plan.
R-MH	Mobile Home Subdivision Zone (2 stories)	The R-MH zone is intended to provide regulations for the placement of mobile homes on individual lots within an approved subdivision specifically designed and designated for the sale, not rental, of lots to accommodate mobile homes as the dwelling unit.
A-R	Agricultural Reserve Zone	The A-R zone is intended to preserve certain designated prime agricultural lands within the city and protect those lands, which are deemed to be agricultural preserves, from the intrusion of urban development incompatible with agricultural land uses. This zone designation is reserved for only those lands which are subject to recorded Williamson Act contracts.
A-T	Agricultural Transition Zone	The A-T zone has the purpose of permitting the continued agricultural use of those lands suited to eventual development in other uses and zones, pending proper timing for the economical provisions of utilities, major streets and other facilities, so that compact orderly development will occur.
C-N	Neighborhood Commercial Zone	The C-N zone is intended to provide for everyday, convenience shopping intended to serve residential neighborhoods, consistent with the environmental requirements of such neighborhoods, with an additional allowance for medium-density residential units up to eight units per acre.
C-G	General Commercial Zone	The C-G Zone is intended to provide for and encourage the orderly development of commercial areas designed to serve community-wide needs. Such areas provide a wide variety of goods and services and must be consistent with the overall development of the city and its environs. Multi-family residential uses, subject to the R-M zoning regulations, are allowed adjacent to the C-G zone, in the City's Commercial Entertainment General Plan land use designation.

ZONE		INTENT AND PURPOSE
SP	Specific Plan	Specific plan zones may be established on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes of this district. Specific plans may combine several land uses on the development plan. Mixed uses may include any combination of residential, commercial, industrial, open space and agricultural uses and may occur among or within buildings as long as the uses are compatible with each other and with existing and potential uses surrounding the specific plan zone.
PD	Planned Unit Development	The PD zone provides for attractive, planned, residential districts in accordance with the General Plan; provides a means of achieving greater quality, variety and flexibility in residential development on relatively large areas of land; encourages more imaginative and innovative design of projects; and promotes more desirable living environments that would not be possible through the strict application of zoning standards; assists in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design.
SHO	Senior Housing Overlay Zone	The SHO is established to provide for the development of senior citizen housing. The SHO District provides incentives for the development of a wide variety of specialized housing designed and restricted to residents aged 55 years or older and qualified disabled residents.

Source: City of Coachella 2013

DEVELOPMENT STANDARDS

Residential development in Coachella must conform to specific, enforceable standards based on the zone in which the proposed development site is located. As shown in Table B-54, standards include minimum lot requirements, minimum setbacks and maximum building heights.

Table B-54: Residential Zoning Criteria

DEVELOPMENT STANDARDS ¹	R-E	R-S	R-O-6000	R-M ²	R-MH	A-R	A-T	C-N	C-G
LOT DIMENSIONS									
Minimum Lot Size (sf)	20,000	7,200 ³	6,000	7,500 ³	4,500	40 Acres	5 Acres	5,000 ³	5 Acres ³
Minimum Lot Width (ft)	100	70 ³	60 ³	70 ³	40	600	260	50	50
Minimum Lot Depth (ft)	100	100	-- ²	100	90	600	260	0	0
Maximum Lot Coverage	-- ²	40%	40%	50%	-- ²	-- ²	-- ²	0	0
SETBACKS									
Front (ft)	60	20	20 ³	15	20	60	60	-- ⁴	-- ⁴
Side (ft)	20	15 ³	10 ³	10	5	20	20	10*	10 ³
Rear (ft)	25	20	15	20	5	25	25	20 ³	10 ³
HEIGHT									
Primary Building (ft)	35	30	35	45	15 ³	35	35	35	50 ³

1. Some standards are location based (i.e., if a parcel is on a cul-de-sac, corner lot, etc.). To illustrate constraints, the strictest standards are reported in this table. Multiple standards exist; more detailed information is available in Title 17 (Zoning) of the City's Municipal Code.

2. Not included in Title 17 (Zoning) of the City's Municipal Code.

3. R-M includes additional standards including minimum floor area per dwelling unit.

4. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.

Source: City of Coachella 2013

Specific Plans

At the time of this Housing Element update, the City had numerous approved Specific Plans in place for various areas of the city. Given the change in the housing market and other economic and demographic changes, many of the City's Specific Plans are undergoing revisions or expected to undergo revisions. Current Specific Plans include the following:

- La Entrada (not yet adopted, anticipated for adoption in late 2013) – The La Entrada Specific Plan has plans for approximately 2,200 acres on the eastern edge of the city, providing for approximately 7,800 residential units, 135 acres of mixed use, elementary schools, 343.8 acres of parks, multipurpose trails and 556.9 acres of open space.

- Coachella Vineyard (adopted 2007) – The Coachella Vineyard Specific Plan provides for 807 units in the southeastern area of the city.
- Brandenburg Butters (adopted 1990) – The Brandenburg Butters Specific Plan provides for 71.5 acres of commercial uses and 1,381 dwelling units.
- Eagle Falls (adopted 2006) – The Eagle Falls is a Specific Plan that is within the boundaries of Coachella (60 acres) and Indio (30 acres) on a 90-acre site with plans for 295 units, of which 202 units will be in Coachella. The Specific Plan provides for a gated golf course community and is included as a part of the Cabazon Band of Mission Indians Fantasy Springs Master Plan.

Planned Development

Planned Unit Development allows development at 120% of the density allowed by the underlying zone. In all areas, the overall density is not allowed to exceed the maximum indicated on the General Plan.

Senior Housing Overlay

The Senior Housing Overlay district (SHO) provides for the development of housing designed and restricted to residents aged 55 years or older (and qualified disabled residents). Permitted uses include active retirement communities, independent living units, and congregate housing communities. Density is dependent on the base zone and land use designation for which the district is applied. The City Council may approve a Conditional Use Permit that modifies the project's density and development standards for qualified affordable housing projects (project must provide very low-, low-, and/or moderate-income units as defined by state law). Incentives qualified affordable senior housing projects include, but are not limited to, an increase in density, a reduction in parking, setbacks, open space, or a modification of any other design requirements as determined by the City Council.

PARKING REQUIREMENTS

Parking requirements must strike a balance between providing orderly development and not detracting from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The City's Zoning Code establishes residential parking standards as summarized in Table B-55. Residential parking standards are not deemed to be a constraint to the development, improvement and maintenance of housing. The current standards match current vehicle ownership patterns of residents and do not have an impact on the cost or supply of housing. In an effort to assist with the development of housing affordable to lower-income households, the City allows for parking reductions for affordable projects. Implementation Action 5.4 directs the City to review the potential to reduce parking requirements for residential projects that serve special needs populations or are located in close proximity to public transit.

Table B-55: Residential Parking Requirements

TYPE OF RESIDENTIAL DEVELOPMENT	REQUIRED PARKING
Single-Family: In R-0 6000 overlay zone In all other zones	1 enclosed spaces per unit 2 enclosed spaces per unit
Multi-Family: One bedroom or studio Two or more bedrooms	1 covered space + 2/3 open space per unit 1 covered space + 1 and 1/3 open space per unit

Source: City of Coachella 2013

PROVISION FOR A VARIETY OF HOUSING

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters and transitional housing, among others. Table B-56 provides a summary of the permitted housing types by zone.

Table B-56: Permitted Residential Uses by Zone

USE TYPE	A-R	A-T	R-E	R-S	R-O-6000	R-M	R-MH	C-N	C-G	C-T	SHO	M-S
Single-family	P	P	P	P	P	P						
Duplex						P						
Multiple-family					C	P		C*				
Accessory living quarters	P	P							A	A		
Active retirement community											P	
Boarding and lodging houses						A						
Boardinghouse					C							
Congregate housing community											P	
Convalescent and rest homes, sanitarium						A						
Emergency housing					C							P
Farm labor camps	C	C										
Independent living unit											P	
Manufactured homes					C							
Migrant agricultural worker shelter					C							
Mobile home							P					
Secondary housing unit				A	C							
Servants quarters			P									
Transient occupancy facilities					C							

P = Permitted

A = Accessory Use

C = Conditionally Permitted

* Limited to second story

Source: City of Coachella 2013

MULTI-FAMILY HOUSING

The City permits multiple-family and duplex housing by right (without a discretionary permit) in the R-M zone and with a Conditional Use Permit in the R-O-6000 and C-N zones. In addition to the standards described in Table B-56, multiple-family housing in the R-M district is subject to the following requirements:

- Distance between buildings
 - 10 feet between a main building and accessory building

- 20 feet between a single-family dwelling and a multi-family dwelling
- An additional 5 feet between buildings as described above if the main building is over three stories in height
- Usable open space
 - 25% of the required lot area per dwelling unit
 - May be provided as outdoor living areas, balconies, decks, or common recreation or leisure areas
- Minimum dwelling unit sizes
 - Efficiency: 600 square feet
 - 1 bedroom: 750 square feet
 - 2 bedroom: 900 square feet
 - Each additional bedroom: +150 square feet

To facilitate multi-family housing, this Housing Element includes Implementation Actions 1.1 and 6.3.

SECOND UNITS

Section 17.06.200 of the City’s Municipal Code defines “second unit” as a detached or attached dwelling unit that provides complete, independent living facilities for one or two adult persons 60 years of age or older. It includes permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary unit is situated. Second units provide an important source of affordable housing for persons and families of low and moderate income, particularly family members. The City actively facilitates and encourages the development of such residential uses subject to conditions.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code Section 65852.2). A jurisdiction cannot adopt an ordinance that precludes the development of second units unless findings are made acknowledging that allowing second units may limit the housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. An amendment to the State’s second unit law in September 2002 requires local governments to use a ministerial, rather than discretionary process for approving second units (i.e. second units otherwise compliant with local zoning standards can be approved without conditions or a public hearing).

Coachella permits second units in the R-S zone, subject to specific requirements, and as a conditional use in the R-O-6000 zone. Second units can be no larger than 640 square feet in size; units larger than 640 square feet require a Conditional Use Permit. Other requirements include architectural review and the need to execute an agreement to be recorded covenanting and warranting to the City that the renter shall be over 60 years old and that no more than two such persons shall be allowed to reside in the secondary unit (for a full list of standards, see Section 17.16.020.D.1 of the Coachella Municipal Code).

In keeping with state law, the City will amend the Zoning Code to allow second units with ministerial review in the R-O-6000 and will consider other options to promote second unit development as an

affordable housing source as part of the City's comprehensive Zoning Code update (Implementation Action 5.5).

EMERGENCY SHELTERS

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

Senate Bill 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. In May 2013, the City adopted Ordinance 1051, which allows emergency shelters by right (without need for a Conditional Use Permit) in the M-S zoning district. The M-S district is ideal, as there are services and transit lines along Grapefruit Boulevard (which runs adjacent to the most of the parcels in the M-S district), as well as access to local social service providers in Indio. With 40 vacant sites ranging from under an acre to 78 acres, Coachella has sufficient capacity within the M-S zoning district to accommodate a shelter.

SUPPORTIVE AND TRANSITIONAL HOUSING

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on- or off-site services with no limit on the length of stay and that is occupied by a target population as defined in Health and Safety Code Section 53260 (that is, low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Pursuant to SB 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. In order to comply with SB 2, the City's Zoning Code must include the current definition of transitional housing and supportive housing. Implementation Action 4.3 directs the City to amend the Zoning Code to include the current definitions of transitional housing and supportive housing and to list transitional and supportive housing as permitted uses in residential zones.

EXTREMELY LOW INCOME

Extremely low-income households typically have special housing needs and may be, but are not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy (SRO) units.

SRO units can provide low-cost housing for those in the extremely low- and very low-income categories and can also play a role in the transitioning process from homelessness to more permanent housing.

The City's current Zoning Code does not mention SRO units. Implementation Action 4.8 of this Housing Element directs the Zoning Code to define SROs and identify zones in which SROs may be allowed.

The City is active on the Coachella Valley Association of Governments' Homelessness Committee, having appointed one councilmember and one alternate. Further, the City will continue to work with the Riverside County Homeless Prevention Task Force to work to assist homeless persons and persons threatened with homelessness.

MANUFACTURED HOUSING AND MOBILE HOMES

Manufactured housing types are required to be permitted in the same fashion as other types of housing in the same zone. Currently, manufactured homes, which include mobile homes subject to the National Manufactured Housing Construction and Safety Act of 1974, are allowed in the Mobile Home Park Subdivision Zone (R-MH) and with a Conditional Use Permit in the Residential Overlay Zone (R-O-6000) and are required to conform to foundational regulations per California Government Code Section 65852.3. Implementation Action 4.5 directs the City to include manufactured housing as an approved housing type.

RESIDENTIAL CARE FACILITIES

Health and Safety Code Sections 1267.8, 1566.3 and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Currently, congregate care residential facilities are a permitted use in the Senior Housing Overlay Zone. Implementation Action 4.6 directs the City to amend the Zoning Code to allow for group homes (six or fewer persons) no differently than other by-right single-family homes and for residential care facilities (seven or more persons) with a Conditional Use Permit in all high-density residential zones.

HOUSING FOR PERSONS WITH DISABILITIES

The City conscientiously and specifically implements and monitors compliance with SB 520 (Article 10) in the review of its General Plan, zoning ordinances, development codes, and construction and reconstruction regulations and in the development and rehabilitation of multi-family and single-family homes. The City of Coachella conducted an internal review for compliance with "reasonable accommodation" with the following findings:

- Supportive multi-family or single-family housing for the disabled is specifically permitted in any residential zone that permits single-family or multiple-family housing. Recognizing that some disabled persons may require the assistance of specially trained persons who live with the disabled persons, the Zoning Code does not differentiate between related and unrelated persons occupying the same residential unit.
- At the time of the drafting of this Housing Element, the City's Zoning Code does not include an available zoning designation that, by right, allows for group homes of less than six persons or for larger group homes for seven or more persons, as required by SB 520. This Housing Element includes Implementation Action 4.6 to ensure SB 520 compliance.

- All City offices are handicapped accessible. Disabled applicants are treated with the same courtesy as any other applicants. They are provided one-on-one assistance to complete the forms for zoning, permits or other building applications. The City will continue to accommodate any specific verbal or written request for assistance within the current codes. Where possible, applications for retrofit are processed over the counter in the same process as for improvements to any single-family home.
- In order to provide exception in zoning and land use for housing persons with disabilities, the City currently utilizes either a variance or an encroachment permit process to accommodate requests for special structures, that is, ramps, lifts, etc. However, while both variance and encroachment permit applications may be handled through an administrative process, no documented policy or procedure is currently in place to evaluate and implement deviations from standard development requirements applicable to housing for persons with disabilities. As a result, the Housing Element includes Implementation Action 4.2, in accordance with SB 520, to establish an administrative reasonable accommodation policy and accompanying procedure in the Zoning Code for providing exceptions for housing for persons with disabilities in zoning and land use. However, it is incumbent on the City to strive to make sure the health and safety of adjacent residents are not jeopardized by granting reasonable accommodation exceptions.
- The City will continue to review its ordinances, policies and practices for compliance with fair housing laws. A recent review resulted in a broadened and revised definition of “family” to include state and federal definitions relating to unrelated adults. The City is in compliance with all fair housing laws.
- The City has set valid and responsible building codes for utilization in Coachella. The City Building Department administers building code and enforcement services. The City has adopted, and the department implements, provisions of the 2007 Uniform Building Code. It does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities. During the analysis of potential governmental constraints to development, these items were not identified as constraints.

FARMWORKER HOUSING

The City allows for the development of farmworker housing in a number of ways. First, the Zoning Code currently treats farmworker housing the same as group homes in residential zones, subject to conditional review. In order to ensure compliance with Health and Safety Code Section 17.021.6, Implementation Action 4.7 of this Housing Element requires a Zoning Code amendment that will state that employee housing for use by a single family or household shall be deemed an agricultural use of land and shall in no way differ from an agricultural use. No Conditional Use Permit or other discretionary process will be required of this employee housing that is not required of any other agricultural activity in the same zone.

The City will also ensure that such procedures encourage and facilitate the development of housing for farmworkers. Second, “farm labor camps” may be constructed and occupied with a Conditional Use Permit in the A-R and A-T zones. However, farm labor camps are not defined in the Municipal Code. As the majority of farm labor is not hired directly by farmers, on-site labor camps may not be a useful housing type for permanent farmworkers, nor do they provide a viable housing solution for farmworkers with families. Finally, the City also allows migrant agricultural worker shelters in the R-O-6000 zone with a Conditional Use Permit.

The new General Plan emphasizes public health and includes several policies that focus on addressing farmworker well-being issues, including access to decent housing. Examples of related policies include:

- **Community Health + Wellness Element, Goal 2, Policy 2.8: Mobile Home Parks.** Balance the need for affordable housing while protecting the health and safety of mobile home residents by setting standards for tenants and property owners. Standards can include rent and utility cost regulations and other tenant protection measures, utilities infrastructure and hook-ups, fire safety, drainage, water and sewer lines, street access and structure orientation. Seek out resources to support improvements, infrastructure and sustainability of mobile home parks.
- **Community Health + Wellness Element, Goal 2, Policy 2.9: Farmworker Housing.** Educate farm owners about the need for safe and affordable farmworker housing and work with local growers to increase the supply of that type of housing in Coachella. Seek funding and develop partnerships to ensure adequate farmworker housing exists in Coachella and within the City's sphere of influence.
- **Sustainability + Natural Environment Element, Goal 5, Policy 5.11: Farmworker Housing.** Encourage the producers of agricultural products to provide suitable housing for farm laborers that meet applicable health and safety standards.

LOCAL ENTITLEMENT FEES

Fees or other exactions required of developers to obtain project approval and the time delays caused by the review and approval process are part of the cost of developing residential units. Lengthy review periods increase financial and carrying costs, and fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

Fees, land dedications or improvements are also required in most instances to provide necessary public works infrastructure (streets, sewers and storm drains) and public parks. Such costs are charged to the developer; however, costs are ultimately passed to the consumer in the form of higher home prices or rents.

Table B-57 reports the City's currently applicable entitlement fees. The current planning fees are set to offset the cost of processing and do not act as a constraint against building affordable housing. Building Department fees, including building fees, plan check fees, seismic fees, electrical fees, fire plan check fees, and plumbing and mechanical fees, are charged in accordance with the Uniform Building Code and are based on project valuation, out of the control of the City.

Table B-57: Community Development – Planning Fees

Service/Application	Fee
General Plan Amendments	
- General Plan Map Amendments	\$3,857 + \$10/ac
- General Plan Text Amendments	\$5,035 + cost of report
Specific Plans	
- Specific Plan - Initial Draft - Processing Only	\$5,976 + \$10/ac
- Final Specific Plan - Submittal of Final Plan	\$3,857 + \$5/ac +\$5/unit
- Specific Plan Amendment	\$3,857.00

Service/Application	Fee
- Compliance with Adopted Specific Plans	\$4,798.00
- Specific Plan Annual Report Review	\$2,679.00
Change of Zones	
- Zoning Map Amendments	\$3,857 + \$10/ac
- Zoning Information Letter	\$235.00
- Zoning Text Amendments - Minor	\$2,679.00
- Zoning Text Amendments - Major	\$4,798 + cost of report
Conditional Use Permit	
- Residential	\$3,857 + \$10/ac +\$5/unit
- Commercial	\$3,857 + \$10/ac
- Office	\$3,857 + \$10/ac
- Industrial	\$3,857 + \$10/ac
- Mobile Home Park	\$3,857 + \$10/ac
- Recreational Vehicle Park	\$3,857 + \$10/ac
- Planned Unit Development	\$3,857 + \$10/ac +\$5/unit
Variance	
- Variance	\$2,679.00
- Setbacks	\$1,714.00
- Sign Variance	\$1,714.00
Architectural Review - Residential	
- Single Family (1-4 units)	\$3,857 + \$10/ac +\$5/unit
- Single Family (5+ units)	\$3,857 + \$10/ac +\$5/unit
- Multi-Family (2-6 units)	\$3,857 + \$10/ac +\$5/unit
- Multi-Family (7+ units)	\$3,857 + \$10/ac +\$5/unit
- Second Unit on SF lot	\$2,305.00
- Commercial	\$3,857 + \$10/ac
- Office	\$3,857 + \$10/ac
- Industrial	\$3,857 + \$10/ac
- Landscape Plans	\$1,714.00
- Signs Review	\$1,714.00

Service/Application	Fee
Subdivisions	
- Subdivision Ordinance Amendment	\$3,857.00
Tentative Subdivision Map	
- Single-Family Tract	\$3,857 + \$10/ac +\$5/unit
- Multi-Family Condominium Tract (Airspace)	\$3,857 + \$10/ac +\$5/unit
- Multi-Family Condominium Tract (Townhomes type)	\$3,857 + \$10/ac +\$5/unit
- Commercial Subdivision establishing Public Streets Alignment for Division via Parcel Map	\$3,857 + \$5/ac
- Street Names Approval	\$250.00
- Phasing Plan Approval	\$1,340.00
Tentative Parcel Map	\$3,857.00
Zoning Overlay District	\$3,857.00
- Street Names Approval	\$250.00
- Phasing Plan Approval	\$1,340.00
Vested Tentative Parcel Map	\$4,798.00 + \$10/ac +\$5/unit
Parcel Merger (2 to 4 lots)	\$2,679.00 + \$100/lot +\$25/ac
Reversion to Acreage	\$2,679.00
Review of Covenants, Conditions & Restrictions (CCRs) Review	\$940 + City Attorney Actual Cost
Development Agreement	\$9,998 Deposit (Actual Cost)
Modifications	
- Specific Plans	\$2,679 + \$5/ac +\$5/unit
- Architectural Review	\$2,679.00
- Conditional Use Permit	\$2,679.00
- Tentative Tract Map	\$4,798.00
- Tentative Parcel Map	\$4,798.00
- Phasing Plan Approval	\$1,340.00
- Development Agreement	\$1,340.00 Deposit (Actual Cost)
Time Extensions	
- Architectural Review/CUP/Variance	\$1,125.00
- Tentative Tract Maps	\$1,125.00

Service/Application	Fee
- Tentative Parcel Maps	\$1,125.00
Administrative Review & Approvals	\$250.00
Dev. Review Committee	\$0.00
ABC Compliance Forms	\$0.00
Research of Cases - OTC Request	\$50.00
Research Request Per Hour	\$90.00
Replanning Requests	\$5,000.00
Environmental Review	
- Categorical Exemption	\$541.00
- Initial Study Preparation	\$4,780.00
- Initial Study Review	\$2,118.00
- Negative Declaration	\$1,153.00
- Notice of Determination	\$1,153.00
- Environmental Impact Report Preparation	\$10,000 Deposit (Actual Cost)
- Environmental Impact Report Review	\$5,000.00
- Notice of Preparation	\$1,153.00
- MMP Preparation	\$2,500.00
- MMP Plan Review	\$2,500.00
- Notice of Preparation	\$1,153.00
- EIR Finding of Compl w/ Prior EIR	\$550.00
- EIR Modifications	\$2,500.00
- Special Study Review	\$1,500.00
- EIR Litigation	Actual Cost
- MMP Annual Reporting Fee	\$1,153.00
Annexations	
- Annexation/Detachment/SOI Amendments	\$6,213.00
- Plan of Services Review	\$500.00 Deposit (Actual Cost)
Agricultural Preserves - Open Space Subvention Act - Williamson Act Contracts	
- Agricultural Reserve Establishment - Williamson Act	\$2,164.00
- Agricultural Reserve Cancellation	\$1,693.00

Service/Application	Fee
Pre-Application Review	
Pre-Application Review	\$334 deposit
Appeals	
- Appeal of Staff Decision to PC	\$1,880.00
- Appeal of PC Decision to CC	\$2,539.00

Source: City of Coachella Fee Schedule as of July 1, 2013

Note: Building and Safety fees are based on the valuation of the project and therefore are not included in this table.

The contribution of public works infrastructure to final costs varies greatly from project to project. The cost of improvements is dependent on access to existing infrastructure and the nature of the project. Projects are required to install improvements necessary to serve their project consistent with City system requirements.

The Coachella Valley Unified School District and Desert Sands Unified School District serve Coachella and the surrounding unincorporated areas of Riverside County. The school districts assess a school impact fee on all new residential development, both multi-family and single-family, of \$3.20 per square foot. This fee is for residential land and can add to the cost of development. However, the school impact fee is comparable to or lower than other school impact fees in the region. Currently, exemptions from the school impact fee are not allowed, but the school board may be open to considering requests for exemption from the fee.

Table B-58 indicates the City's current development impact mitigation fees for residential projects in Coachella. The schedule charges fees on a per-unit basis whether the unit is a single-family home or a multi-family unit, with a prorated allowance reduction based on density. The Municipal Code, Chapter 4.45.090, states that "If a legal parcel contains more than one allowable residential building unit density, then the applicable fees shall be prorated by the acreage of such parcel attributable to each allowed density," meaning fees are reduced for more dense projects.

Table B-58: Residential Development Impact Mitigation Fees, Per Dwelling Unit

FEE CATEGORY	SINGLE-FAMILY (1,200 SQUARE FEET)	MULTI-FAMILY (800 SQUARE FEET)
General Government	\$2,357.61	\$1,980.39
Fire	\$1,750.03	\$1,470.02
Police	\$306.52	\$257.48
Park Improvement	\$6,480.35	\$544.49
Parkland	\$1,377.00	\$1,134.68
Library	\$577.88	\$485.52
Streets and Transportation	\$3,357.48	\$1,738.69
School Impact Fee	\$3.20 per square foot	\$3.20 per square foot
Art in Public Places ^{1,2}	\$325.00	\$325.00
Multi-Species ³	\$1,278.00	\$531.00
Transportation Uniform Mitigation Fee ³	\$1,837.44	\$1,276.80
Water – Meter and Service ⁴	\$3,600.00	\$3,600.00
Sewer Connection	\$4,851.00	\$4,851.00
TOTAL	\$31,938.31	\$20,755.07

Source: City of Coachella, effective July 2, 2010; Coachella Valley Water District, 2013

1. Calculated at .25% of valuation. Fee shown is based on the 2012 median home price in Coachella of \$130,000.
2. Affordable housing is exempted from the Art in Public Places and TUMF fees.
3. The fee for residential development is based on density: 0-8 units per acre is \$1,278 per unit; 8.1–14 units per acre is \$531.00 per unit; more than 14 units per acre is \$234.00 per unit.
4. Based on a 1-inch connection

The total impact fees for a prototypical single-family home are \$31,938.31. The total for all fees, including impact fees, the school district fee and various processing fees, is around \$33,394.31, or 20% of the average single-family home construction cost. The multi-family sample is a six-unit building with \$20,755.07 in impact fees. The total for all fees was \$22,113.74, for approximately 21% of the estimated building cost per unit. The impact fees for the multi-family project are significantly less as a percentage of the total fees and do not impose an undue burden on construction of high-density projects; therefore, impact fees are not a constraint.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements that relate to site coverage, parking and open space in developments can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy an increasing share of the site. In some instances, developers must decide whether or not to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution can have different impacts on the housing market.

Building a higher number of small units can reduce costs and provide additional housing opportunities for smaller households but does not accommodate the needs of larger families. Larger units can be made available to families, but because of their size and lower density, the cost of these units is higher.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatments (architectural details or trim, special building materials, landscaping and textured paving) to improve the appearance of the development. Other standards included in the Uniform Building Code list regulations regarding noise transmission and energy conservation that can also result in higher construction costs. While some of these features (interior and exterior design treatments) are included by the developer to help sell the product, some features (for example, energy conservation regulations) reduce monthly living expenses. All add to the initial sales price, which in many cases can become burdensome for lower-income homebuyers.

PROCESSING AND PERMIT PROCEDURES

The City maintains a streamlined application process for residential projects. The development review and permitting process, administered by the Planning Department, ensures that new residential projects reflect the goals and policies of the General Plan and meet the intent and requirements of the Zoning Code. Applicants submit permit applications the City's public review counter and are provided with an estimated processing time.

The applications then go through a standardized review process conducted by the City's Development Review Committee (DRC). The DRC is composed of representatives of various City departments and representatives of outside agencies, including the school districts, Imperial Irrigation District and other agencies that may be involved in the review of individual development applications. The DRC facilitates the application process by reviewing a proposed project in its initial stages and identifying impacts to City services and other agencies. It provides applicants with information on requirements that must be met to obtain approval of their projects.

The time required to process a project may vary greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. For ministerial building permits, the issuance time is about two months. For a more involved multi-family project on raw land involving entitlements including design review and a variance, the estimated time required would be five months to 12 months, but could take up to a total of 18 months. For a typical single-family project on raw land involving entitlements such as a tentative map, the time required for approval is typically four to six months.

Design review is required uniformly for all multi-family projects, but excludes single-family homes and minor residential expansions or additions. Design review applications go before the Planning Commission for review and approval. The City stays actively involved with the project applicant and/or architect early in the process to communicate the City's standards and expectations to ensure that all projects conform to setback, parking and other zoning requirements so that a uniform standard is maintained citywide. The City's intent is to maintain a high-quality aesthetic standard on a uniform basis and to provide certainty to all projects. Regardless, the City remains mindful of projects working within tight budgets.

A Use Permit is required for multi-family projects in the Overlay Zone (R-O-6000). Similar to design review, the City requires findings in the affirmative to ensure the project can meet adequate site development standards, including setback, parking and other zoning requirements, so that a uniform standard is maintained citywide. Anything that could cause a hazardous condition, such as improper traffic circulation or the creation of a dangerous intersection, could be a cause for denial. Such concerns can generally be resolved through the process by incorporating changes in the design; therefore, the Use Permit process is not considered to affect the certainty of project applications.

Various discretionary actions, known as entitlements (such as a General Plan Amendment and accompanying pre-zoning and residential projects at the development plan level) sometimes require the preparation of an environmental impact report (EIR) before a project can be approved. The need to prepare an EIR can substantially lengthen the development review process, often taking up to one year to obtain project approval on the front end of a project.

Preparation of an EIR is required when the project is conceptually approved, not as a result of the residential use itself. Both single-family residential projects and multi-family projects are ministerial projects; when located in the appropriate single-family and multi-family districts, no discretionary permit such as a Conditional Use Permit is required. The construction of individual single-family dwellings is categorically exempt from CEQA requirements (CEQA Guidelines Section 15303), and most multi-family residential projects, if properly zoned and otherwise ready for development, can be approved with the issuance of a negative declaration. Conditional Use Permits and second dwelling units may also be exempt from CEQA as infill projects.

Review and approval procedures may run concurrently; the City encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, a tentative tract map and any necessary variances. Such procedures save time, money and effort for both the public and private sectors and could decrease the costs for the developer by as much as 30%. Table B-59 outlines typical entitlement processing times, depending on workload.

Table B-59: Typical Entitlement Processing

TYPE OF APPROVAL OR PERMIT	TYPICAL PROCESSING TIME
Conditional Use Permit	Minimum of 60 days
Variance	Minimum of 60 days
Zone Change	Minimum of 60 days, up to 12 months
General Plan Amendment	Minimum of 60 days, up to 18 months
Site Plan Review	30 days to 3 months
Tract Maps	60 days to 3 months
Parcel Maps	60 days to 3 months
Initial Environmental Study	Minimum 90 days
Environmental Impact Report	Minimum 90 days up to 18 months

Source: City of Coachella 2013

The amount of time required to process permits in Coachella is not considered a significant constraint to the development of housing. The City has taken constructive steps to help facilitate new development and improve the efficiency of the review process.

DENSITY BONUS

State law requires that cities and counties provide a density increase of up to 35% over the otherwise maximum allowable residential density (or bonuses of equivalent financial value) when developers agree to construct housing with units affordable to low- or moderate-income households. In 2013, the City updated its Zoning Code to conform to Government Code Section 65915. As stated in Section 17.88.040 of the Coachella Municipal Code, developers providing lower income units may receive a

20% base density bonus with incremental increase for additional low income, very low income, or senior units, up to 35%.

BUILDING CODES AND ENFORCEMENT

The City has adopted the 2007 Uniform Building Code, Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings. New structures must conform to the standards of the Uniform Building Code. The City has not adopted any amendments to this code. The City has a program of inspection and enforcement with its code enforcement officer.

The intent of the codes is to ensure structural safety, safe, sound and energy-efficient buildings, including dwellings. City Building staff is responsible for enforcing state and local regulations. In general, the City maintains a program of inspection and enforcement with its code enforcement officer. Compliance with Building Code standards often adds to the cost of construction, but is necessary to protect the health, safety and welfare of the citizens.

ON- AND OFF-SITE IMPROVEMENTS

The City requires on- and off-site improvements for residential development projects. Improvements are a condition of the subdivision map or the building permit (if a subdivision map is not required). Table B-60 lists the minimum standards for street improvements.

Table B-60: Street Improvement Standards

STREET TYPE	MINIMUM RIGHT-OF-WAY
Expressway	120 feet
Major Arterial	110 feet
Minor Arterial	100 feet
Major Collector	88 feet
Minor Collector	60 feet
Restricted Local Street	50 feet

Source: City of Coachella 2013

Additional general on- and off-site improvements promote the health, safety and general welfare of the public and typically include the following:

- Street paving, curb, gutter, sidewalk, streetlights and street trees
- Bus turnout lanes
- Perimeter walls and site landscaping
- Sewer connection
- Water connection
- Detention/retention of stormwater
- Provision for fire service including emergency access, adequate fire flow and fire hydrants
- Provision for police service
- Identification of site addresses and exterior lighting

- Handicapped access
- Undergrounded utilities (electricity, gas, cable television)
- School fees

Landscaping is required for all zoning districts. Landscaping may include, but is not limited to, shrubbery, trees, grass and decorative masonry walls. Landscaping contributes to a cooler environment and improved aesthetic.

Connections to municipal water and sewer services are required as a condition of approving tract maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of higher residential densities.

Required site on- and off-site improvements add to development costs, which increase the sale and resale price of homes in Coachella. These improvements are essential in providing a safe and healthy community. Improvements are typical of those required by nearby cities and jurisdictions throughout the state and are not considered to be a constraint to housing development in the city.

Nongovernmental Constraints

Many of the constraints to remedying the underserved needs of Coachella residents are beyond the scope of municipal governments. The responsibility for identifying, responding to and mitigating these needs rests with the agencies providing services. Funding limitations exist at all levels.

The private market influences the selling and rental prices of all types of housing, both existing and new dwelling units. While actions within the public sector play an important role in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (for example, land, construction, and financing) and the value of consumer preference.

AVAILABILITY OF FINANCING

Interest rates are determined by national policies and economic conditions; there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

The subprime mortgage crisis that hit in 2007 chilled financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a significant increase in bank foreclosures and loan defaults. The mortgage market began to loosen up in mid-2008, but real estate values in Riverside County had already dropped nearly 28%, creating further problems for homeowners attempting to refinance out of risky loans.

Foreclosure activity in the Inland Empire housing market spiked during the subprime mortgage crisis, leading the region to post the fifth highest level of foreclosure activity among major metropolitan markets in the United States in May 2008. Riverside County recorded 9,024 foreclosure-related filings that month, a 98% increase over the prior year, according to RealtyTrac of Irvine. Those filings included default notices, bank repossessions and auction sale notices. Banks typically send default notices after a borrower has missed three straight monthly mortgage payments. The May 2008 number represents one notice for every 81 households in Riverside County.

The housing market has steadily recovered from the lows of 2008. Although financing is still less accessible than it was at the height of the market in 2006, qualified borrowers have access to very low interest rates. Current mortgage interest rates for new home purchases range from 3.75% to 4% for a fixed-rate 30-year loan. Although rates are currently low, they can change rapidly and substantially impact housing stock affordability. First-time homebuyers are the group most impacted by financing requirements.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Riverside County, subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require five percent to 20% of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

As reported in Table B-25, the majority of homes for sale in April 2013 in Coachella were listed at prices below \$150,000. As shown in Table B-61, this means there are many housing opportunities affordable to families with low, moderate, and above moderate incomes.

Table B-61: Housing Affordability by Income Category

	VERY LOW	LOW	MODERATE
Annual Income	\$33,500	\$53,600	\$78,000
Monthly Income	\$2,792	\$4,466	\$6,500
Maximum Monthly Gross Rent ¹	\$838	\$1,339	\$1,950
Maximum Purchase Price ²	\$111,320	\$178,590	\$259,510

Source: 2013 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: <http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx?source=web>

1. Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.
2. Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed-rate mortgage at 5.6% annual interest rate.

COST OF LAND

The cost of raw, developable land has a direct impact on the cost of new homes and thus is a potential constraint. For this reason, developers sometimes seek to obtain City approval for the largest number of lots allowable on a given parcel of raw, developable land. This allows the developer to distribute the costs for new infrastructure improvements (for example, streets, sewer lines, and water lines) over the maximum number of lots.

Rising costs of land are often related to the limited availability of buildable land. In Riverside County, which has large expanses of buildable land, this has not historically been considered a problem. In fact, much of the recent development pressure in the county has been attributed to lower land costs relative

to surrounding Orange and Los Angeles counties. While land prices increased rapidly during the last planning period, current land prices have declined during the economic recession that has affected housing and building nationwide. Land costs in the next several years may actually help keep the cost of some new housing affordable. While rising land costs tend to directly increase housing costs, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

In Riverside County, the cost for a 7,200-square-foot lot of raw land ranges from \$6,120 to \$38,150, while a finished lot is valued from \$39,120 to \$78,150.

COST OF CONSTRUCTION

The costs of labor and building materials have a direct impact on the price of housing and often represent the majority of new housing development costs. Residential construction costs vary greatly, depending on quality, size and the materials used.

Using current pricing sources, the average cost for a newly constructed 1,200-square-foot single-family home (not including land) in the Riverside County region would be \$170,195 (Building-cost.net 2013).

CONSTRAINT REMOVAL EFFORTS

Cost implications for developers of low-income housing can be significant when any increase inhibits the ability to provide units affordable to their clients. To offset developers' costs, fees may be lowered or eliminated by the Director of Community Development on a case-by-case basis. The City continues to participate in funding programs to facilitate the development of affordable housing. Concurrent processing and development processing assistance for affordable projects will continue to assist the development community to reduce costs and time associated with the approval process.

INFRASTRUCTURE AVAILABILITY

The City of Coachella can supply water and sewer services to all areas within the city limits. Existing infrastructure for water and wastewater is available to serve the sites identified in the land inventory. There are no environmental constraints such as wetlands or contamination that would inhibit developers from building on the parcels identified in the inventory.

The vacant sites identified in the Resources and Opportunities Section are infill sites located within the city limits and are flat and suitable for development. Thus, no major grading would be required on these parcels.

Domestic Water Service

The majority of Coachella's domestic water service is provided by the Coachella Water Authority, while unincorporated areas are served by the Coachella Valley Water District (CVWD).

Coachella's primary source of water is deep groundwater aquifers ranging between 400 and 1,000 feet below the surface. The City owns and operates eight active wells and three reservoirs. The capacity of the system is 5.1 million gallons of storage and 12,500 gallons per minute (gpm) of water production from all wells.

According to the CVWD 2010 Urban Water Management Plan, usage was approximately 482 gallons per capita per day (gpcd). Given the city's 2010 population of 40,704, Coachella used approximately 19.6 million gallons of water per day (mgd) for all nonagricultural uses, including residential, commercial and industrial development. The existing water supply is more than adequate to serve existing residents,

and the system has the capacity to serve an additional 8,687 additional dwelling units, which is more than enough to support buildout of the development associated with this Housing Element (remaining and current RHNA).

Wastewater Collection and Treatment

Several agencies provide sewer service within the city, including the Coachella Sanitary District in the incorporated area and the Coachella Valley Water District and the Thermal Sanitary District in the unincorporated area.

The primary sewer provider within the incorporated city is the Coachella Sanitary District, with the Coachella City Council acting as board of directors. The district operates a network of underground collection lines, a domestic wastewater treatment facility located near Avenue 54 and Polk Street, and an agricultural wastewater treatment facility located near Avenue 52 and Tyler Street. The City's wastewater treatment plant has a design capacity of 4.5 million gallons per day and currently operates at about 1.9 million gallons per day, thus there is ample capacity available to support the development of the City's projected housing needs (RHNA) for the previous and current planning periods.

The Coachella Sanitary District also provides domestic treatment capacity to the Coachella Valley Water District. Wastewater is collected at a lift station and delivered by force main from the Coachella Valley Water District to the Coachella Sanitary District domestic treatment facility.

REVIEW OF 2008–2014 HOUSING ELEMENT

The 2008–2014 Housing Element, certified in September 2009, included goals, policies and actions intended to address the housing needs of all demographic and economic segments of the Coachella population. Table B-62 summarizes the results and effectiveness of planned actions and notes whether actions should be continued, modified or deleted to best serve the needs of the community for the current planning period.

Table B-62: Table Review of the 2008–2014 Housing Element

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
Objective 1: Housing Availability and Production				
1. Program: Utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities. The City will make the land inventory available to the public at City Hall and will also post the inventory on the City's website. The City will update inventory at least annually.	Zoned residential property, including property where subdivisions have been approved but not yet constructed, is available to accommodate projected affordable housing needs.	Responsible Agency: Coachella Community Development Department Financing: Department budget Schedule: Current and ongoing, 2008–2014	The City inventoried all finished lots within the city limits as part of the review of distressed subdivisions during the planning period. The review is not updated annually. The City is in the process of updating the General Plan that will provide suitable sites for the construction of new housing. Once the General Plan is adopted, the City will amend the Zoning Code to bring it into compliance with the new General Plan designations.	Continue.
2. Program: Zoning Ordinance revision to evaluate Second Dwelling Unit provisions that will eliminate the need for Conditional Use Permit or other discretionary approvals in all	Will bring the City into compliance with state law; allow and encourage second dwelling units where appropriate.	Responsible Agency: Coachella Community Development Department	The City amended the Zoning Ordinance in 2011 to allow second dwelling units in the R-S zone without a Conditional	Delete; no further action is required.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
residential zones, in accordance with state law.		Financing: Department budget Schedule: 2009–2010 Fiscal Year	Use Permit.	
3. Program: Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding commercial and other nonresidential uses.	Creation and maintenance of desirable living areas physically separated or otherwise protected from incompatible uses.	Responsible Agency: Coachella Community Development Department Financing: Department budget Schedule: Current and ongoing, 2008–2014	The City has continued to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses. As part of the General Plan update, in progress, the City is preparing new land use designations that will provide for a wide variety of high-quality living environments.	Modify to reflect recent updates to the Land Use Element and the planned Zoning Ordinance update; combine with Program 1.
4. Program: The Zoning Ordinance shall be revised to incorporate Density Bonus provisions, with options, as per state law.	Will bring the City into compliance with state law; enhance the feasibility of affordable housing projects.	Responsible Agency: Coachella Community Services and Community Development Department Financing: Department budget Schedule: 2009–2010 Fiscal Year	The City adopted updated density bonus provisions in May 2013, effective on June 21, 2013.	Continue.
5. Program: The City will continue to pursue all available funding sources for affordable housing including annual applications for HOME and CDBG funds for the construction or rehabilitation of lower income housing, including extremely low income owner/renter occupied housing. The City will work with non-	Anticipated Impact: Encourage the development and redevelopment of affordable housing with financial participation from the City.	Responsible Agency: Coachella Community Development Department Financing: California Department of Housing and Community Development (HCD) Schedule: 2009, annually	The City facilitated streamlined review for Bagdad Apartments, a 144-unit affordable farmworker family apartment project. The City continued to pursue HOME and CDBG funding	Continue.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
profit and for-profit low-cost housing developers, including actions necessary to expedite processing and approvals for such projects.			throughout the planning period. The City received CDBG funding for the rehabilitation loan program and issued 11 loans from 2012 to 2013.	
6. Program: The City will work with non-profit and for-profit developers of affordable housing to apply for funding for farmworker housing through the USDA Section 515 Rural Housing Program, HCD's Joe Serna Farmworker Housing Grant Program and others that may become available.	Anticipated Impact: Increase the supply of affordable housing for farmworker households that work in the surrounding area.	Responsible Agency: Coachella Community Development Department Financing: USDA Rural Development, HCD Schedule: 2009, annually	The City assisted with a Joe Serna funding application for the Bagdad Apartments, a multi-family farmworker housing project, which was awarded funds.	Combine with Objective 1, Program 7.
7. Program: The City will work with non-profit and for-profit developers of affordable housing to apply for available funding sources such as MHP, Joe Serna Farmworker Housing Grant Program, CalHome, Low Income Housing Tax Credits and tax-exempt bonds. The City will take actions necessary to expedite processing and approvals for such projects.	Anticipated Impact: Increase the supply of affordable housing for large families, extremely low-income households, special needs households, seniors, and farmworker households.	Responsible Agency: Coachella Community Development Department Financing: California Department of Housing and Community Development (HCD) Schedule: 2009, annually	The City worked with Glenroy Coachella LLC on a CalHome application in 2010. Funds were not awarded.	Combine with Objective 1, Program 6.
8. Program: The City shall schedule anticipated project annexations in cooperation with individual developers for projects located within the City's Sphere of Influence to provide the land necessary to accommodate future housing needs. A tentative timeline for annexations according to project priority will be drafted and	Anticipated Impact: The City will annex land for development proposals in order to accommodate housing needs.	Responsible Agency: Coachella Community Development Department Financing: General Fund Schedule: 2009–2010 Fiscal Year; timeline to be updated every 6	The City did not annex any land to facilitate development proposals during the planning period.	Delete. Annexation policies are addressed in the Land Use Element.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
distributed to all project proponents.		months		
9. Program: Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public and private facilities and services. Documentation that adequate services and facilities are or will be provided shall be a condition for their approval.	Anticipated Impact: Assurance that all new residential developments are provided with adequate public and private facilities and services.	Responsible Agency: Coachella Community Development Department Financing: Department budgets Schedule: Current and ongoing, 2008–2014	The City continued to utilize environmental review, in keeping with state law, and other development review procedures to ensure that proposed new residential development had access to adequate services throughout the planning period.	Continue.
10. Program: Housing data, such as information on building permits, vacancy rates and availability of funding sources will be continuously posted on the City's web site and available in hard copy on request.	Anticipated Impact: Dissemination of information to private developers and nonprofit corporations to facilitate housing production for lower-income families including extremely low-income families.	Responsible Agency: Coachella Community Development Department Financing: Department budget Schedule: 2009; updated every 6 months thereafter	Housing data was made available on the City's website, in development application packets, and at the counter at the Community Development Department office throughout the planning period.	Continue.
11. Program: Continue to update elements of the General Plan, as needed.	Anticipated Impact: Assurance that land is designated for residential development needs through 2014.	Responsible Agency: Coachella Community Development Department Financing: CDBG Planning/Technical Assistance Grant and General Fund Schedule: Per state law thereafter	The City is in the process of completing a comprehensive General Plan update, which will designate land for residential development needs for the new planning period and beyond. The General Plan is scheduled for public hearings and adoption in fall 2013.	Delete; the General Plan has undergone a recent comprehensive update.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
12. Program: Revise Zoning Ordinance to allow State licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities to allow, by right, group homes with six (6) or fewer persons in any residential zone, and allow with administrative approval group homes with greater than six persons in all high-density residential zoning districts.	Anticipated Impact: Provision of foster homes, residential care facilities, and similar facilities.	Responsible Agency: Coachella Planning and Community Development Department Financing: Department budgets Schedule: Within one year of adoption of this Housing Element	The City has not yet revised the Zoning Ordinance to allow group homes or residential care facilities. This program will be continued and addressed as part of the upcoming Zoning Ordinance update.	Continue.
13. Program: The City shall amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6, which states that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of local ordinances, employee housing is an activity that does not differ in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone." The City shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.	Anticipated Impact: Facilitation of additional opportunities for farmworker housing in the city.	Responsible Agency: Coachella Planning and Community Development Department, Planning Commission Financing: Department budgets Schedule: Within one year of adoption of this Housing Element	The City has not yet amended the Zoning Ordinance to bring processing procedures for farmworker housing into compliance with Health and Safety Code Section 17021.6.	Continue.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
Objective 2: Housing Conservation and Improvement				
1. Program: Establish as a priority, the construction of bedroom additions utilizing financial assistance from the City's CDBG funded residential rehabilitation program, to eliminate overcrowding. The City's noticing campaign will consist of publishing at least annually the availability of funds for bedroom additions as well as for other eligible activities. The campaign will also involve the provision of ongoing program progress (and remaining funds availability), to be posted in City Hall and be kept up to date.	Anticipated Impact: Reduction in the number of overcrowded residences owned and/or occupied by lower income households and rehabilitation of deteriorated housing through the preservation of affordable housing opportunities for lower income families, including extremely low-income families.	Responsible Agency: Coachella Community Services Agency Financing: CDBG, HOME, and CRA funds Schedule: Current and ongoing, 2008–2014	While rehabilitation loan funding was available and advertised for bedroom additions, no loans were issued for this purpose during the planning period. The City conducted ongoing outreach to advertise available housing programs through the City's website, City Council meeting announcements, and communications with the local nonprofit housing community and real estate brokerage community.	Modify to eliminate the priority for bedroom additions. Continue the publicity campaign for all housing programs.
2. Program: Continue to monitor housing conditions throughout the City, while periodically (i.e. every 5 years) conducting formal housing condition surveys.	Anticipated Impact: Prevention of housing deterioration in well-maintained neighborhoods and identification of areas to be targeted for rehabilitation assistance. City will respond to changing housing conditions, as necessary, with appropriate housing assistance/neighborhood improvement programs.	Responsible Agencies: Coachella Community Development and Building Departments Financing: Department budgets and (for housing condition surveys) CDBG Planning/Technical Assistance Grants Schedule: Current and ongoing, 2008–2014 (as part of this	The City conducted a housing conditions survey in 2008. Due to budget constraints, the City has not yet initiated an updated survey. The City did not pursue CDBG Planning/Technical Assistance funding for a housing survey during the planning period.	Continue.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
		Housing Element, at least every 5 years thereafter)		
3. Program: Where necessary, cause the removal and replacement of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes.	Anticipated Impact: Replacement of 3 to 5 dilapidated units per year or 25 units over the new 5-year planning period.	Responsible Agencies: Coachella Community Development, Community Services, and Building Departments Financing: Property owners Schedule: Current and ongoing, 2008–2014	The City did not remove or replace any substandard housing units during the planning period.	Delete; funding is no longer available for this program due to the dissolution of the Community Services Agency.
4. Program: Continue with a proactive neighborhood enhancement policy, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas.	Anticipated Impact: Elimination and prevention of unsightly or hazardous conditions in residential areas.	Responsible Agencies: Coachella Community Development and Planning Departments Financing: Department budgets Schedule: Current and ongoing, 2008–2014	The City continued to implement proactive neighborhood enhancement throughout the planning period. For example, the City adopted an Abandoned Property Registration and Maintenance ordinance to address all foreclosed properties. The City later adopted a Vacant Property Registration ordinance to address abandoned homes that were not technically foreclosed.	Modify to reflect the adopted abandoned and vacant property ordinances.
5. Program: Continue to provide information and technical assistance to local property owners regarding housing maintenance.	Anticipated Impact: Proper, continued maintenance of currently sound housing, thereby preventing deterioration and	Responsible Agencies: Coachella Planning Department and Building Departments	The City continued to provide information and technical assistance to property owners	Combine with Objective 2, Program 1, the

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
	avoiding the need for rehabilitation assistance.	Financing: Department budgets Schedule: Current and ongoing, 2008–2014	regarding housing maintenance.	City's rehabilitation program.
6. Program: Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance.	Anticipated Impact: Prevention of lower income households being displaced by housing rehabilitation or other CDBG funded activities.	Responsible Agency: Coachella Community Services Department Financing: CDBG funds Schedule: 2008–2014, as needed	No residents were displaced as a result of CDBG-funded activities during the planning period.	Delete; this is required as part of CDBG-funded activities.
7. Program: Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas.	Anticipated Impact: Protection of established residential neighborhoods from incompatible land uses.	Responsible Agency: Coachella Community Development Department Financing: Department budget Schedule: Current and ongoing, 2008–2014	The City continued to utilize the General Plan and Zoning Ordinance to protect residential areas from impacts related to incompatible uses. The City is in the process of updating the General Plan and will ensure that new land use designations are established to create a wide variety of high-quality living environments.	Combine with Objective 1, Program 1.
8. Program: The City shall maintain a representative and an alternate to the CVAG Housing Committee to maintain continuity and consistently represent the City on housing issues.	Anticipated Impact: Ensure City participation and representation in the CVAG Housing Committee	Responsible Agency: Planning Department and City Council Schedule: Annually, 2008–2014	The City continues to send a representative and an alternate to the CVAG Housing Committee.	Continue.
9. Program: Continued participation by Economic Development staff in the SAFE Cities	Anticipated Impact: Continued support for the SAFE Cities Committee and the	Responsible Agency: Economic Development and	The City has not had recent involvement in the SAFE Cities	Continue.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
Committee and in other groups and committees that bring together representatives of public safety, neighborhood enhancement and regional representatives.	preservation of public safety within the city.	Redevelopment Agency staff Schedule: Continuous and ongoing, 2008–2014	Committee meetings. However, in 2010 the City initiated a series of SAFE Cities Committee meetings focused on unpermitted mobile home parks.	
Objective 3: Opportunities for Energy Conservation				
1. Program: Continue to utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences.	Anticipated Impact: Minimization of energy consumption in new housing.	Responsible Agencies: Coachella Community Development and Building Departments Financing: Department budgets Schedule: Current and ongoing, 2008–2014	Where appropriate and feasible, the City has utilized the development review process to incorporate energy conservation techniques into the siting and design of proposed residences.	Continue.
2. Program: Continue to require that, at a minimum, all new residential development comply with the energy conservation requirements of Title 24 of the California Administrative Code.	Anticipated Impact: Minimization of energy consumption in new housing.	Responsible Agency: Coachella Community Development Department Financing: Department budget Schedule: Current and ongoing, 2008–2014	The City has continued to enforce the energy conservation requirements of Title 24 for all new residential development.	Continue.
3. Program: Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.	Anticipated Impact: Reduction in energy consumption in existing residences.	Responsible Agency: Coachella Community Services Agency Financing: CDBG, HOME, and CRA funds Schedule: Current and ongoing, 2008–2014	The City allowed energy conservation measures as an eligible activity under the rehabilitation loan program. Several loans issued included window improvements, water heater replacement, and use of	Combine with Objective 2, Program 1, the City's housing rehabilitation program.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
			other energy-efficient materials.	
4. Program: Assist in distributing information to the public regarding free home water consumption audits of the Coachella Water Authority and rebate programs offered by Imperial Irrigation District.	Anticipated Impact: Reduction in water and energy consumption in existing residences.	Responsible Agency: IID and Coachella Community Development Department Financing: N/A; materials provided by IID Schedule: Current and ongoing, 2008–2014	The City sent brochures to residents and published information about free home water consumption audits and rebate programs on the City webpage.	Continue.
Objective 4: Equal Housing Opportunity				
1. Program: The City shall obtain information on fair housing law from the Department of Housing and Community Development and have copies of the information available for the public on the City's website, at City Hall and the local library. In addition, the City Clerk shall add a statement to City utility bills, which indicates that information on fair housing laws is available to the public without charge. Information will be provided in both English and Spanish. Complaints may be directed to the Community Development Department.	Anticipated Impact: Assurance that all Coachella residents are afforded equal opportunity when attempting to procure housing.	Responsible Agency: City Manager's Office, Coachella Community Development Department, City Clerk Financing: Department budgets Schedule: 2009; ongoing 2008–2014	The City distributed Fair Housing magnets with website information in English and Spanish at City-sponsored special events.	Continue.
2. Program: Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier-free housing for handicapped	Anticipated Impact: Continued removal of architectural barriers in residences occupied by handicapped or disabled persons.	Responsible Agency: Coachella Community Services Agency Financing: CDBG, HOME, and CRA funds	The City allowed removal of architectural barriers as an eligible activity for the rehabilitation loan program	Combine with Objective 2, Program 1, the City's housing

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
or disabled persons.		Schedule: Current and ongoing, 2008–2014	and issued loans for this purpose during the planning period.	rehabilitation program.
3. Program: Adopt by Resolution a "Reasonable Accommodation Policy" procedure, in accordance with SB 520, as part of the updated Zoning Ordinance to allow for administrative processing of requests for features and accessibility for persons with disabilities.	Anticipated Impact: Enhanced removal of barriers and undue processing constraints related to architectural and other features in residences occupied by handicapped or disabled persons.	Responsible Agency: Coachella Community Development and Planning Departments Financing: City General Fund Schedule: 2009–2010 Fiscal Year	The City has not yet completed a reasonable accommodation policy. The City plans to update the Zoning Ordinance in 2014 or 2015.	Continue.
4. Program: Enforce the handicapped accessibility of federal fair housing laws that apply to all new multifamily residential projects containing four (4) or more units.	Anticipated Impact: Provision of new barrier-free housing for handicapped or disabled persons.	Responsible Agency: Building Department Financing: Department budget Schedule: Current and ongoing, 2008–2014	The City has continued to enforce handicapped accessibility provisions of federal fair housing laws.	Combine with Objective 5, Program 3.
5. Program: The City shall amend the Zoning Ordinance to define Transitional and Supportive Housing in accordance with the Health and Safety Code, Sections 50675.14 and 50675.2, and also specify that both types of housing shall be treated as residential uses of property, subject to the same restrictions/regulations as other types of housing in the same zoning district. The City will continue to actively support efforts of providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally ill, and chronically disabled.	Anticipated Impact: Increased opportunities to develop both types of housing, thereby increasing homeless services and supportive capabilities in the community for those transitioning from homelessness to self-sufficiency.	Responsible Agency: Coachella Community Development Department, Building Department Financing: City General Fund Schedule: 2009–2010 Fiscal Year	The City amended the Zoning Ordinance in May 2013 to allow emergency shelters by right (without a Conditional Use Permit) in the Manufacturing Services (M-S) zone. However, the City has not yet amended the Zoning Ordinance to define and allow transitional and supportive housing,	Modify to reflect Zoning Ordinance amendments already adopted; continue program to define and allow transitional and supportive housing uses.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
<p>Institute Zoning Ordinance amendment, in accordance with SB2, identifying one zoning district that allows shelters by right as well as capacity and subject only to those restrictions applicable to other residential uses of the same type in the same zone and the same type of structure. The City will designate high density residential (RM) as the appropriate zoning district to accommodate emergency shelters by right.</p> <p>The allowance for Single Room Occupancy (SROs) shall be encouraged and facilitated through identification of potential locations and through city assistance with grant writing for the development of SRO projects</p>				
6. Program: The City shall establish streamlined permit processing procedures to expedite the development of homeless shelters as developments come under the consideration of the City through expediting the permitting process for homeless shelters.	Anticipated Impact: Additional incentive to develop homeless shelters to serve the homeless.	<p>Responsible Agency: Coachella Community Development Department</p> <p>Financing: Department budget</p> <p>Schedule: Current and ongoing, 2008–2014 (as-needed basis)</p>	The City amended the Zoning Ordinance to allow emergency shelters by right (without a Conditional Use Permit) in the M-S (Manufacturing Services) zone.	Modify to reflect the amendments to the Zoning Ordinance relating to emergency shelters.
7. Program: The City shall provide educational outreach materials in English and Spanish on the website at the City Hall and Library. In addition, the City shall continue to train Housing staff so that they can provide referrals and	Anticipated Impact: Increased and ongoing support for Spanish-speaking residents.	<p>Responsible Agency: Coachella Economic Development Department and Planning Commission</p> <p>Financing: Redevelopment</p>	The City continues to provide educational outreach materials in English and Spanish and continues to train housing staff on complaint assistance and	Combine with Objective 4, Program 1.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
assistance to tenant/landlord relations and shall continue the complaint referral program.		Agency Schedule: July 2009	referrals.	
8. Program: The City shall actively facilitate the provision of legal and other assistive services to minimize or eliminate discrimination and otherwise assist homeowners and renters remain in their properties. The City shall partner with Springboard and other non-profits for a public noticing campaign notifying residents of their services, primarily mortgage default avoidance.	Anticipated Impact: Minimization of discrimination for renters and homeowners.	Responsible Agency: Planning Department and Planning Commission Financing: City General Fund, \$20k annually Schedule: July 2009	The City partnered with the Neighborhood Assistance Corporation of America (NACA) during the planning period; however, a public notice campaign was not completed.	Combine with Objective 4, Program 1.
9. Program: Institute Zoning Ordinance Amendment to include manufactured housing as an approved alternative housing type, as per State of California requirements.	Anticipated Impact: Allow for manufactured housing within the City as per state law.	Responsible Agency: Planning Department and Planning Commission Financing: City General Fund Schedule: 2009–2010 Fiscal Year	The City's definition of "dwelling unit" specifically excludes "mobile homes." This must be updated to reflect state law.	Continue.
Objective 5: Removing Constraints				
1. Program: Periodically reexamine the Zoning Ordinance (i.e., every 5 years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.	Anticipated Impact: Utilization of codes that do not unnecessarily add to the cost of housing, while reflecting technological advances and changing public attitudes.	Responsible Agency: Coachella Community Development Department Financing: Department budget Schedule: Every 5 years	The City has made numerous amendments to the Zoning Ordinance during the planning period. Amendments were aimed at improving health and safety, and improving the quality of life and access to housing opportunities for all Coachella residents.	Modify to note that the City will reexamine housing opportunities and constraints as part of the upcoming Zoning Code update.
2. Program: Encourage active participation in an	Anticipated Impact: Assurance that	Responsible Agency: Coachella	The City participated in two	Update to address

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
annual meeting of local lending institutions to foster high performance with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA).	conventional financing is available to all economic segments of the community; a meeting shall be hosted annually by the City to encourage progress and participation.	Community Services Department Financing: Department budget Schedule: Biennial review of HMDA/CRA statements	meetings sponsored by Riverside County and the State Assemblyman's Office. The City is working to develop policies to address health and safety issues related to substandard mobile home parks.	substandard mobile home park program.
3. Program: Periodically survey (i.e., every 5 years) other cities in the Riverside County area to ensure that local development fees are reasonable.	Anticipated Impact: Assurance that local development fees are reasonable and do not unnecessarily contribute to the cost of housing.	Responsible Agency: Coachella Community Development Department Financing: Department budget; possible CDBG Planning/Technical Assistance Grant Schedule: Every 5 years	The City adopted an updated development impact fee schedule in 2010 following a survey of other cities in Riverside County to ensure that the fees were reasonable and comparable to those of nearby jurisdictions.	Continue.
4. Program: Continue the program to allocate funds to defray the cost of land and/or required off-site improvements for lower income housing projects, including extremely low income.	Anticipated Impact: Reduction in overall development cost, thereby facilitating construction of lower income housing.	Responsible Agency: Coachella Community Services Agency Financing: CDBG, HOME, and CRA funds Schedule: Current and ongoing, 2008–2014	The City did not provide any funds to defray the cost of on- or off-site improvements or land acquisitions for lower-income housing projects during the planning period.	Delete; funds for this program are no longer available due to the loss of the Community Services Agency.
5. Program: The City shall encourage concurrent processing of entitlements to foster an environment conducive to business, allowing various analyses and staff reports to	Anticipated Impact: Reduction in overall development processing time, resulting in greater time and cost savings.	Responsible Agency: Coachella Community Development, and Community Services Departments	The City continued to encourage concurrent entitlement processing to improve processing times.	Continue.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
be done at the same time, rather than requiring one process to be completed before beginning the next process, the City facilitates faster overall processing times. Department staff will notify applicants early in development process of this policy and place public notice of the City's policy on the website.		Financing: Department budgets Schedule: 2008–2014	Staff continued to notify applicants of this process and has posted information about this process on the City's website.	
6. Program: Review the Zoning Ordinance revision to evaluate implementation of reduced parking requirement for residential projects serving special needs groups or for projects located close to public transportation or commercial services.	Anticipated Impact: Reduction in construction costs to support the development of affordable housing.	Responsible Agency: Coachella Community Development and Building Departments Financing: Department budgets Schedule: 2009–2010 Fiscal Year	The City has not yet made revisions to the Zoning Ordinance to provide reduced parking for residential projects serving special needs groups or for projects close to transit.	Continue.
7. Program: The City shall create a Zoning District (R-3) that allows for the development of 30 units per acre for affordable multifamily projects, as identified in the General Plan. To accommodate the remaining RHNA of 1,862 low-income units, the City shall rezone Assessor's Parcel Numbers 603-290-019, 603-300-028, 603-220-033, and 603-220-029, and 603-121-006 totaling 95.84 acres, as shown in Table 2.2-17 of the element to R-3 at a minimum density of 20 units per acre (totaling 1,916 units). Pursuant to subdivision (h) of Section 65583.2 of the Government Code, the City shall ensure that owner-occupied and multi-family residential housing development is allowed "by	Anticipated Impact: Reduction in construction costs to support the development of affordable housing, and to create an opportunity for the development of a minimum of 1,862 units of affordable high-density housing for lower income households.	Responsible Agency: Coachella Community Development and Building Departments Financing: Department budgets Schedule: By 2009–2010 Fiscal Year	The City rezoned two sites (APNs 603220049 & 603220047) from R-S to R-M to facilitate higher-density multi-family development. However, the City did not create the new zoning district or rezone other sites as planned. Due to the larger-scale land use planning effort the City has undertaken as part of the General Plan update, the City has opted to "carry forward" the unaccommodated RHNA from the 4 th cycle and address it as	Modify based on increased densities in the new General Plan and steps needed to remove constraints to achieving densities over 20 units per acre.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
right", without a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 of the Public Resources Code .			part of this Housing Element update. The updated Land Use Element provides more than adequate vacant land at high densities (up to 50 units per acre) to meet the lower-income RHNA for both the 4 th and 5 th planning cycles. Refer to the Resources and Opportunities Section for the complete sites analysis.	
Objective 6: Housing Affordability				
1. Program: Continue to defer development fees for all proposed housing units affordable to lower income households.	Anticipated Impact: Reduction in overall development cost as a means to facilitate the construction of lower income housing.	Responsible Agencies: Coachella Community Development Building, and Public Works Department Financing: Department budgets Schedule: Current and ongoing, 2008–2014	The City defers development fees for lower-income housing units. In addition, the City adopted a resolution in 2011 to reduce fees by 50% in order to incentivize housing development and maintenance during the economic downturn. The initial resolution was extended in 2012 and again in 2013. The reduced fee schedule was in effect until June 30, 2013.	Continue.
2. Program: The City will evaluate for implementation the use of innovative land use	Anticipated Impacts: Reduction in housing development costs without	Responsible Agency: Coachella Community Development	The City did not make any changes to the Zoning	Modify to reflect that these

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc. to minimize housing development costs and to maximize development opportunities.	compromising basic health, safety and aesthetic considerations.	Department Financing: Department budget Schedule: 2009–2010 Fiscal Year	Ordinance or approve any specific plans or development plans that utilize unit clustering, density transfers, or zero lot line development. However, the City worked closely with the development team on the La Entrada Specific Plan. A public review draft of the plan is scheduled for release in summer or fall 2013.	techniques will be considered as part of the planned Zoning Ordinance update.
3. Program: The City will place information on its web site regarding CalHFA's first-time homebuyer program.	Anticipated Impact: Increased availability of financing for first-time homebuyers.	Responsible Agency: Coachella Community Development Department Financing: CalHFA First-Time Homebuyer Program Schedule: 2009 and ongoing	The City's website does not currently offer information regarding the CalHFA First-Time Homebuyer Program. The City is currently in the process of updating its website. The new site will include this link as well as links to other relevant housing resources.	Continue.
4. Program: Support the efforts of non-profit and for-profit developers to obtain State and/or Federal funds for the construction of affordable housing for lower income households. The City will be open to providing letters of support for funding applications; the City will also consider	Anticipated Impact: Procurement of funding for the development of lower income housing.	Responsible Agency: Coachella Community Development and Community Services Department Financing: California Department of Housing and Community Development, CHFA Self-Help	The City provided letters of support for the Bagdad Apartments and the Glenroy project. The Bagdad Apartments project was awarded funding.	Combine with Objective 1, Programs 6 and 7.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
partnerships with non-profits for utilization of Neighborhood Enhancement staff and Coachella Redevelopment staff to help write and to review project applications.		Housing Program, HUD Section 202 Program, USDA Rural Development Section 515 and 538 Programs, Tax Credits, Tax-Exempt Bonds Schedule: Current and ongoing, 2008–2014		
<p>5. Program: The City shall annually apply or support development and rehabilitation applications for State and Federal funding for affordable housing, including the following funding sources:</p> <p><u>Pursue Key Federal and State Affordable Housing Funding Sources:</u> Successful implementation of housing programs to create affordable housing depends on a community's ability to pursue additional funding sources.</p> <p><u>Community Development Block Grant (CDBG):</u> The State Department of Housing and Community Development (HCD) administers the federal CDBG program for non-entitlement cities and counties. Coachella is eligible to apply to HCD for CDBG funding. For the past five years, the City has annually applied for and been granted \$500,000 in CDBG funds. The City will continue to apply annually.</p> <p><u>HOME:</u> The State HCD administers the HOME</p>	Anticipated Impact: Securing of funding for expansion of affordable housing within the City of Coachella to the maximum extent feasible. In addition, the applications for additional/continual funding would serve to counterbalance issues within the City related to the overpayment of rent through the expansion of affordable housing and increase the availability of available funding.	<p>Responsible Agency: Community Development Department</p> <p>Financing: California Department of Housing and Community Development</p> <p>Schedule: Annually (HOME and CDBG), monthly, ongoing</p>	<p>The City applied for CDBG, HOME, and other housing funds throughout the planning period. With funding from CDBG, the City issued several rehabilitation loans to lower-income households. Using HOME funds (through HCD), the City issued five first-time home loans during the planning period. Additionally, the City had capacity to issue first-time home loans through CalHome (no loans were made during the planning period).</p> <p>The City also applied for and received funds through the Neighborhood Stabilization Programs to acquire and rehabilitate four foreclosed</p>	Combine with Objective 2, Program 1, the City's housing rehabilitation program.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/Delete
<p>program for non-entitlement jurisdictions and funding under the State is awarded on a competitive basis. Non-entitlement jurisdictions may apply for HOME funds in response to an annual Notice of Funding Availability. The City will apply for HOME funds on an annual basis.</p> <p><u>Department of Housing and Community Development Bond Programs:</u> The State finances various affordable housing programs through the issuance of bonds and is currently researching the availability of a permanent source of financing. The City will monitor the availability of funding for the programs and apply for funding as it becomes available.</p>			homes. The improved homes were resold to lower-income households.	
Objective 7: Preserving Affordable Housing				
1. Program: Actively support the Riverside County Housing Authority's attempts to secure additional Section 8 rental assistance for low-income households.	Anticipated Impact: Extended rental assistance to low-income households in the form of Section 8 Certificates and Housing Vouchers.	Responsible Agency: Coachella Community Services Department Financing: HUD Section 8 Certificate and Housing Voucher Programs Schedule: Current and ongoing, 2008–2014	The City continued to support the Riverside County Housing Authority's work in securing Section 8 rental assistance for low-income households.	Continue.
2. Program: The City of Coachella will continue to utilize state and federal funding sources such as the HOME and CDBG Programs to assist at-risk units. The City will work with owners to provide incentives and opportunities for the	Anticipated Impact: Future preservation of any identified lower-income rental units that may become at risk of converting to market-rate housing; the City will also actively encourage property	Responsible Agency: Coachella Community Development and Community Services Departments Financing: California Department	The City did not provide assistance with preserving any at-risk units during the planning period. Due to funding and staff	Continue.

Program	Anticipated Impact	Responsible Agency, Financing, Schedule	Result/Effectiveness	Continue/Modify/ Delete
preservation of at-risk units.	owners to take advantage of deferred loan programs for rehabilitation, mortgage refinancing, and acquisition to keep units affordable for a long term (typically 55 years).	of Housing and Community Development Schedule: Complete study of need for and possible content of anti-displacement ordinance by 2009	limitations, the City did not complete a study of the need for and possible content of an anti-displacement ordinance.	