

# CITY OF COACHELLA

## HOUSING ELEMENT OF THE GENERAL PLAN 2008-2014



**Certified**  
**September 14, 2009**

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www.hcd.ca.gov



September 14, 2009

Mr. Steve Brown  
Interim City Manager  
City of Coachella  
1515 Sixth Street  
Coachella, CA 92236

Dear Mr. Brown:

**RE: Review of the City of Coachella's Adopted Housing Element**

Thank you for submitting the City of Coachella's housing element adopted August 4, 2009 and received for review on August 19, 2009. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's July 9, 2009 review found Coachella's revised draft housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised draft, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

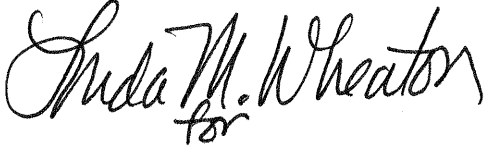
The Department commends Coachella's efforts to identify adequate sites to accommodate the regional housing need for lower-income households demonstrated by Program 5.7 to rezone 95 acres to a new R-3 district with allowable densities of 30 units per acre by June 30, 2010. In addition, Programs 5.4 (allocation of funds to defray construction costs for housing affordable to lower-income households), 5.6 (revision of parking requirements for qualified projects), and 6.1 (deferral of development fees for housing units affordable to lower-income households) will encourage and facilitate development of housing affordable to lower-income households. These and other programs will facilitate more compact development patterns with a mix of uses to address climate change, energy conservation, air quality, and maximize land resources. Such strategies also promote the feasibility of developing housing for lower-income families and workers while strengthening local economies.

In addition, Coachella now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks Program, authorized by Proposition 1C, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) Programs include housing element compliance either as a threshold or competitive factor in rating and ranking applications. More specific information about these and other programs is available on the Department's website at [http://www.hcd.ca.gov/hpd/hrc/plan/he/loan\\_grant\\_hcompl011708.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf).

Mr. Steve Brown  
Page 2

The Department wishes Coachella success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Jennifer Seeger, of our staff, at (916) 322-4263.

Sincerely,

A handwritten signature in black ink that reads "Linda M. Wheaton". The signature is fluid and cursive, with the first name "Linda" being the most prominent.

for  
Cathy E. Creswell  
Deputy Director

cc: Carmen Manriques, Community Development Director, City of Coachella  
Eric Veerkamp, Consultant, Raney Planning & Management

## **RESOLUTION NO. 2009-55**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, ADOPTING THE REVISED FINAL DRAFT HOUSING ELEMENT 2008-2014. APPLICANT: CITY OF COACHELLA**

**WHEREAS**, on March 25, 2009 the City Council conducted a duly noticed public hearing, adopted a Negative Declaration pursuant to the California Environmental Quality Act, and approved the Final Draft Housing Element 2008-2014 in accordance with the requirements as set forth in Section 65580 of the California Government Code; and,

**WHEREAS**, the State of California Department of Housing and Community Development (HCD) reviewed and recommended minor changes to the City of Coachella's Final Draft Housing Element and the City has incorporated all of HCD's recommended revisions into the Revised Final Draft Housing Element document, dated July 2009; and,

**WHEREAS**, the revisions proposed under the Revised Final Draft Housing Element 2008-2014 do not create any new environmental effects that were not previously considered as a part of Environmental Assessment (EIS 08-08) pursuant to the guidelines of the California Environmental Quality Act (CEQA), and the City finds that no new environmental review is required; and,

**WHEREAS**, the City has provided ample opportunity for public participation over the past 10 months with respect to the review and adoption of the Housing Element update.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Coachella, California does hereby approve the Revised Final Draft Housing Element 2008-2014, dated July 2009, with the following findings.

#### **Findings of Fact**

1. The Revised Final Draft Housing Element 2008-2014 was prepared in accordance with the provisions of Section 65580 of the California Government Code, which govern the adoption of the City's Housing Element of the General Plan, and required updates. The California Department of Housing and Community Development's letter of July 9, 2009 to the City documents that the Final Draft Housing Element is in substantial compliance with applicable State statutes.
2. The proposed Housing Element Update is consistent with the goals and policies of the City of Coachella General Plan 2020 which seek to promote adequate quality housing for all segments of the community. The Housing Element is substantially consistent with other elements of the General Plan in that the Housing Element includes updated policies that provide direction to staff and the public on future land use designations, zoning text amendments, and other programs that seek to promote housing opportunities with the overall goal of meeting the City's Regional Housing Needs Assessment (RHNA) numbers as mandated through the State's regional government agencies. The City's ongoing comprehensive update to the City's General Plan will further create internal consistency of the Housing Element with other elements of the General Plan, as required by State statutes.

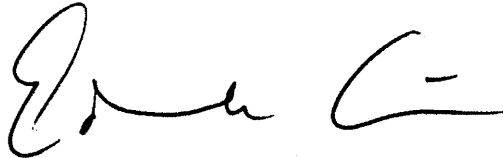
**PASSED, APPROVED AND ADOPTED** this 4<sup>th</sup> day of August, 2009 by the following roll call vote:

**AYES:** Councilmember Martinez, Councilmember Ramirez, Councilmember Villarreal, Mayor Pro Tem Hernandez, Mayor Garcia

**NOES:** None.

**ABSENT:** None.

**ABSTAIN:** None.



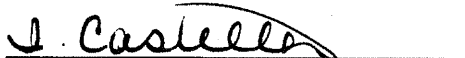
Eduardo Garcia, Mayor  
City of Coachella

**ATTEST:**



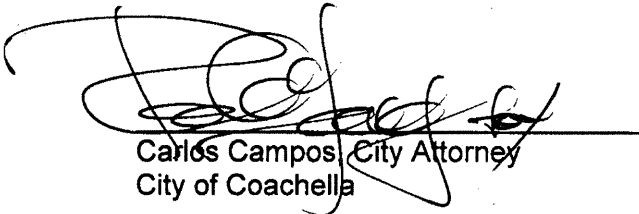
Isabel Castillon, City Clerk  
City of Coachella

I, Isabel Castillon, City Clerk of the City of Coachella, do hereby certify that the foregoing is a true and correct copy of a resolution, being Resolution No. 2009-55, duly passed and adopted at a regular meeting of the City Council held on the 4<sup>th</sup> day of August, 2009.



Isabel Castillon, City Clerk  
City of Coachella

**APPROVED AS TO FORM:**



Carlos Campos, City Attorney  
City of Coachella

**CITY OF COACHELLA**  
**HOUSING ELEMENT 2008-2014**  
**OF THE GENERAL PLAN**

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# CITY OF COACHELLA

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# SECTION 1.0

## INTRODUCTION TO THE HOUSING ELEMENT

The Housing Element is an integral component of the City's General Plan. It addresses existing and future housing needs of all types for persons of all economic groups in the City. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in Coachella.

Recognizing the importance of providing adequate housing in all communities, the state has mandated a Housing Element within every General Plan since 1969. It is one of the seven elements required by the state. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the Housing Element and encourages the provision of affordable and decent housing in all communities to meet statewide goals. Specifically, Section 65580 states the element shall consist of "... *an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing.*" The element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the Housing Element. The contents of the element must be consistent with the other elements of the General Plan.

Meeting the housing needs established by the State of California is an important goal for the City of Coachella. As the population of the State continues to grow and scarce resources decline, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical, especially during this period of financial uncertainties in both the public and private sectors.

Section 65583(b)(2) states, "*It is recognized that the total housing needs... may exceed available resources and the communities' ability to satisfy the need. Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.*"

This Housing Element (2008-2014) was drafted in compliance with state General Plan law pertaining to Housing Elements and was authorized by the City of Coachella City Council for public review and the initial 60-Day review by the State of California, Dept. of HCD on August 26, 2008. The City incorporated comments received by HCD and the public into the Final Housing Element. The Final Housing Element was reviewed by the Planning Commission at a Public Hearing on March 4, 2009. The Coachella City Council is scheduled to review and adopt the Final Housing Element on March 23, 2009.



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## 1.1 PURPOSE

The State of California has declared that “...*the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.*” In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, fiscal factors and community goals within the General Plan.

Further, state Housing Element law requires “*An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.*” The law requires:

- ❑ An analysis of population and employment trends
- ❑ An analysis of the City’s fair share of the regional housing needs
- ❑ An analysis of household characteristics
- ❑ An inventory of suitable land for residential development
- ❑ An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing
- ❑ An analysis of special housing needs
- ❑ An analysis of opportunities for energy conservation
- ❑ An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules, which promote preservation, improvement and development of diverse types and costs of housing throughout Coachella.

## 1.2 ORGANIZATION

Coachella’s Housing Element is organized into three primary sections:

Summary of Existing Conditions: This section includes an inventory of resources, housing cost and affordability, at-risk units, suitable land for development, and a section discussing constraints, efforts and opportunities.

Housing Needs, Issues/Trends: This section includes a discussion of state issues and policies, regional housing policies, Coachella’s Regional Housing Needs Assessment (RHNA) and housing issues.

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Housing Program: This section identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

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### 1.3 RELATIONSHIP TO OTHER ELEMENTS

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 requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

This Housing Element is part of a comprehensive Coachella General Plan. All elements of the Coachella General Plan have been reviewed for consistency and the Housing Element was prepared to assure compatibility with the remaining elements.

### 1.4 CITIZEN PARTICIPATION

In the past, the City of Coachella has made diligent efforts to solicit public participation pertaining to the development of the General Plan and City Ordinances. These processes included workshops, public review, and citizen participation. Other public meetings include the City Council meeting twice a month. All members of the community have access to the participation process.

Public participation for the 2008-2014 Housing Element has included a Planning Commission Housing Element workshop on June 18, 2008, and a City Council Housing Element workshop on July 9, 2008. Members of the community were invited to address concerns and give input on the contents of the Housing Element. Notices were posted in both English and Spanish in the local newspaper, at the City Hall, the post office, at the public schools, and at affordable housing complexes in the City. In addition, a public review draft, dated August 2008, was prepared and made available to the community for a 60-day review period, running concurrently with HCD review. Copies of the draft were made available in public facilities such as the City Hall, the library, and the post office. Copies were mailed to local service providers and individuals representing all economic segments of the population including non-profit organizations, city officials, and city organizations. Finally, during the preparation of the Housing Element, local groups and individuals were consulted by phone, including affordable housing developers and City Council members.

The City has maintained an effort to involve the public throughout the housing element process by consistently and contentiously reaching out to members of the public throughout the process (as indicated above). All potentially affected agencies will be contacted by direct mailing (at minimum) prior to subsequent hearings and meetings held by the City in reviewing and ultimately adopting the final housing element.

The City also contacted, by direct mailing, agencies/organizations with a special



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interest in affordable housing issues. All comments received by the public, including any specific concerns, as well as concerns from the public related to development standards or any other City policy or approval process will be thoroughly considered by staff in assembling the final draft of the housing element. As this is a living document, the City will remain open to dialogue with all members of the public and as well as public and private agencies, after the document is adopted by the City Council and certified by the State of California.

## **1.5 REVIEW OF THE PREVIOUS ELEMENT**

State law requires the City of Coachella to review its Housing Element in order to evaluate:

- a. “The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives.”
- b. “The progress of the City and/or County in implementation of the Housing Element.”
- c. “The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal.”

The remainder of this section fulfills this state requirement.

### **1.5.a. EFFECTIVENESS OF PREVIOUS ELEMENT**

The State periodically establishes an overall goal for construction of new housing units and makes an assignment of gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments is the “Regional Housing Needs Assessment” (RHNA). In 2006, the Southern California Association of Governments (SCAG) prepared a RHNA for Riverside County including the CVAG sub-region, that covered the time from 2006-2014. The 2008-2014 RHNA is discussed in Section 2.2, New Construction Needs.

The effectiveness of Coachella’s Housing Program in meeting regional housing needs can be measured by the level of achievement. The level of achievement is simply the actual construction divided by the RHNA goal. Many uncontrollable factors influence the City’s effectiveness. Over the previous 1999-2006 RHNA period, the City of Coachella constructed 6,955 new housing units, approximately 467 percent of the RHNA goal for Coachella (See Table 1-1). Though the highest proportion of growth within the City was focused in the moderate to above moderate-income groups, the City was able to exceed the RHNA housing goals for all income groups.

**TABLE 1-1**  
**CITY OF COACHELLA**  
**ACHIEVEMENT OF 1999 – 2006 RHNA NEW CONSTRUCTION GOAL**

<b>Income Groups</b>	<b>1999 – 2006 RHNA Goal</b>	<b>1999 – 2006 Actual New Construction</b>	<b>Percent of Goal Achieved</b>
Very Low	402	509	127%
Low	283	740	261%
Moderate	301	2,039	677%
Above Moderate	502	3,667	730%
<b>TOTAL</b>	<b>1,488</b>	<b>6,955</b>	<b>467%</b>
Source: Southern California Association of Governments 2006 RHNA			

Over the five-year Housing Element period factors such as market fluctuations, available programs, willing lenders, qualified developers and the political climate, all combined to create 6,955 new housing units in the City of Coachella, almost all of which have been affordable to above moderate households.

The period of 1999-2007 was a period of strong growth for the City of Coachella. The majority of the construction that took place during this period was in the above moderate category. Some second units, affordable to moderate income households were built during this period as well. Three projects, one each in 2004, 2005, and 2006 applied for and received tax credits for low-income projects, that are currently pending construction or under construction within the City.

The City implemented its affordable housing strategy as outlined in the 2000-2005 Housing Element. Because of the rise in the market value of single-family housing and the demand for condominium style housing, developers constructed a disproportionate amount of housing affordable to the moderate and above moderate-income households. However, because the City experienced substantial growth in all income levels, the City was able to meet the RHNA needs for the period of the previous Housing Element.

#### **1.5.b. PROGRESS OF COACHELLA’S HOUSING PROGRAM**

The following table provides an overview of the objectives, goals, policies and action plans in the 1999-2006 Housing Element and its progress on implementation.

**TABLE 1-2**  
**1999 CITY OF COACHELLA HOUSING ELEMENT**  
**PROGRESS IN MEETING GOALS AND OBJECTIVES**

**Goal 1:** It is the goal of the City of Coachella to provide adequate, suitable site for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the community at a level no greater than that which can be supported by the infrastructure.

Policy	Accomplishments
<b>Policy 1.1.1:</b> Continue to establish and adopt objectives indicating the amount of housing needed to correct existing shortages and meet projected growth needs within the City. The goal shall be to meet the City of Coachella's fair share of the RHNA of 248 housing units per year.	<p>The City has met its RHNA goal for all income levels.</p> <p>The City prepared a housing gap analysis, which resulted in a successful CDBG grant for the development of three in-fill single-family homes to be rented by senior citizens, and low-income households.</p>
<b>Policy 1.1.2:</b> Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.	<p>The City funds business outreach and retention programs at the Chamber and participates in the Coachella Valley Economic Development Partnership, Desert Communities Empowerment Zone and the Coachella Valley Enterprise Authority (CVEZA). The City has provided \$95,000 to the Coachella Chamber of Commerce for operational and marketing expenses, \$6,000 annually for Coachella Valley Economic Partnership, and \$100,000 annually for the Coachella Valley Enterprise Fund over the period of the previous Housing Element.</p>
<b>Policy 1.1.3:</b> Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.	<p>The City participates in the Coachella Valley Economic Development Partnership and CVEZA. The City has had a predominance of residential development in the past five years, and this has negatively affected the City's jobs/housing balance. New commercial/industrial developments are not analyzed for the number of jobs that they generate. The CV Enterprise Zone Authority provides annual updates on employee voucher information for new companies that participate in their programs.</p>

<b>Policy 1.1.4:</b> Allow and encourage developers to “piggyback” or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.	One-step processing has been implemented.
<b>Policy 1.1.5:</b> Continue to work with the Riverside County Housing Authority and other County agencies to determine the need for affordable housing.	The City coordinates affordable housing needs with the Housing Authority and other housing providers. The City of Coachella works with the Riverside County Housing Authority in referring pre-qualified families and individuals to rent affordable housing units in the City. Additionally, the City participates in the Coachella Valley Association of Governments’ regional affordable housing incentives that are continuing to develop.
<b>Action 1.1:</b> Establish a relationship with the University of California, Riverside campus to take advantage of their research data on jobs and housing.	The City joined the Coachella Valley Economic Development Partnership. That organization uses UCR data – among other sources.
<b>Action 1.2:</b> Continue cooperation between the Redevelopment Agency and Community Development staffs to ensure the AB 1290 reports reflect the housing element policies and actions and vice-versa.	Both staffs participated in the 2005-2011 Implementation Plan, adopted by the Redevelopment Agency Board in 2004.
<b>Action 1.3:</b> Prepare a Jobs/Housing Analysis Plan.	The City applied and was awarded a Planning and Technical Assistance grant in early 2006. The City completed a Strategic Framework and Priorities plan through the SCAG Compass Blueprint Program for the Eastern Study Area, which seeks to create a jobs/housing balance in the City’s southeast area, and studied the sphere of influence area in the southeast region. Additionally, the City has received a SCAG technical assistance grant to prepare the Pueblo Viejo Specific Plan, which will create zoning regulations and development standards for mixed-use developments in the City’s downtown core where persons can live and work in the downtown core.

<b>Action 1.4:</b> Develop a checklist to be used by the Planning staff that will designate the adopted housing program as one of the items to be addressed.	The Community Development staff monitors the number, type, and affordability level of all new housing projects, though a checklist has not been established.
<b>Action 1.5:</b> Continue to permit senior citizen, farmlabor, and homeless designated housing in all residential zones and in non-residential zones with a Conditional Use Permit.	The City continues to use Conditional Use Permits. The City regulates senior housing, and farm labor housing as multiple family residential and does not require a conditional use permit for these uses. Homeless shelters, transitional housing, and other group home land uses are currently not regulated by the City's zoning regulations. A new policy and zoning ordinance would be required for emergency homeless shelter, transitional housing, and/or group residential uses.
<b>Action 1.6:</b> Update the City's Five Year Housing Plan to provide for the City's direct participation in the development of new senior citizen housing.	The adopted 2005-2011 Plan reflects the recent CDBG grant to assist in the development of three in-fill senior citizen units to be constructed, a Senior Rehabilitation Grant Program and to support the development of a Tax Credit Affordable Senior Project. The three in-fill senior citizen units were not constructed, instead the City provided financial assistance (\$650,000) to DACE-Rancho Housing Alliance to complete Rancho Las Serenas. This project is completed, consisting of 12 modular units; the project is located at 1321 7 <sup>th</sup> Street, Coachella, CA 92236. The City currently uses CDBG Program Income for the Senior Rehabilitation Grant/Loan Program.
<b>Action 1.7:</b> When new or revised codes are being considered, the cumulative impact on development standards and housing costs will be analyzed and impacts will be mitigated by including the review on the checklist to be developed under objective 1.2, above.	The City engineer, economic development and neighborhood services departments' review and comment on all new codes, ordinances, and programs for consistency and cumulative impact.
<b>Action 1.8:</b> Review codes and standards on an annual basis to ensure they reflect the most up-to-date requirements.	All codes are reviewed for consistency with other laws and cumulative impact.
<b>Action 1.9:</b> Provide for an annual review of the vacant and under-utilized sites that was prepared as part of the housing element update.	The City's development map is updated on a quarterly basis.

<b>Action 1.10:</b> Provide updated information to the development community through the City's web site and direct mailings to interested real estate professionals.	The City's development map, still showing vacant areas, is posted to the website every time it is updated.
<b>Goal 2:</b> To accommodate housing that is affordable to all households.	
<b>Policy</b>	<b>Accomplishments</b>
<b>Policy 2.1.1:</b> Provide incentives (i.e., density bonus units, fast tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to Very-low and/or Low-income households.	The City offers, recommends and provides incentives to developers of affordable housing.  The City applied and was awarded a Planning and Technical Assistance grant in early 2006 and completed the study in 2007.
<b>Policy 2.1.2:</b> Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.	The City's design review process will review, and when possible, approve innovative construction, and siting.
<b>Policy 2.1.3:</b> Continue to allocate HOME and Redevelopment Agency Low to Moderate funds to direct housing-related programs.	Since 2000 the City has allocated \$350,000 RDA set-aside; \$500,000 HOME housing rehab, \$500,000 CDBG senior rental new construction, \$650,000 for single-family homes for very low and low income households, and \$500,000 CalHOME first-time homebuyer funds.
<b>Policy 2.1.4:</b> Support the continuation and expansion of federal housing assistance programs for Very-low, Low and Moderate-income households.	The City participates in federal funding through the State's Small Cities Programs. Since 2000 the City has received over \$1.3 million dollars in grant funds from CDBG.
<b>Policy 2.1.5:</b> Recognizing the effect of supply and demand on prices for housing and other commodities and encourage development of residential uses on vacant parcels where appropriate.	The three in-fill senior citizen units were not constructed, instead the City provided financial assistance (\$650,000) to DACE-Rancho Housing Alliance to complete Rancho Las Serenas. This project is completed, consisting of 12 modular units; the project is located at 1321 7 <sup>th</sup> Street, Coachella, CA 92236. The City currently uses CDBG Program Income for the Senior Rehabilitation Grant/Loan Program.

<p><b>Policy 2.1.6:</b> The City will assist developers and sponsors of low and moderate-income housing through:</p> <p>(A) Land write-downs. Always giving consideration to low and moderate-income housing developments in the processing of applications.</p> <p>(B) Exploring all the available funding sources for assistance such as Redevelopment Agency Set-Aside, CDBG, HCD, CalHFA, HUD, and USDA.</p>	<p>The City assisted developers of 15 low-income single-family units. Low-income housing applications are routinely fast-tracked to meet the other funding cycle deadlines. Land banking is one of the programs considered during 2006 with a comprehensive housing program report. The City has utilized all the listed funding sources. As of December 2004 they are no longer eligible for USDA funds. Projects involving low and moderate-income dwelling units are fast tracked through the City's review and approval process. The City encourages new developments to construct affordable housing units within their projects, and take advantage of density bonus and development incentive provisions contained in the California Government Code. Land banking has not been used as an affordable-housing compliance mechanism in the City.</p>
<p><b>Policy 2.1.7:</b> Encourage the development of planned use developments to concentrate development, minimize costs related to infrastructure, and to provide adequate amenities to ensure the quality of life for Coachella residents.</p>	<p>PUD's are an effective tool for the City to concentrate development and optimize integrated land uses. Several residential subdivisions with a PUD zoning overlay have been approved since July 1, 2005. The City has approved the following subdivision maps which involved a Planned Unit Development overlay zone, for a total of 1,513 entitled dwelling units, since July 1, 2005:</p> <p>Tentative Tract Map 32164 – 168 units  Tentative Tract Map 32263 – 322 units  Tentative Tract Map 32860 – 387 units  Tentative Tract Map 34174 – 469 units  Tentative Tract Map 34434 – 167 units</p>
<p><b>Action 2.1.1:</b> Include the referenced policies in an amendment to the City's Zoning Ordinance.</p>	<p>Work continues on an updated Zoning Ordinance in conjunction with a new General Plan Update. The General Plan is being updated concurrently with the Housing Element.</p>

<b>Action 2.1.2:</b> Pro-actively contact developers and solicit proposals for the development of senior citizen housing and first-time homebuyer houses.	The City worked with a developer and provided funding for three senior citizen rental homes in downtown. The City's FTHB program is being reviewed in a comprehensive housing program report and marketed in newspapers, flyers and mailers.
<b>Action 2.1.3:</b> Continue to coordinate with CVAG, the County of Riverside, and statewide organizations to support federal and state efforts to increase money available for affordable housing.	The City participates in the Coachella Valley Association of Governments (CVAG) and council members and City staff serves on various committees.
<b>Policy 2.2.1:</b> Encourage local builders to provide sufficient housing stock for participants in first time homebuyer and other "below market rate" home purchase programs.	Land costs have increased over the reporting period. Assistance increased to \$100,000 in 2006. The City provides First Time Home Buyer Assistance utilizing three funding sources (RDA, HOME, and CalHOME). The maximum assistance through RDA is set at \$75,000 (and it is used for low and moderate-income families/individuals), and the maximum assistance through HOME and CalHOME is currently set at \$100,000 (and is used for only low-income families/individuals), but the City will be considering decreasing this amount to \$75,000. HOME and CalHOME assistance come from grant awards or the City's Program Income Account (currently the City has very limited funds in its Program Income accounts and does not have any active grant for HOME and CalHOME, but will be submitting an application in the near future).
<b>Policy 2.2.2:</b> City staff shall continue to inform lenders of financing opportunities within the community.	Local and regional lenders serve on the same CVAG committees as City staff; information is exchanged monthly.
<b>Policy 2.2.3:</b> Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for Federal and State housing programs/grants.	The City's "Sub-recipient Manual" for organizations applying for City grants/loans was recently updated.
<b>Action 2.2.1:</b> Monitor timing, eligibility, and amounts of funds available from federal, state, and local funding sources.	As noted, the City has been successful in obtaining HOME, CDBG general and economic development and Planning and Technical Assistance grants.



<b>Action 2.2.2:</b> Use regular updates on the City's website to inform public and private parties of the programs available.	The City's website, <a href="http://www.coachella.org">www.coachella.org</a> , is an excellent well-maintained site.
<b>Policy 2.3.1:</b> Maintain residential zoning districts and development standards that encourage the development of single-family housing products (i.e., small lot or zero-lot line subdivisions) that are affordable to first-time homebuyers. Continue to participate in the State's Small Cities Programs.	The Redevelopment Agency allocated \$650,000 for the development of single-family homes for low and very low-income households. Fifteen homes have been permitted this reporting period. The money the City allocated was for the Rancho De La Fe project. This project consists of 120 homes and has been completed.
<b>Action 2.3.2:</b> Require zone code amendments that consider lot size and set back restrictions as they specifically relate for affordable housing.	The City has variable lot sizes to accommodate all housing types and levels of affordability.
<b>Policy 2.4.1:</b> Provide information on the availability of Housing Authority programs to qualified residents.	<p>The City does not monitor Section 8 assistance, this is done by the Riverside County Housing Authority (<a href="http://www.harivco.org">www.harivco.org</a>)</p> <p>The City has affordable housing brochures in both Spanish and English available at City Hall.</p>
<b>Action 2.4.1:</b> Coordinate with the Riverside County Housing Authority on a quarterly basis to determine the availability of new Section 8 Assistance.	The City has not specifically addressed the question of Section 8 assistance because all existing multifamily units in the City are affordable to low income households.
<b>Action 2.4.2:</b> Obtain and distribute Housing Authority literature in public areas.	Brochures are available at City Hall.
<b>Policy 2.5.1:</b> Develop and implement an incentive program for development of moderate and above moderate rental and sales homes.	This was an important policy in 2000. All new single and multifamily housing had some type of subsidy and were rent/sale restricted to very low and low-income households. In 2003 this started to change and now all income levels are being accommodated in the City. The City developed the First Time Homebuyer Program for moderate-income households.
<b>Action 2.5.1:</b> Hold periodic information meetings for possible developers.	Meetings have not been necessary; demand has made Coachella marketable.
<b>Action 2.5.2:</b> Attend various housing and economic development related conferences to provide information to the development community.	City staff and elected officials attend Chamber, BIA, CVHC, HCD, HUD, Economic Council, and Trans Border conferences and meetings.

**Goal 3:** It is the goal if the City of Coachella to initiate all reasonable efforts to preserve the availability of existing housing opportunities, to conserve and enhance the quality of existing units and residential neighborhoods and to ensure full utilization of the City’s existing housing resources for as long into the future as feasible.

Policy	Accomplishments
<b>Policy 3.1.1:</b> Develop standards for new development with emphasis on site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity.	The City’s design review process pays special attention to building lighting and siting for safety issues.
<b>Policy 3.1.2:</b> Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute health, safety or fire hazard.	The City has been successful in obtaining grant funds that have enabled them to have a broad, viable, on-going code enforcement program. The City participates in the Riverside County Abandoned Vehicle Abatement Program.
<b>Action 3.1.1:</b> Amend zoning ordinance to include information from public safety personnel that will minimize individual residents’ vulnerability to criminal activity.	The City has determined that safety issues are better addressed at the design review process or, in the case of existing problems, with code enforcement.
<b>Action 3.1.2:</b> Use the Code Enforcement activities as a means of reaching out to and identifying qualified families for the City’s housing rehabilitation program and provide education and training in these areas.	All code enforcement officers provide City housing program, animal control, and other City information to all persons who inquire.
<b>Policy 3.1.3:</b> Provide incentives (loans, grants) from the Redevelopment Agency to homeowners in existing owner occupied residences within the City to use for the rehabilitation of their property.	Between 2000 and 2004 120 low-income owner occupied units received rehabilitation grants from the City.
<b>Action 3.1.3:</b> Use a specified portion of the City’s Redevelopment Agency Set-Aside funds for a loan and grant housing rehabilitation program.	The City designated redevelopment set-aside funds for housing rehabilitation every year for the last five years. The City is using a portion of its Set-Aside for a First Time Homebuyer Program, not housing rehabilitation, and is (program income)/will (if awarded) be using funding from CDBG for housing rehabilitation program.

<b>Policy 3.1.4:</b> Implement rehabilitation loan and grant programs for low and moderate-income homeowners and rental property owners to encourage full utilization of the City's existing housing stock as long as funds are available.	Between July 1, 2005 and June 30, 2006, eight (8) low-income renter occupied units received rehabilitation grants from the City. The City has not provided any rehabilitation grants for renter occupied units. The City has given five loans this past year (2007) from CDBG funding for owner occupied housing rehabilitation.
<b>Policy 3.1.5:</b> Encourage the private sector to take a role in the assistance to low-income households to rehabilitate substandard or deteriorated units.	Area businesses and vendors donate products and services to senior and low-income households through City Neighborhood Revitalization Program.
<b>Action 3.1.5:</b> Utilize CDBG General 10 percent set-aside for curb, gutter, and sidewalk repair and installation.	The City has implemented a Street Rehabilitation Program throughout downtown and in Coachellita, the two oldest areas of town.
<b>Policy 3.1.6:</b> In the development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing displacement.	The City's anti-displacement and relocation plan were updated as part of the comprehensive housing programs report during 2007 using P/TA funds.
<b>Action 3.1.6:</b> Review the City's Relocation Plan to ensure there are appropriate benchmarks in place to minimize displacement.	See previous comment, above.
<b>Policy 3.1.7:</b> Install and upgrade public services facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.	The City has initiated the expansion of the wastewater treatment plant, approved a water master plan, and designed expansion of infrastructure east of I-10.
<b>Action 3.1.7:</b> Prepare a professional market study to determine the specific demand for each type of special needs housing.	During 2005, as part of the Five Year Implementation Plan, the City prepared a "gap analysis" housing report. Senior Housing Rehabilitation is a high priority.
<b>Policy 3.1.8:</b> Encourage the development of housing that fulfills specialized housing needs.	The City has assisted farm labor housing and large family units and it used CDBG funds to assist a non-profit with CDBG funds for senior citizen rental units on in-fill lots downtown.
<b>Action 3.1.8:</b> Provide information regarding the need for large rental units, senior citizen housing, farmlabor housing to developers and offer incentives to the development community willing to meet a portion of that need.	Completed. See comment for Policy 3.1.7, above.

<b>Policy 3.1.9:</b> Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs. This will preserve and create attractive, safe neighborhoods with good housing and other facilities; ensure that the quality of dwelling units shall be adequate to protect the health, safety, and general welfare of the residents; ensure that residential and other development standards are consistent with existing codes.	Completed. See comment with Policy 3.1.2 and Action 3.1.2.
<b>Action 3.1.9:</b> Integrate the code enforcement activities with housing activities so that residents will receive the information necessary to access rehabilitation and other programs.	The code enforcement and housing programs are located within the same City department – <i>Neighborhood Services and Housing</i> . All code enforcement officers provide City housing program, animal control, and other City information to all persons who inquire.
<b>Policy 3.1.10:</b> Embark on a demolition program for dangerous buildings.	The City code enforcement officers have identified dangerous buildings and the Redevelopment Agency has assisted owners to bring them up to code or replace them.
<b>Action 3.1.10:</b> Provide training to code enforcement officers that stresses neighborhood beautification and improvement rather than legal and punitive methods.	City code enforcement officers are employees of the housing division. They receive training to provide recommendations for solutions rather than punitive actions.
<b>Action 3.1.11:</b> Explore the possibility of the Redevelopment Agency buying dangerous properties, demolishing structures, and either land-banking for future use or offering the site to developers for construction of affordable housing.	Land banking is one of the programs to be included in the comprehensive housing program report. While exploring purchasing in-fill lots, the RDA purchased 2 lots for the Building Horizons Program.
<b>Policy 3.2.1:</b> Continue to increase staff knowledge of funding sources, program designs, and funds available for various self-help maintenance, conservation, weatherization, and rehabilitation programs. Staff will continue to actively participate in the CVAG Housing Committee process and will take advantage of informational seminars and resources to remain updated on current programs.	Staff attends all CDBG, HUD, and other financing training and conferences that increase staff knowledge of housing programs. As noted earlier, the City continues to participate in CVAG activities.

<b>Policy 3.2.2:</b> Formalize the City's Neighborhood Revitalization Program with Redevelopment Agency Funds. The program will assist neighborhoods to clean up, remove trash, paint or repair fencing, and perform minor landscaping toward the goal of improving the entire neighborhood.	The City has a Neighborhood Revitalization Program that allows neighborhood groups to clean up, repair, paint, and landscape with a grant from the City.
<b>Action 3.2.1:</b> Seek and find training for Economic Development staff, including code personnel.	City staff attends all CDBG, HUD, and other financing training classes and conferences.
<b>Action 3.2.2:</b> Appoint a representative and an alternative to the CVAG Housing Committee.	The Mayor is the representative; the Director of Neighborhood Services/Housing is the alternate.
<b>Action 3.2.3:</b> Distribute information on City neighborhood programs in City water bills.	This is done on a quarterly basis.
<b>Policy 3.3.1:</b> Continue to expand the Neighborhood Watch Program to ensure safe and healthy living conditions in existing neighborhoods. This is an ongoing program undertaken by the Riverside County Sheriff's Department.	The City has received safe cities grants through the Department of Justice. Code Enforcement personnel also deliver information regarding Neighborhood Watch.
<b>Action 3.3.1:</b> Continue participation by Economic Development staff in the SAFE Cities Committee and other groups and committees that brings together representatives of public safety, code enforcement, and regional representatives.	The City has received safe cities grants through the Department of Justice. Both Economic Development and Neighborhood Services personnel participate, and attend meetings with Coachella police.
<b>Goal 4:</b> To eliminate arbitrary housing discrimination based on race, religion, ethnic origin, marital status, age sexual orientation or physical characteristics.	
<b>Policy</b>	<b>Accomplishments</b>
<b>Policy 4.1.1:</b> Support the enforcement of the Fair Housing Laws to protect against housing discrimination, provide adequate information about renters rights, and promotes equal housing opportunity.	This function is an ongoing part of the Code Enforcement Officer's job, which has developed contacts with professionals in the field and utilizes them for referrals, technical assistance and community education.
<b>Policy 4.1.2:</b> Make information on fair housing services available to the public.	Information is on the City website and in brochure form at City Hall.
<b>Action 4.1.2:</b> Seek and find agencies that can advise and provide legal services in instances of housing discrimination.	The City participates with the Riverside County Fair Housing Council with offices in the Coachella Valley.
<b>Action 4.1.3:</b> Provide educational and outreach materials in English and Spanish on the website and at City Hall and Library.	Accomplished.

<b>Action 4.1.4:</b> Continue to train Housing staff so they can provide referrals and assistance in tenant/landlord relations.	Neighborhood Services and Code Enforcement staff receive regular training in fair housing issues.
<b>Action 4.1.5:</b> Establish a complaint referral program.	In place. Brochures are available at City Hall and from Code Enforcement officers.

### 1.5.c. APPROPRIATENESS OF GOALS, OBJECTIVES, AND POLICIES

The City of Coachella has effectively carried out more than half of the programs and policies of the last Housing Element. Many goals were not met due to the lack of staffing at the City to accomplish the policy effectively or lack of developer interest.

The City is addressing these issues and is in the process of reviewing and assessing the City's housing needs, preparing development standards, and implementing a housing rehabilitation program utilizing CDBG funds that targets low income single-family households.

The City is currently considering incentives, in addition to the existing density bonus program, and researching affordable housing programs in order to create more opportunities for multifamily dwellings and to address the fair housing needs. However, as stated later in this document, the issues that were not adequately addressed in the previous Housing Element will be addressed in the "Policy and Programs" section of this document.

The following table (Table 1-3) displays the number of units constructed in the City of Coachella from 1939 through 2000 (recent construction activity is discussed in Section 2.2) As illustrated in the table, the total percentage of new construction was on the rise throughout the 1980s. New construction peaked in the City of Coachella between 1990-1998 with 1,217 units, which results in an average of 152 units annually. Additionally, as indicated in Table 1-4, the City has had a total of 29 residential structures that have been demolished in the City since 2000.

**TABLE 1-3**  
**NEW CONSTRUCTION IN COACHELLA 1939 TO 2000**

<b>Year Structure Built</b>	<b>Number</b>	<b>Percentage</b>	<b>Total City Units</b>
1939 or earlier	38	0.8	38
1940-1959	677	13.6	715
1960-1969	913	18.3	1,628
1970-1979	743	14.9	2,371
1980-1989	1,134	22.8	3,505
1990-1994	741	14.9	4,246
1995-1998	476	9.6	4,722
1999 to March 2000	260	5.2	4,982

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Source: 2000 U.S. Census.
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**TABLE 1-4**  
**HOUSING DEMOLITIONS COACHELLA, 2000-2007**

<b>Year</b>	<b>Permits</b>	<b>Structures</b>
2000	7	6
2001	8	5
2002	13	11
2003	8	6
2004	2	1
2005	0	0
2006	0	0
2007	0	0
Total	38	29

#### **1.5.d. Evaluation of Progress Toward Meeting Coastal Zone Requirements**

Section 65588 of the Government Code requires that, in housing element updates, coastal jurisdictions include the following information for the coastal zone:

1. Number of new units approved for construction after January 1, 1982.
2. Number of units for low- and moderate-income households required to be provided in new housing developments either within the coastal zone or within three miles of it pursuant to Section 65590.
3. Number of units occupied by low- and moderate-income households and authorized to be demolished or converted since January 1, 1982.
4. Number of units for low and moderate-income households required either within the coastal zone or within three miles in order to replace those being demolished or converted.

The City of Coachella does not fall within a coastal zone. Therefore, none of the units constructed would fall within that category.

## **1.6 COMMUNITY PROFILE**

### **City of Coachella**

The City of Coachella is the southernmost anchor of a string of cities in the Coachella Valley, beginning with Palm Springs to the north. The City is located in the geographic center of the County of Riverside and is on the verge of rapid growth and expansion. Coachella has a reputation of family values, good schools, an excellent youth sports program, and affordable housing. While the economic base in Coachella



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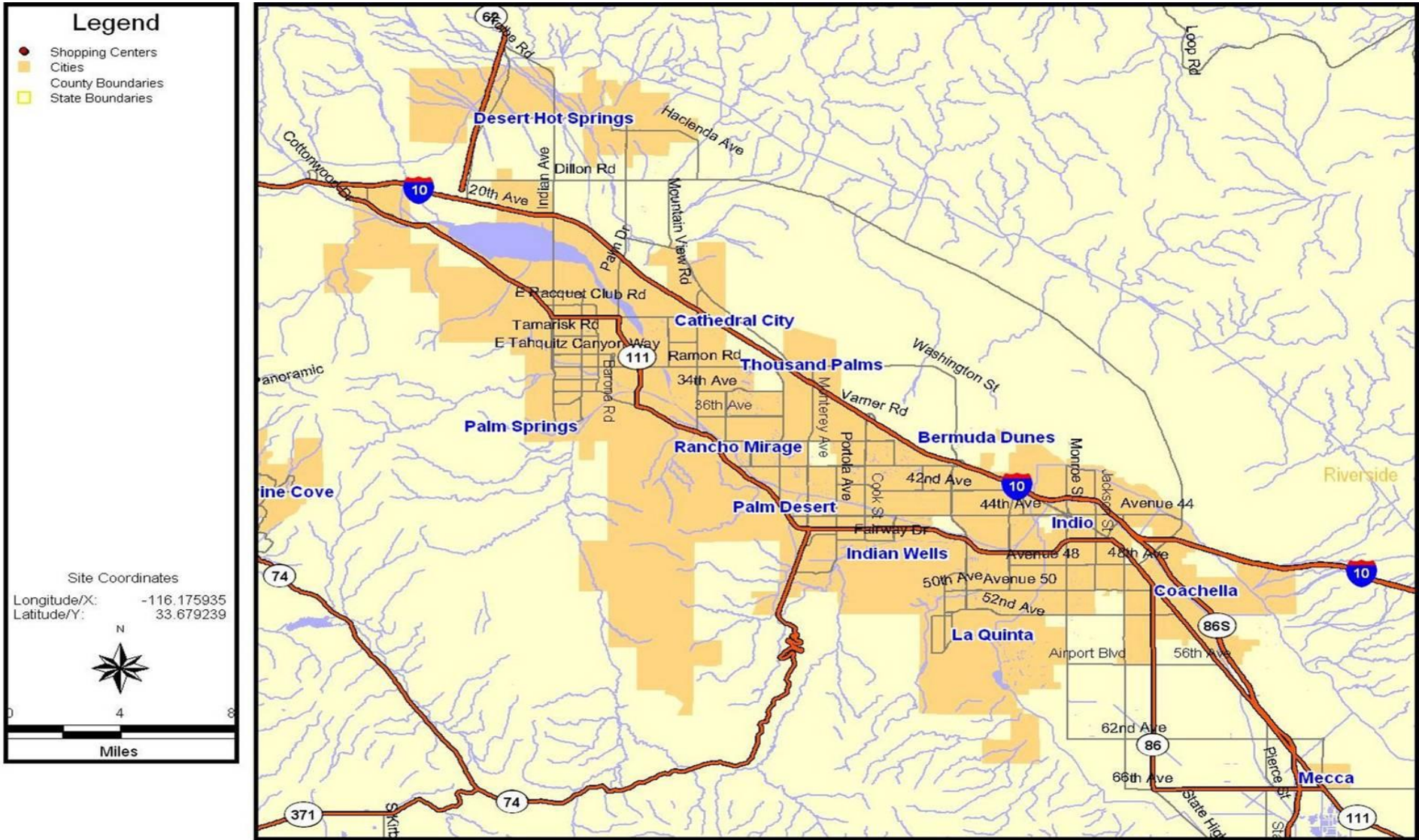
has been agriculture, the Redevelopment Agency is showing success in luring clean, light industrial development and jobs. Recent trade information stresses Coachella's easy access to Interstate 10, a major east-west route, and to State Highways 86 and 111 that serve the Imperial Valley to the south. The City's irregular boundaries defy verbal definition, see Exhibit 2 for clarification.

The potential growth has resulted in the need for a new General Plan, sphere of influence, and annexation policies. Concurrent with this 2008-2014 Housing Element, the City is updating the General Plan. Coachella has adopted Specific Plan ordinances for major projects that will help guide new development and ensure it is consistent with the City's goals and objectives.

One of the most significant socioeconomic impacts facing the City of Coachella over the coming years is the movement of population from central Los Angeles County to adjacent counties resulting in proportionate booms in first the coastal counties and more recently the inland counties. In 1960, Orange County's population was 703,925 and quickly doubled over ten years to reach a population of 1,421,233 in 1970. Between 1960 and 1970, Orange County and Ventura County were the two largest proportionate gainers in the six county CMSA. Since 1970, the two counties have slowed their rate growth consistently from around ten percent per year to just over one percent per year. More recently, the largest proportionate gains are being recorded in the inland counties: Riverside and San Bernardino Counties.

In 1990, the City of Coachella had a population of 16,896, and that number has jumped to 38,486 in 2007. That is a proportionate increase of 127.8 percent.

## EXHIBIT 1 - REGIONAL LOCATION



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## **EXHIBIT 2 - CITY OF COACHELLA**

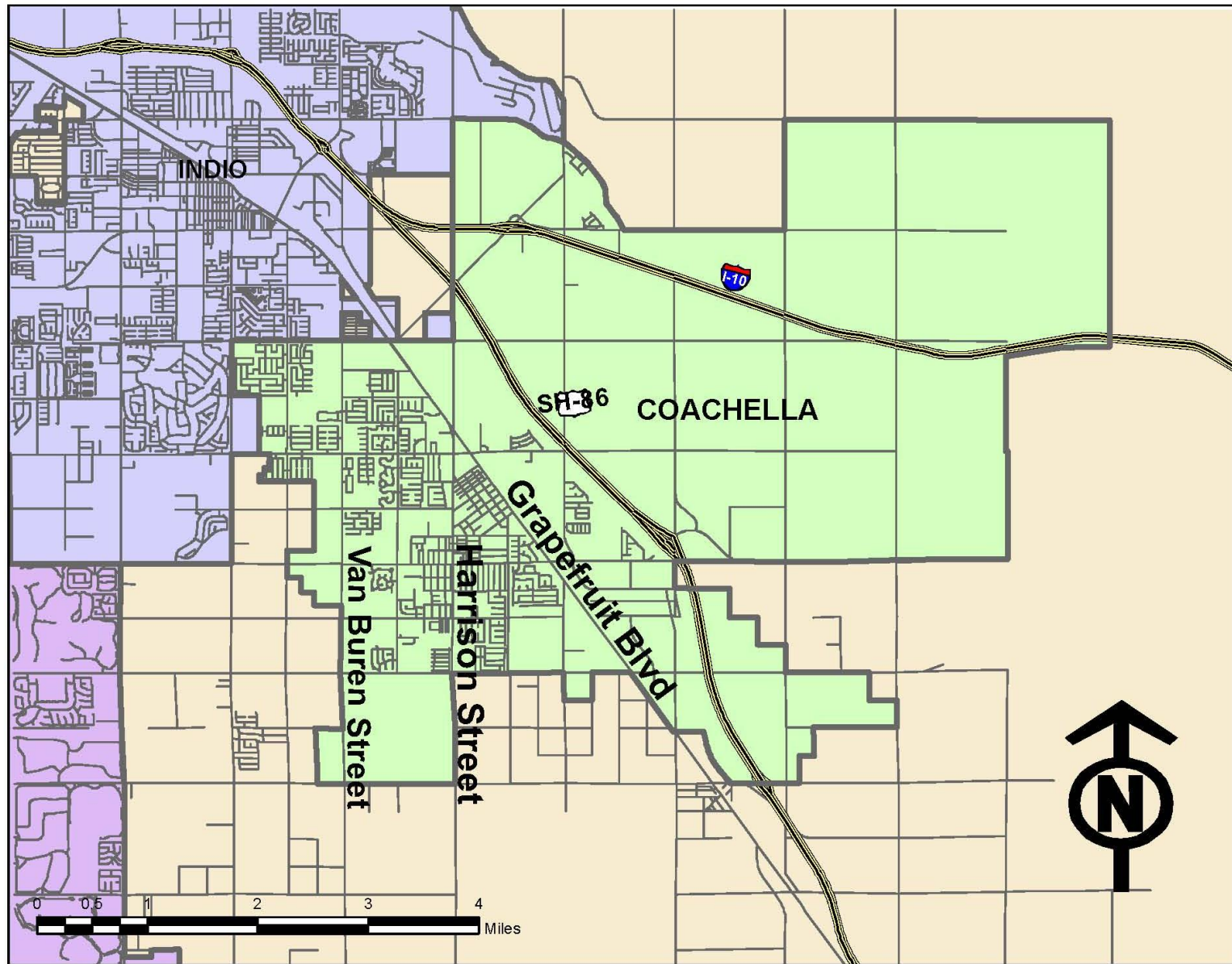
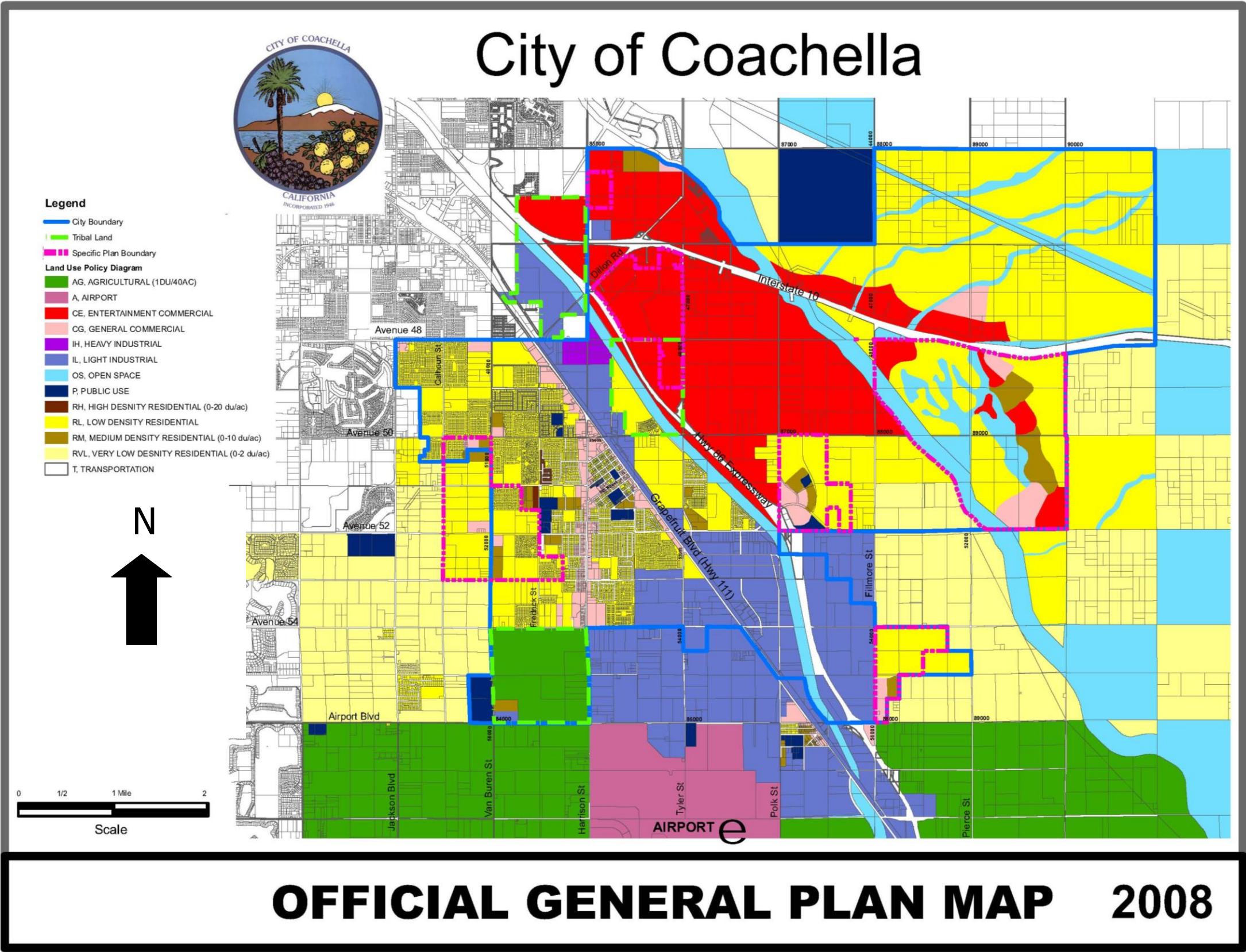




EXHIBIT 3 - CITY OF COACHELLA LAND USE MAP



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## SECTION 2.0

### EXISTING CONDITIONS AND DEMOGRAPHIC DATA

The purpose of this section is to summarize and analyze the existing housing conditions in the City of Coachella, focusing primarily on demographic trends within the City. It consists of two major sections: Section 2.1 - Summary of Existing Conditions - an analysis of population trends, employment trends, household trends and special needs groups, and Section 2.2 - Inventory of Resources - an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, "at-risk housing" and suitable lands for future development.

#### **2.1 SUMMARY OF EXISTING CONDITIONS**

When evaluating housing needs, it is important to analyze demographic variables such as population, employment, and households, in order to assess the present and future housing needs of a city or county. This section presents data gathered from the following sources: 1990-2000 U.S. Census, State Department of Finance (Demographic Research Unit), Southern California Association of Governments (SCAG) and AnySite Technologies. See Appendix A for a complete list of data sources.

##### **2.1.a. POPULATION TRENDS**

Among the nine cities located in the Coachella Valley area, the City of Coachella is fifth in numerical growth and second in the percentage of growth in population between 1990 and 2007. The City of La Quinta had the highest proportionate growth during the same period. Coachella grew by 127.8 percent since 1990, or 7.5 percent annually (See Table 2.1-1).

**TABLE 2.1-1  
POPULATION TRENDS - NEIGHBORING CITIES**

City	1990	2000	2007	Change (1990-2007)	
				Number	Percent
Indio	36,850	49,116	77,146	40,297	109.3%
Cathedral City	30,085	42,647	52,115	22,030	73.2%
Palm Desert	23,252	41,155	49,752	26,500	113.9%
Palm Springs	40,144	42,805	46,858	6,714	16.7%
La Quinta	11,215	23,694	41,092	29,877	266.4%
<b>Coachella</b>	<b>16,896</b>	<b>22,724</b>	<b>38,486</b>	<b>21,590</b>	<b>127.8%</b>
Desert Hot Springs	11,668	16,582	23,544	11,876	101.8%
Rancho Mirage	9,778	13,249	16,944	7,166	73.3%
Indian Wells	2,647	3,816	4,942	2,295	86.7%

Source: 1990 and 2000 Census; CA Department of Finance, 2007

As shown in Table 2.1-2, the City's population has been increasing at a stable rate since 1990. Over the last seventeen years, the population in the City of Coachella increased

by 127.8 percent and is currently estimated at 38,486. Projections indicate that Coachella will continue to experience moderate growth through 2013, reaching an estimated population of 51,996.

**TABLE 2.1-2  
POPULATION TRENDS - CITY OF COACHELLA**

Year	Population	Change	% Change	Annual % Change
1990	16,896			
2000	22,724	5,828	34.5%	3.4%
2007	38,486	15,762	69.4%	9.9%
2008	40,737	2,251	5.8%	5.8%
2013	51,996	11,259	27.6%	5.5%
Source: 1990 and 2000 U.S. Census; CA Department of Finance, 2007; 2007 AnySite				

Over the last eight years there have been increases in the total population of every age group, though the City has seen proportional decreases in the total number of children under 13 years old. As shown in Table 2.1-3, the 25-34 age group experienced the largest numerical growth since the 2000 Census. According to the AnySite Technologies, the 6-13, 14-20, and 25-34 age groups represent the largest age groups in the City. The percent of the population under twenty years of age represents 43.1 percent. The senior population, age 65 and over experienced an increase in the last eight years, representing 5.4 percent of the population in 2008. The median age increased from 22.1 to 23.5 years of age, which implies an aging population.

**TABLE 2.1-3  
POPULATION BY AGE TRENDS - CITY OF COACHELLA**

Age Group	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0-5 years	2,818	13.7%	5,051	12.4%	4,420	8.5%
6-13 years	3,704	18.5%	6,640	16.3%	6,967	13.4%
14-20 years	3,272	14.3%	5,866	14.4%	6,603	12.7%
21-24 years	1,795	6.7%	3,218	7.9%	3,536	6.8%
25-34 years	3,227	14.8%	5,785	14.2%	8,059	15.5%
35-44 years	2,977	13.9%	5,337	13.1%	7,175	13.8%
45-54 years	2,363	8.1%	4,237	10.4%	6,188	11.9%
55-64 years	1,341	4.8%	2,403	5.9%	4,212	8.1%
65-74 years	704	3.3%	1,263	3.1%	2,808	5.4%
75-84 years	386	1.5%	693	1.7%	1,612	3.1%
85+ years	136	0.3%	244	0.6%	416	0.8%
Total	22,724	100.0%	40,737	100.0%	51,996	100.0%
Median Age	22.1		23.5		29.5	
Source: 2000 US Census; 2007 AnySite						

According to the 2000 Census, persons who categorized themselves as Hispanic represent 96.6 percent of Coachella's population and 36.2 percent of Riverside County's population (See Table 2.1-4). The City consists of 1.4 percent of white origin, 1.2 percent black or African American, 0.2 percent American Indian, 0.3 percent Asian, 0.1 percent Pacific Islander, and 0.2 percent of all other races.

**TABLE 2.1-4  
POPULATION BY RACE AND ETHNICITY – 2000**

Category	City of Coachella		Riverside County	
	Number	Percent	Number	Percent
White	306	1.4%	787,318	50.9%
Black	271	1.2%	92,186	6.0%
Am. Indian	36	0.2%	10,947	0.7%
Asian	79	0.3%	53,231	3.4%
Pacific Islander	12	0.1%	2,989	0.2%
Other	26	0.1%	2,226	0.1%
Two or More Races	33	0.1%	37,162	2.4%
Hispanic Origin	21,727	96.6%	559,328	36.2%
TOTAL	22,490	100.0%	1,545,387	100.0%
Source: 2000 US Census				

### 2.1.b. EMPLOYMENT TRENDS

According to AnySite, the top industry providing employment in Coachella was Services, employing 30.1 percent of the labor force (See Table 2.1-5). This is a minor decrease from 2000 when 30.7 percent of the labor force was employed in Services. The next largest industries are Farming and Sales/Office. Farming has seen a slight decrease in the workforce, but Sales/Office increased.

The City's labor force increased between 2000 and 2008, from 8,712 to 12,592. During this period, the unemployment rate has increased from 8.8 percent to 10.6 percent. The percentage of employed persons has also decreased 1.8 percent in the past eight years, from 91.2 percent to 89.4 percent.

According to the 2000 Census, the majority of residents (67 percent) of the residents of Coachella commute less than 29 minutes per day, implying that the large majority of the City's residents work within the immediate vicinity of the City of Coachella. In 2000, 58.3 percent of Coachella City residents over 16 years old were also a part of the City's labor force.



**TABLE 2.1-5  
EMPLOYMENT BY INDUSTRY - CITY OF COACHELLA**

Industry Employed	2000		2008	
	Number	Percent	Number	Percent
Farming	1,699	19.5%	2,380	18.9%
Management/Professional/Related	802	9.2%	1,209	9.6%
Service Occupation	2,675	30.7%	3,790	30.1%
Sales/Office	1,464	16.8%	2,204	17.5%
Construction/Extraction/Maint.	1,159	13.3%	1,725	13.7%
Production/Transp/Material Moving	915	10.5%	1,284	10.2%
Labor Force	8,712		12,592	
<b>Total Employed</b>	<b>7,942</b>	<b>91.2%</b>	<b>11,255</b>	<b>89.4%</b>
Total Unemployed	770	8.8%	1,337	10.6%
Source: 2007 Bureau of Labor Statistics; 2007 AnySite				

**TABLE 2.1-6  
EMPLOYMENT BY COMMUTING PATTERNS (2000)**

Commute time to work	2000	
	Number	Percent
0-14 Minutes	2,257	26.9
15-29 Minutes	3,365	40.1
30-44 Minutes	2,047	24.4
45 + Minutes	705	8.4
Worked at Home	101	1.2
<b>TOTAL</b>	<b>8,391</b>	<b>100</b>
Source: 2000 Census		

### **2.1.c. HOUSEHOLD TRENDS**

As shown in Table 2.1-7, between 1990 and 2000, the City of Coachella increased by 1,165 households or 32.2 percent. The 2000 Census reported a total of 4,777 households for the City. As of January 1, 2008, the Department of Finance estimated that the City contains 8,814 households in the City. Households are projected to increase by 3.1 percent annually over the next five years. The projected increase from 2008 to 2013 is a 15.8 percent change or 993 additional households.

Households can form even in periods of static population growth as adult children leave home, through divorce, and with the aging of the population. The number of households in Riverside County has been increasing at a stable rate since 1990. Between 1990 and 2000, households increased by 25.8 percent to 506,218. Currently, an estimated 691,126 households are in the County. Households are projected to continue increasing in the County by 3.0 percent annually through 2013.

Households with five or more persons experienced the largest growth rate between 2000 and 2008, with a proportionate increase from 49.3 percent of households to 56.0 percent. During the same time period, the households containing one and three persons decreased numerically and proportionately, while two and four person households decreased proportionately. In 2008, “large” households, containing five or more persons represent the largest numerical and proportional gain.

**TABLE 2.1-7  
HOUSEHOLD TRENDS**

Year	Households	Change	% Change	Annual % Change
<b>CITY OF COACHELLA</b>				
1990	3,612			
2000	4,777	1,165	32.2%	3.2%
2008	6,302	1,525	31.9%	3.9%
2013	7,295	993	15.8%	3.1%
<b>RIVERSIDE COUNTY</b>				
1990	402,426			
2000	506,218	103,792	25.8%	2.6%
2008	691,126	184,908	36.5%	4.6%
2013	796,397	105,271	15.2%	3.0%
Source: 1990 and 2000 US Census; 2007 AnySite				

Household size percentages in Riverside County vary from those in the City of Coachella. However, both City and County have shown a decline in the single-person household, proportionally in the past eight years. Currently in the County, households with two persons constitute the largest group, with 216,323 households (See Table 2.1-8). Proportionally the County is more polarized than the City with 48.8 percent of the households being made up of one and two person households, compared to the City, which has 12.3 percent of its households made up of one and two person households. The County has also seen strong numerical growth for the past eight years in households groups of two persons or more, whereas the City has seen population stagnation and population loss among its one person households.

Household size is an important indicator of the relationship between the population growth and household formation. For an example, if the persons-per-household is decreasing, then households are forming at a faster rate than population growth. Conversely, if the population were growing faster than households, then the persons-per-household rate would increase. The rate of growth in households in the City of Coachella is less than the population growth; therefore, household sizes have been gradually increasing since 2000 (See Table 2.1-9), resulting in an increased need for single-family housing to counterbalance the overcrowding associated with the increasing household size within the City.

**TABLE 2.1-8  
HOUSEHOLD SIZE TRENDS**

Household Size	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
<b>CITY OF COACHELLA</b>						
1 Person	230	4.8%	189	3.0%	197	2.7%
2 Person	513	10.7%	586	9.3%	627	8.6%
3 Person	717	15.0%	712	11.3%	802	11.0%
4 Person	964	20.2%	1,286	20.4%	1,474	20.2%
5+ Person	2,353	49.3%	3,529	56.0%	4,195	57.5%
TOTAL	4,777	100.0%	6,302	100.0%	7,295	100.0%
<b>RIVERSIDE COUNTY</b>						
1 Person	104,469	20.6%	120,947	17.5%	131,405	16.5%
2 Person	154,027	30.4%	216,323	31.3%	253,254	31.8%
3 Person	76,426	15.1%	98,140	14.2%	112,292	14.1%
4 Person	78,448	15.5%	110,580	16.0%	127,423	16.0%
5+ Person	92,848	18.4%	145,136	21.0%	172,022	21.6%
TOTAL	506,218	100.0%	691,126	100.0%	796,397	100.0%
Source: 2000 Census; 2007 AnySite						

**TABLE 2.1-9  
AVERAGE PERSONS-PER-HOUSEHOLD TRENDS**

Year	City of Coachella	Riverside County
2000	4.7	2.9
2008	4.8	3.1
2013	5.0	3.1
Source: 2000 Census; 2007 AnySite		

In 2000, a large percentage of households, 43.3 percent, in the City had incomes less than \$25,000. During that same time, the households with incomes over \$75,000 accounted for 6.7 percent. Between 2000 and 2008, there were noticeable decreases in the number of households with incomes in the lower income ranges and increases in the number of households with incomes of \$25,000 and greater. In 2008, the proportion of households in the City of Coachella, with incomes less than \$25,000 decreased to 40.8 percent from 43.3 percent in 2000. Currently, the majority of households, 50.5 percent, have incomes between \$25,000 and \$74,999. Households with incomes greater than \$75,000 represent 8.7 percent of all households. In 2013, it is estimated that 11 percent of households will have incomes greater than, \$75,000, 37.6 percent will have incomes less than \$25,000, and 35.1 percent will have incomes between \$25,000 and \$50,000 (See Table 2.1-10).

**TABLE 2.1-10  
HOUSEHOLD INCOME - CITY OF COACHELLA**

Income Ranges	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	570	11.9%	611	9.7%	744	10.2%
\$10,000-\$14,999	484	10.1%	599	9.5%	584	8.0%
\$15,000-\$24,999	1,020	21.3%	1,361	21.6%	1,415	19.4%
\$25,000-\$34,999	867	18.1%	1,229	19.5%	1,342	18.4%
\$35,000-\$49,999	771	16.1%	1,002	15.9%	1,218	16.7%
\$50,000-\$74,999	756	15.8%	952	15.1%	1,189	16.3%
\$75,000-\$99,999	177	3.7%	309	4.9%	452	6.2%
\$100,000+	144	3%	240	3.8%	350	4.8%
<b>TOTAL</b>	<b>4,790</b>	<b>100.0%</b>	<b>6,302</b>	<b>100.0%</b>	<b>7,295</b>	<b>100.0%</b>
Source: 2000 Census; 2007 AnySite						

Between 1990 and 2000, the median annual household income increased by over 40 percent in both the City and County. In 2000, Riverside County's median income was \$32,143, which is approximately \$3,229 more than the City's median income of \$28,914. Currently, the median household income in the City is estimated at \$33,234 a 14.9 percent increase above the 2000 number (See Table 2.1-11).

**TABLE 2.1-11  
MEDIAN HOUSEHOLD INCOME TRENDS**

Year	Income	Change	% Change	Annual % Change
<b>CITY OF COACHELLA</b>				
1990	\$18,811			
2000	\$28,914	\$10,103	53.7%	5.4%
2008	\$33,234	\$4,320	14.9%	1.9%
2013	\$37,112	\$3,878	11.7%	2.3%
<b>RIVERSIDE COUNTY</b>				
1990	\$22,750			
2000	\$32,143	\$9,393	41.3%	4.3%
2008	\$39,411	\$7,268	22.6%	2.8%
2013	\$42,846	\$3,435	8.7%	1.7%
Source: 1990 and 2000 US Census; 2007 AnySite				

Area Median Incomes (AMI) and Income Group Limits are estimated and published annually by the US Department of Housing and Urban Development (HUD) for State purposes. Income group limits, consistent with government codes, are based on a Metropolitan Statistical Area or County AMI and adjusted for Census Current Population and American Community Surveys and Bureau of Labor Statistics data.

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The HUD Income Limits Table is used to determine eligibility for all government housing assistance programs nationwide.

The established standard income groups are generally defined as: (1) Extremely low: households earning less than 30 percent of Median Income, (2) Very Low-Income: households earning between 30 and 50 percent of the Median Income; (3) Low-Income: households earning between 50 percent and 80 percent of the Median Income; (4) Moderate-Income: households earning between 80 percent and 120 percent of the Median Income; and (5) Above Moderate-Income: households earning over 120 percent of the Median Income.

As can be seen in Table 2.1-12 below, based on the 2007 HUD AMI, the proportion of very low and low-income groups comprises 51 percent of Coachella households. Approximately, 28.6 percent of households in the City are classified as Above Moderate Income.

**TABLE 2.1-12**  
**HOUSEHOLDS BY INCOME CATEGORIES**  
**CITY OF COACHELLA**

Income Category	Income Range	Percent
Extremely Low	Less Than \$10,500	15.35%
Very Low	\$10,501 - \$21,000	15.35%
Low	\$21,101 - \$33,600	20.3%
Moderate	\$33,601 - \$50,400	20.4%
Above Moderate	Greater Than \$50,401	28.6%
Note: Income Range figures are based upon City's Median Income. Source: HUD, 2007		

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.

Over the last eight years, owner households have out-paced renter households in the City of Coachella. Both renter and owner households have experienced numeric increases between 2000 and 2008.

In comparison to the City, the 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 is on a very slight rise. As shown in Table 2.1-13, in 2008, 58.4 percent of County households were owners, while 55.4 percent of the City households were owners, a difference of 3.0 percent.

**TABLE 2.1-13  
TENURE**

	Coachella City		Riverside County	
Tenure	Number	Percent	Number	Percent
2000				
Owners	3,767	55.3%	22,954	58.3%
Renters	3,045	44.7%	16,418	41.7%
2008				
Owners	4,667	55.4%	27,686	58.4%
Renters	3,758	44.6%	19,721	41.6%
2013				
Owners	4,999	55.4%	30,459	58.4%
Renters	4,024	44.6%	21,656	41.6%
Source: 2000 US Census; 2007 AnySite				

#### 2.1.d. HOUSING UNITS

According to the 2000 census, Coachella had a total of 6,984 housing units, of which 6,801 were occupied (See Table 2.1-15). The highest percentage of owners, 91.6 percent, lived in single-family homes. A majority of renters, 48.3 percent, lived in multifamily housing, consisting of three or more units, and 28.7 percent lived in single-family housing. The California Department of Finance estimates that in January 2008, there are 8,814 housing units in the City.

**TABLE 2.1-14  
CITY OF COACHELLA HOUSING TYPE BY TENURE (2000)**

Units in Structure	Total Occupied Units	Owner Occupied	Percent Owner Occupied	Renter Occupied	Percent Renter Occupied
1, Detached	4,319	3,448	91.6%	871	28.7%
1, Attached	439	133	3.5%	306	10.1%
2	330	8	0.2%	322	10.6%
3 or 4	542	20	0.5%	522	17.2%
5 to 9	127	5	0.1%	122	4.0%
10 to 19	166	0	0.0%	166	5.5%
20 or more	673	18	0.5%	655	21.6%
Mobile home	199	131	3.6%	68	2.2%
Other	6	0	0.0%	6	0.1%
Total	6,801	3,763	100.0%	3,038	100.0%
Source: 2000 Census					

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### 2.1.e. OVERPAYMENT

Overpayment is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household's ability to pay. Specifically, overpayment is defined as a household paying more than 30 percent of their 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 2000, a total of 1,569, or 35.7 percent, of all households in the City of Coachella pay in excess of 30 percent of their income for shelter (See Table 2.1-16). Of these 361 families pay 30 to 34 percent of their household income for rent or house payments. Households paying 30 to 34 percent of household income are distributed proportionally across all income ranges for owner occupied structures. Households paying in excess of 35 percent of their income for housing comprise 153 of total owner-occupied units and are primarily concentrated in the very-low to extremely low income ranges.

The largest concentrations of the occupants of renter occupied units paying 30 to 34 percent of household income for rent are concentrated in the \$10,000-\$19,999 (extremely/very low income) annual income range. Of the renter households in the City paying in excess to 35 percent of household income, the large majority (91 percent, or 698 units) have annual income ranges below \$19,999.

The number of owners versus renters overpaying is somewhat lower , representing 30.7 percent of owners and 42.4 percent of renter households respectively. The overpayment situation is particularly critical for renters with annual incomes less than \$20,000.

**TABLE 2.1-15**  
**CITY OF COACHELLA HOUSEHOLDS OVERPAYING,**  
**BY INCOME AND TENURE (2000)**

OWNER-OCCUPIED UNITS						
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30-34% of HH Income	35+ % of HH Income
\$0-10,000	202	4.6	0	39	7	153
\$10,000-19,999	290	6.6	21	71	13	185
\$20,000-34,999	674	15.4	174	186	105	209
\$35,000-49,999	519	11.8	208	230	50	31
\$50,000 +	823	18.8	660	145	12	6
<b>Subtotal</b>	<b>2,508</b>		<b>1,063</b>	<b>671</b>	<b>187</b>	<b>584</b>
RENTER-OCCUPIED UNITS						
Income Range	Total Households	% of Total Households	0-20% of HH Income	20-29% of HH Income	30-34% of HH Income	35+ % of HH Income
\$0-10,000	335	7.6	0	49	5	253
\$10,000-19,999	603	13.7	19	141	95	315
\$20,000-34,999	586	13.4	135	317	61	56
\$35,000-49,999	199	4.5	108	67	13	0
\$50,000 +	105	2.4	138	7	0	0
<b>Subtotal</b>	<b>1,881</b>		<b>400</b>	<b>581</b>	<b>174</b>	<b>624</b>
<b>TOTAL</b>	<b>4,389</b>		<b>1,463</b>	<b>1,252</b>	<b>361</b>	<b>1,208</b>
Source: U.S. Census, 2000 Population and Housing, Summary Tape File 3A- H73 and H97; Household Income in 1999 for specified renter-occupied housing units by gross rent as a percentage of household income, and Household Income in 1999 for specified owner-occupied units by selected monthly owner costs as a percentage of household income.						
Note: <u>Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households.</u>						

Of all owner occupied households within the City, 354 are considered to be in the extremely-low income category and for 51.4 percent of those households, the cost of housing is greater than half of the net household income. Similarly, of all renter occupied households within the City, 598 are considered to be in the extremely-low income category and for 43.6 percent of those households; the cost of housing is greater than half of the net household income. As indicated in Table 2.1-16 as household income increases, the cost burden also decreases, indicating that the City does not have sufficient low income housing to support residents in the very low and extremely low income ranges.



**TABLE 2.1-16**  
**HOUSING PROBLEMS FOR ALL HOUSEHOLDS**  
**CHAS DATA BOOK**

	Total Renters	Total Owners	Total Households
<b>Household Income &lt; = 30% MFI</b>	<b>598</b>	<b>354</b>	<b>952</b>
% with any housing problems	85.8	87.3	86.3
% Cost Burden > 30%	81.3	67.5	76.2
% Cost Burden > 50%	43.6	51.4	46.5
<b>Household Income &gt; 30% to &lt; = 50% MFI</b>	<b>586</b>	<b>408</b>	<b>994</b>
% with any housing problems	81.4	79.9	80.8
% Cost Burden > 30%	37.4	60.3	46.8
<b>Household Income &gt; 50% to &lt; = 80% MFI</b>	<b>431</b>	<b>793</b>	<b>1,224</b>
% with any housing problems	73.8	69.7	71.2
% Cost Burden > 30%	11.1	30.1	23.4
Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data.			

#### **2.1.f. SPECIAL NEEDS**

As noted in Government Code Section 65583(a)(6), within the overall housing needs assessments there are segments of the population that require special housing needs. Generally, these are people who are low income and have less access to housing choices. Groups of the population that require special housing needs include the elderly, disabled, female-headed households, large households, farm workers, and the homeless.

##### **2.1.f(1) 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 1990, there were 1,548 seniors in Coachella, representing 8.4 percent of the total population in the City. Between 1990 and 2000, the senior population increased at a rate of 9.2 percent annually (See Table 2.1-17). In 2000, the senior population was 2,975. Currently, the senior population is estimated at 4,093 persons and is expected to increase at a rate of 4.1 percent annually over the next five years.

**TABLE 2.1-17**  
**CITY OF COACHELLA SENIOR POPULATION TRENDS (65+)**

Year	Number	Change	% Change	Annual % Change
1990	1,548			
2000	2,975	1,427	92.2%	9.2%
2008	4,093	1,118	37.6%	4.7%
2013	4,929	836	20.4%	4.1%
Source: 1990 and 2000 Census; 2007 AnySite				

As shown in Table 2.1-18, between 1990 and 2000 the City's senior households increased by 79.5 percent. In 2000, seniors accounted for 24.8 percent of householders in the City. Currently, senior households comprise approximately 21.7 percent of all households. The annual change for senior households is projected to increase 6.5 percent over the next five years.

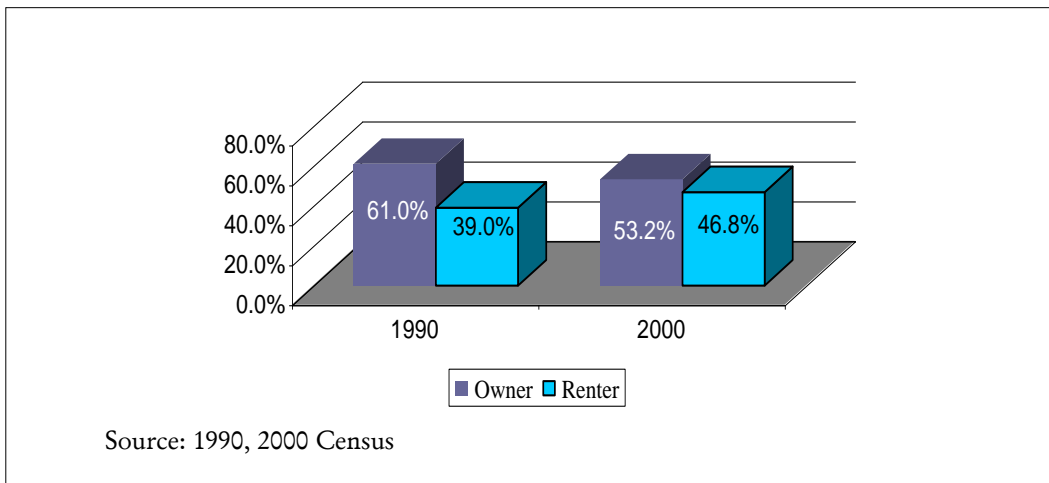
**TABLE 2.1-18**  
**CITY OF COACHELLA SENIOR HOUSEHOLD TRENDS (65+)**

Year	Number	Change	% Change	Average Annual % Change
1990	940			
2000	1,687	747	79.5%	7.9%
2008	1,827	140	8.3%	1.0%
2013	2,421	594	32.5%	6.5%
Source: 1990 and 2000 Census; 2007 AnySite				

In 1990, 39.0 percent of the City's senior households were renters. In the State, 27.7 percent of senior households were renters, while 46.8 percent of Riverside County senior households rented their housing (See Chart 2.1-1). Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership. In 2000, the proportion of the City's senior renters increased, by 7.8 percent. Senior homeowners represented 53.2 percent, or 897, of senior households in 2000.

As shown in Table 2.1-19, 50.2 percent of all senior citizen households in 2000 had incomes below \$20,000. According to the AnySite Technologies, over the last eight years that proportion has decreased by 2.4 percent to 47.8 percent of senior households. The greatest gains since the last census were in the income groups between \$10,000 and \$39,999. In 2000, 25.7 percent of the senior households had incomes between \$20,000 and \$50,000, while in 2008, 39.6 percent of Coachella's senior population was within this income range.

**CHART 2.1-1**  
**CITY OF COACHELLA SENIOR HOUSEHOLDS**  
**BY TENURE (1990- 2000)**



**TABLE 2.1-19**  
**CITY OF COACHELLA SENIOR HOUSEHOLDS BY INCOME (1990-2000)**

Income Range	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	550	32.6%	301	16.5%	390	16.1%
\$10,000-\$19,999	297	17.6%	572	31.3%	717	29.6%
\$20,000-\$29,999	202	12.0%	371	20.3%	479	19.8%
\$30,000-\$39,999	120	7.1%	241	13.2%	356	14.7%
\$40,000-\$49,999	111	6.6%	111	6.1%	174	7.2%
\$50,000-\$59,999	175	10.4%	86	4.7%	123	5.1%
\$60,000-\$74,999	79	4.7%	79	4.3%	109	4.5%
\$75,000-\$99,999	56	3.3%	18	1.0%	19	0.8%
\$100,000+	96	5.7%	48	2.6%	53	2.2%
<b>TOTAL</b>	<b>1,687</b>	<b>100.0%</b>	<b>1,827</b>	<b>100.0%</b>	<b>2,421</b>	<b>100.0%</b>

Source: 2000 Census; 2007 AnySite

Eligibility for federal programs is based on the median income of the County or statistical area in which the project or program is located. Eligibility for seniors will be based on a two-person household income of \$41,200, according to the 2007 HUD Income Limits in Riverside County.

Senior households classified as Very Low-Income are those with annual incomes less than \$20,600 (households earning less than 50 percent of the Median Income). They represent 49.0 percent of all senior households in the City. Low-Income senior households have incomes between 50 and 80 percent of AMI, and households represent 23.0 percent of all senior households. Moderate-Income households have annual incomes between 80 and 120 percent

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of AMI, and represent 15.1 percent of senior households. Senior households with incomes classified as Above Moderate-Income, or having incomes greater than \$49,441, represented 12.9 percent of all senior households in the City of Coachella (See Table 2.1-21).

**TABLE 2.1-20**  
**SENIORS HOUSEHOLDS BY 2007 INCOME CATEGORIES**  
**CITY OF COACHELLA**

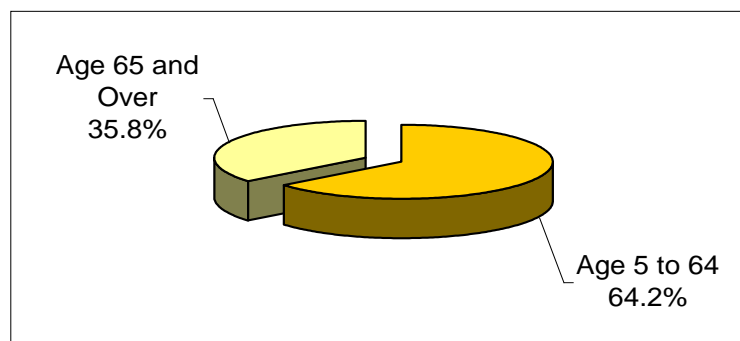
Income Category	Income Range	Percent
Very Low	Less Than \$20,600	49.0%
Low	\$20,601 - \$32,960	23.0%
Moderate	\$32,961 - \$49,440	15.1%
Above Moderate	Greater Than \$49,441	12.9%
Source: 2007 HUD		

### 2.1.f(2) Disabled Persons

Three types of disabled persons that are considered as having special housing needs: Physically Impaired, Mentally, and Developmentally Disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility to housing.

In 2000, a total of 9,023 persons, or 33.9 percent of the City's population of 22,724 had some type of disability. Of these, 64.2 percent, or 5,793 persons were between the ages of 5 and 64, and the remaining 3,230 were 65 years of age or older.

**CHART 2.1-2**  
**CITY OF COACHELLA DISABLED PERSONS BY AGE (2000)**



Source: 2000 Census

As shown in Table 2.1-22, according to the 2000 Census 51.5 percent of persons 16 to 64 years of age with a work disability were not employed. Without adequate means to support daily living, those 1,586 disabled persons who are not employed may be in need of housing assistance, such as living with others, requiring special services from non-profit and other agencies.

**TABLE 2.1-21**  
**DISABLED PERSONS WITH WORK DISABILITY BY EMPLOYMENT STATUS**

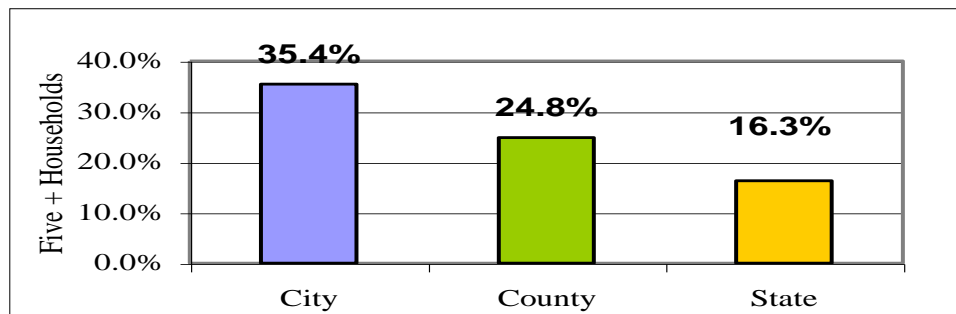
Work Disability Status	16-64 years	
	Number	Percent
Not Employed	1,586	51.5%
Employed	1,495	48.5%
<b>TOTAL</b>	<b>3,081</b>	<b>100.0%</b>
Source: 2000 Census		

### 2.1.f(3) Large Households

For the purposes of this section, 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 multifamily market. This sub-section explores the availability of large housing units in Coachella.

According to the 2000 Census, 35.4 percent or 6,801 of Coachella City households were large households, consisting of five or more persons. Both the City and the County, had a larger portion of large households than the State's large household percentage of 16.3 percent, during the same period. The City is currently estimated to have 3,185 large households, or 37.8 percent of total households (See Chart 2.1-3).

**CHART 2.1-3**  
**LARGE FAMILIES (2000)**



Source: Census 2000

Generally, two-bedroom units are considered to be the most common bedroom type in the housing market. However, according to the 2000 Census, the City of Coachella housing stock also has a large proportion of three-bedroom units. The predominant rental unit type in 2008 was two-bedroom units, representing 41.7 percent of the rental housing. The majority of owner households consisted of three-bedrooms, representing 40.7 percent of owner-occupied housing units. Four or more bedroom units represented 19.2 (1,309 units) percent of all occupied housing, 5.1 (154 units) of all rental units, and 30.7 (1,155 units) percent of all owner-occupied units in the City of Coachella (See Table 2.1-23).

**TABLE 2.1-22**  
**CITY OF COACHELLA BEDROOM TYPES BY TENURE (2000)**

Bedroom Type	Owner Units		Renter Units		Total	
	Number	Percent	Number	Percent	Number	Percent
0 BR	96	2.5%	445	14.6%	541	7.9%
1 BR	406	10.8%	1,006	33.1%	1,412	20.8%
2 BR	573	15.2%	914	30.1%	1,487	21.9%
3 BR	1,533	40.7%	519	17.1%	2,052	30.2%
4 BR	1,074	28.5%	138	4.5%	1,212	17.8%
5+ BR	81	2.2%	16	0.6%	97	1.4%
TOTAL	3,763	100.0%	3,038	100.0%	6,801	100.0%

Source: 2000 Census

Large households, 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 2000 Census, there were 2,411 large households in the City and 1,309 housing units with four or more bedrooms. This indicates a statistically significant shortage of large housing units available in the City (See Table 2.1-24). Since 1990, the number of large households in Coachella has decreased by 0.8 percent.

**TABLE 2.1-23**  
**CITY OF COACHELLA TENURE BY HOUSEHOLD SIZE**

Household Size	1990				2000			
	Owner	Renter	Total	Percent	Owner	Renter	Total	Percent
1 Person	217	276	493	10.4%	247	434	681	10.0%
2 Persons	460	332	792	16.7%	607	516	1,123	16.5%
3 Persons	400	405	805	17.0%	595	575	1,170	17.2%
4 Persons	495	433	928	19.6%	831	585	1,416	20.8%
5 Persons	460	371	831	17.6%	671	431	1,102	16.2%
6 Persons	251	212	463	9.8%	422	243	665	9.8%
7 + Persons	237	180	417	8.9%	390	254	644	9.5%
Total	2,520	2,209	4,729	100.0%	3,763	3,038	6,801	100.0%

Source: 2000 Census

#### 2.1.f(4) Farmworkers

Farmworkers typically have housing problems resulting from low incomes, large household sizes relative to available housing stock, and the high mobility of many farmworkers. Furthermore, acute housing shortages may occur during periods of peak harvest time (March through May). Rural housing markets, State, local or employer-provided migrant housing

centers have insufficient capacity to absorb large influxes of temporary workers. These factors lead to doubling up in overcrowded and substandard housing conditions, using buildings not intended for residential use as housing and homelessness. Estimates indicate that the average annual employment of farmworkers in California is about 350,000, with peak periods of employment being about 450,000. Between 650,000 and 850,000 farmworkers contribute to the annual farm labor employment. The total population (including family members) associated with these workers is between 900,000 and 1.35 million persons.

According to the 2002 Census of Agriculture, Riverside County contains a total of 3,186 farms on 572,036 acres, which is an increase in acreage over the 3,084 farms and 509,031 acres from the 1997 Census. Approximately, 81 percent of the farms are between one and forty-nine acres in size and 19 percent are more than 50 acres. About half of the farms (1,270 farms) hired farm labor for a total of 22,788 workers, however, 38.0 percent of the farm laborers worked less than 150 days.

The 2007 Bureau of Labor Statistics estimated that 19.5 percent of the Coachella labor force was employed in the farming industry; indications are the farm labor employment will continue to decrease through the next decade as the number of farm acres is further reduced, though continuing to constitute a large percentage of the employed universe of workers.

Currently, approximately 11.5 percent of the City's labor force was employed in the farming, fishing and forestry occupation, which was a decrease of 0.5 percent, since the 2000 Census. It is assumed that the majority of these persons are employed in the crop industry (See Table 2.1-24).

**TABLE 2.1-24  
FARMWORKERS**

INDUSTRY	CITY				COUNTY	
	2000		2008		2008	
	Number	Percent of Total Employment	Number	Percent of Total Employment	Number	Percent of Total Employment
Farming, Fishing and Forestry	1,329	12.0%	1,651	11.5%	6,437	9.1%
Total Labor Force	11,083		14,363		70,732	

Source: 2000 Census; 2007 AnySite; Bureau of Labor Statistics

The City Zoning Code currently treats farm worker 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, Program 1-13 of this Housing Element requires a Zoning Ordinance 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 shall be required of this employee housing that is not required of any other agricultural activity in the same zone.

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The City shall also ensure that such procedures encourage and facilitate the development of housing for farm workers.

### **2.1.f(5) Single-parent Households**

Single-parent households are considered a special needs group due to the need for reasonable day care, health care, and affordable housing. Based upon available Census data, a significant portion of single-parent households has a female as the head of the household. The Census shows that single-parent households often have lower incomes, limiting their access to available housing, and are at risk of becoming homeless or cost burdened by housing costs.

The 2000 Census counted 4,262 (62.6%) family households with children less than 18 years of age in the City of Coachella. Of these households 1,464 or 21.5% percent are headed by a single female parent (See Table 2.1-26).

**TABLE 2.1-25  
SINGLE-PARENT HOUSEHOLD, CITY OF COACHELLA (2000)**

Household Type	Number*	Percent
Female Householder, no husband present	1,464	21.5%
Male Householder no wife present	310	4.5%
TOTAL HOUSEHOLDS (UNIVERSE)	6,812	
Source: 2000 Census		

In the City of Coachella, 1,364 or 22.6 percent of the total family households were below the 2000 Census poverty level. Approximately, 36.8 percent (539) of the family households below poverty level were female-headed households. Of the female-headed households below poverty level, 91.4 percent (493) had children less than 18 years of age (See Table 2.1-26).



**TABLE 2.1-26**  
**HOUSEHOLDS BY POVERTY LEVEL**  
**CITY OF COACHELLA – 2000**

Family Households	Number	Percent
Total Families with Income in 1999 below Poverty Level	1,364	22.6%
Total Families with Children Under 18 year of age with Incomes in 1999 below Poverty Level	1,193	19.8%
Total Family Households	6,036	
Female Householder in 1999 below Poverty Level	539	36.8%
Female Headed Households with Children Under 18 years of age in 1999 below Poverty Level	493	33.8%
Total Female Householders	1,464	
Source: 2000 Census		

#### **2.1.f(6) Homeless Persons (Persons in Need of Emergency Shelter)**

Due to their transient nature, it is difficult to count the number of homeless in any one area. It should also be noted that 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 abuses, and the de-institutionalization of the mentally ill. Homeless people, victims of abuse, and other individuals represent housing needs, which 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 (DPSS) conducted a survey of the homeless population in September 2007. The survey determined that there are approximately 4,508 persons within the County; 2,775 of which were living on the streets and an additional 1,733 were housing facilities within the County. The homeless population within the County consists of 67.9 percent men and 32.1 percent women. Additionally, 379 (7.5 percent) of the homeless population surveyed were below the age of 18. The County Survey found that the City of Coachella has a population of 33 homeless persons on any given day.

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### Special Needs Resources/Emergency Shelters/Single Room Occupancy Units

Single Room Occupancy hotels 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 ordinance does not allow emergency shelters by right, nor does it mention SRO units.

Program 6, Page 4.0-11 of this Housing Element addressing emergency shelters, SRO's, transitional and supportive housing, will require the City to amend the Zoning Code in accordance with Senate Bill 2 (SB2), which requires an amendment to the R-M zone where emergency shelters will be allowed as a permitted use without a conditional use or other discretionary permit. The R-M designation was the most appropriate zone due to its close proximity to services and transit opportunities.

The City has sufficient capacity on vacant sites within the R-M zone to accommodate a shelter within one year. Additionally, the program will encourage the City to develop SRO units by identifying potential locations. The City of Coachella is very active on CVAG's Homelessness Committee, having appointed one councilmember and one alternate. Further, the City shall continue to work with the Riverside County Homeless Prevention Task Force to work to assist homeless persons and persons threatened with homelessness.

### Special Needs Resources/Transitional and Supportive Housing

Transitional and/or Supportive Housing is defined as interim housing helping families move from homelessness to self-sufficiency by providing short-term housing (usually two years) at extremely low rent to qualified families. The current Zoning Ordinance does not mention transitional housing by right or with a Conditional Use Permit. By interpretation, this use could be allowed as Group Homes, subject to a Conditional Use Permit. However, Program 5 on page 4.0-11 of this Housing Element will require the City to amend the Zoning Code, in accordance with SB2 requirements, to permit transitional/supportive housing, subject to only those regulations governing other types of housing, whether single-family or multifamily.

### Manufactured Housing and Mobile Homes

These alternative housing types need 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 (R-MH) and are required to conform to foundational regulations as per 2.3-2 Code Sect. 65852.3.

### 2.1.g. OVERCROWDING

An overcrowded unit is defined by the Census as having 1.01 persons or more per room, excluding kitchens and bathrooms. A severely overcrowded unit has 1.5 or more persons per room. Generally, a room is defined as a living room, dining room, bedroom, or finished recreation room.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. As a general rule, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families). The rate of overcrowding for lower income housing, including extremely low and very low-income households is generally nearly three times greater than households over 95 percent of the area median income. As with renters, owner households with higher incomes have lower rates of overcrowding.

Between 1980 and 1990, the percentage of overcrowded households in California nearly doubled from 6.9 percent to 12.3 percent. Census 2000 reports more than 15 percent of California households were overcrowded with overcrowding most common among low-income households, and most prevalent in renter housing. Roughly 24 percent of renter households statewide were overcrowded; in some counties, nearly a third of renter households were overcrowded. One quarter of all overcrowded renter households contained more than one family. Of all owner and renter overcrowded households, estimates are that more than half are severely overcrowded (more than 1.5 persons per room).

As indicated in Table 2.1-27, 22.2 percent of owner-occupied households and 35.2 percent of renter-occupied units are considered to be overcrowded in the City of Coachella.

**TABLE 2.1-27  
OVERCROWDED UNITS IN COACHELLA BY TENURE - 2000**

Persons per Room	OWNER		RENTER		TOTAL	
	Households	Percent	Households	Percent	Households	Percent
0.50 or less	455	15.7	120	6.4	575	12.0
0.51 to 1.00	1,149	30.7	524	27.9	1,673	35.0
1.01 to 1.50	650	22.4	474	25.2	1,124	23.5
1.51 to 2.00	450	15.5	393	20.1	843	17.6
2.01 or more	192	6.6	270	14.4	462	9.7
Total	2,896		1,881		4,777	
% Severely Overcrowded by Tenure		22.2		35.2		27.3

Source: 2000 Census

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking complete plumbing, and units constructed before 1940 without diligent maintenance. In the City of Coachella, the percentage of overcrowded units was 30.7 percent in 2000 (See Table 2.1-28). Approximately 3.1 percent of the housing was built before 1940 and 0.7 percent of the units lacked complete plumbing facilities. In Riverside County, 22.2 percent of the housing units were overcrowded, and 4.9 percent were built before 1940.

**TABLE 2.1-28**  
**INDICATORS OF SUBSTANDARD HOUSING – 2000**

INDICATORS	NUMBER	PERCENT
<b>CITY OF COACHELLA</b>		
Overcrowded	2,087	30.7%
Lacking Complete Plumbing Facilities	46	0.7%
Built 1939 or Earlier	212	3.1%
<b>COUNTY OF RIVERSIDE</b>		
Overcrowded	8,729	22.2%
Lacking Complete Plumbing Facilities	439	1.1%
Built 1939 or Earlier	1,922	4.9%
Source: 2000 Census		

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## Section 2.2

### INVENTORY OF RESOURCES

The purpose of this chapter is to provide a summation and analysis of the resources, both housing and land availability to demonstrate the City setting and the City's ability to satisfy the determined housing need for the housing element period, 2008-2014.

#### **2.2.a. EXISTING HOUSING CHARACTERISTICS**

The proportion of units by housing type has remained stable through the last 17 years. Single-family units comprise the majority of the housing stock within the City. In 1990, 63.0 percent of the housing stock was single-family units, increasing to 68.0 percent in 2000. Between the 1990 and 2000 census, 5+ housing unit structures proportionally decreased, from 1990 when they represented 12.4 percent of the units and in 2000 they represented 10.2 percent of the housing stock. Between 2000 and 2007, housing units in the City of Coachella increased by 3,444 units (See Table 2.2-1).

**TABLE 2.2-1  
HOUSING UNITS BY TYPE - CITY OF COACHELLA**

	1990		2000		2007	
Unit Type	Number	Percent	Number	Percent	Number	Percent
Single Family	2,412	63.0%	3,390	68.0%	6,207	73.7%
2 - 4 Units	518	13.5%	635	12.8%	700	8.3%
5+ Units	474	12.4%	506	10.2%	1,062	12.6%
Mobile Home & Other	426	11.1%	451	9.0%	457	5.4%
TOTALS	3,830	100.0%	4,982	100.0%	8,426	100.0%
Source: 1990, and 2000 U.S. Census, California Department of Finance, November 2007						

#### **2.2.b. HOUSING CONDITIONS**

In June 2008, a door to door survey of Coachella was conducted to identify the general housing conditions. The condition of housing was assessed by an exterior survey of quality, condition and improvement needed. Each residential structure was scored according to structural criteria established by the State Department of Housing and Community Development (HCD). There are five structural categories: foundation, roofing, siding, windows, and electrical. Based on scores assigned to the five categories, each housing structure was rated as being in sound or dilapidated condition, or in need of minor, moderate, or substantial repairs.

The City of Coachella conducted the Housing Condition Survey applying a conservative assessment of each housing unit. The condition of each housing unit type is summarized in Table 2.2-2. The majority of housing units, 41.0 percent, were found to be in sound condition, though 27.4 percent are considered to need moderate or substantial rehabilitation or to be dilapidated.

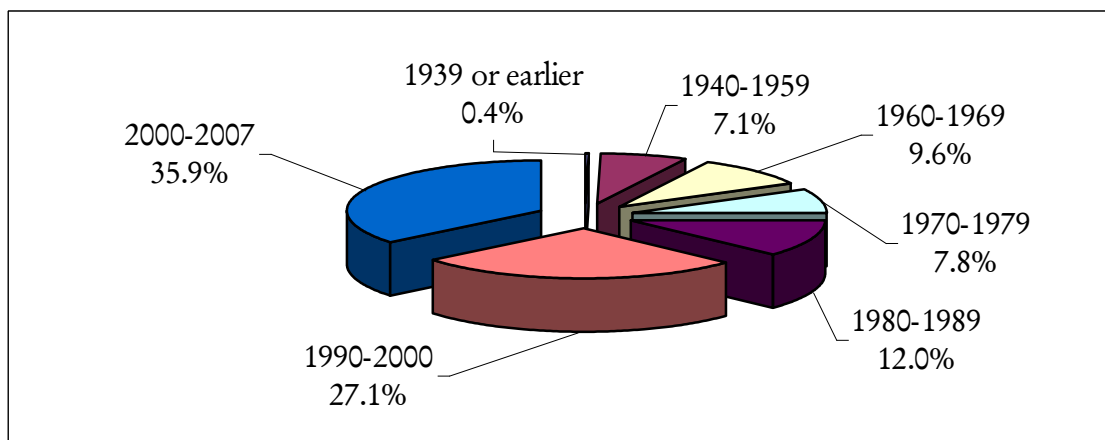
**TABLE 2.2-2  
HOUSING CONDITION SURVEY SUMMARY- 2008**

Type of Condition	Single Family Percent (%)	Multifamily Percent (%)	Mobile Homes Percent (%)	Total Percent (%)
Sound	35.6	47.4	78.9	41.0
Minor	33.8	30.8	14.5	31.6
Moderate	28.2	19.2	6.6	25.2
Substantial	1.8	2.6	0.0	1.7
Dilapidated	0.6	0.0	0.0	0.5

Note: In the 2008 door to door survey, the units identified as dilapidated in 2005 were resurveyed with additional details noted  
Source: City of Coachella, 2008

Approximately 35.9 percent of the total housing stock (occupied and vacant units) was built between 2000 and 2007. The second largest percentage of housing was built between 1990 and 2000, comprising 27.1 percent of the current housing stock. Only 7.1 percent of the housing stock was built between 1940 and 1959 and 0.4 percent built between in 1939 or earlier (See Chart 2.2-1).

**CHART 2.2-1  
HOUSING UNITS BY YEAR BUILT -CITY OF COACHELLA**



Source: 2000 Census; California Department of Finance 2007

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### 2.2.c. RESIDENTIAL CONSTRUCTION TRENDS

Approximately 4,001 housing units were constructed in the City of Coachella over the last seven years and an additional 59 units in 2008 from January to April. Of the new units, 84.7 percent were conventional single-family units. Of the 4,060 units created, only 566 multifamily units have been built in the past seven years.

Based on the figures in Table 2.2-3, an average of 500 new housing units have been constructed each year in Coachella over the last seven years; however, the recent slow-down in the housing market resulted in a sharp decrease in total housing units in 2007, which continued through 2008.

**TABLE 2.2-3  
BUILDING PERMITS BY YEAR - CITY OF COACHELLA**

Year	Single Family Units	Duplexes and Fourplexes	Multifamily (5+ Units)	Total Units
2000	98	0	80	178
2001	92	60	413	565
2002	102	0	0	102
2003	451	0	0	451
2004	927	0	0	927
2005	863	0	60	923
2006	658	0	0	655
2007	199	0	0	199
2008*	47	0	12	59
Total Units	3,437	60	565	4,059
Source: City of Coachella Building Permits. *Records through April 2008				

### 2.2.d. VACANCY TRENDS

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 the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility.

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Based upon data provided by the 2000 Census, of the 4,982 housing units within the City of Coachella, 205, or 4.1 percent of the available housing units were vacant rental units. An additional 102 units (2 percent) were vacant for-sale units within the City. A remaining 103 vacant housing units (2 percent) were comprised of rented and sold but unoccupied units, seasonal units, or uncategorized units. Based upon the available 2000 census data approximately 8.1 percent of the total housing units within the City were vacant at the time of the census survey.

The California State Department of Finance (DOF) Population Research Unit publishes an annual estimate of population, housing units, vacancy, and household size for all incorporated cities in the State. In 2007, the DOF estimated the vacancy rate for Coachella to be 4.8 percent. It should be noted that the DOF estimate is for all housing unit types and does not exclude seasonal, recreational, occasional use or other vacant. According to the 2000 Census, 49.7 percent of the vacant units are rental units and 24.9 percent of the vacant units are for seasonal, recreational, or occasional use.

The 2006 American Community Survey included an analysis of Riverside County at large, which provides general contextual data regarding vacancy rates in the region. The American Community Survey found that, in 2006, the vacancy rates within the County were at approximately 12.2 percent. This shows a slight decrease from the 2000 County-wide vacancy rate of 13.4 percent.

#### **2.2.e. HOUSING COSTS 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 should be made available. The following table describes the acceptable monthly payment for households in the four major income groups: Very-Low, Low, Moderate and Above-Moderate (See Table 2.2-4).

**TABLE 2.2-4  
INCOME GROUPS BY AFFORDABILITY (2007)**

<b>Income Group</b>	<b>Income Range</b>	<b>Monthly Payment Range*</b>
Very Low	Less Than \$29,600	Less than \$739
Low	\$29,601- \$47,360	\$739 - \$1,183
Moderate	\$47,361 - \$71,040	\$1,183 - \$1,776
Above Moderate	Greater Than \$71,041	Greater than \$1,776
Source: 2007 State Income Limits Table;		
*NOTE: affordable housing is up to 30 percent of income used toward gross monthly housing costs.		



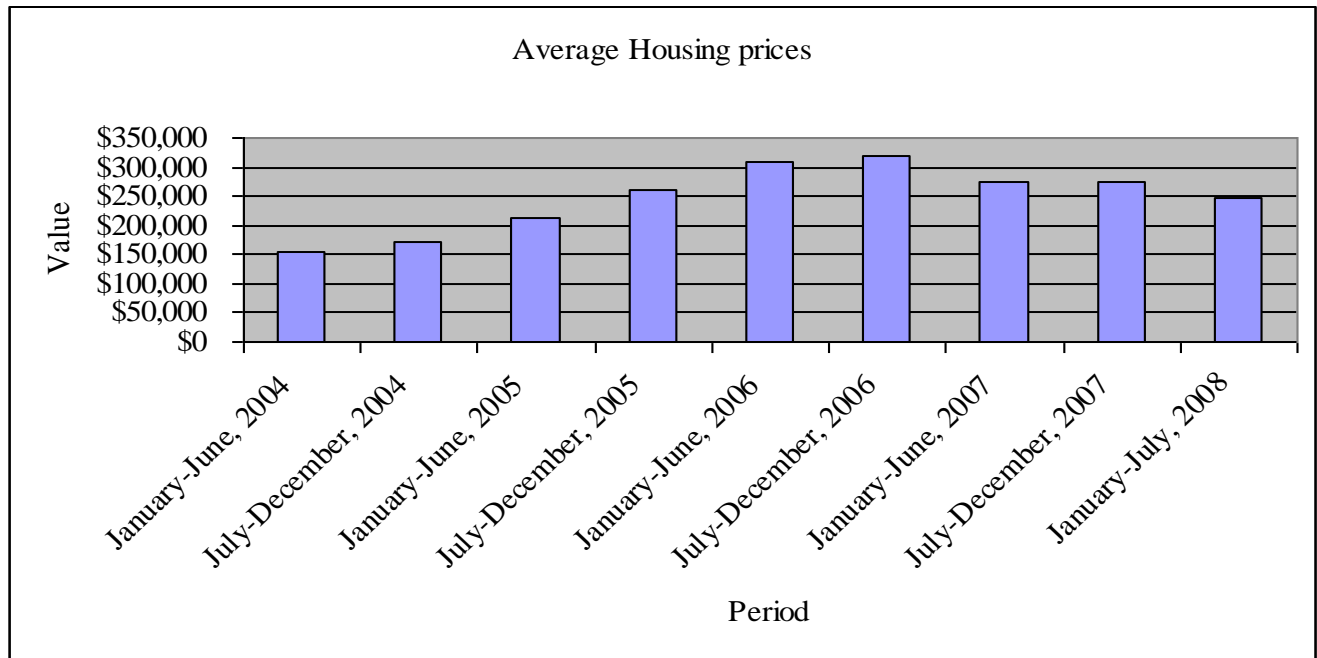
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### **2.2.e(1) Single-family Sales Units**

The recent decline in the nation's housing market has had a marked impact on housing costs across the state. According to the California Association of Realtors, the median price of an existing, single-family detached home in California during January 2008 was \$430,370, a 21.9 percent decrease from the \$551,220 median for January 2007. The January 2008 median price fell 9.7 percent compared with December's revised \$476,380 median price. As the housing market continues to decline, home prices and sales are expected to continue to decrease in the short-term, counter to the positive trends represented in the available 2002 through 2006 housing data.

The average price of single-family homes in the City Coachella for the first six months of 2008, has been approximately \$245,000. As illustrated in Chart 2.2, the housing market in Coachella peaked in the second half of 2006 with average home sales in the low \$300,000, and has since been in a stabilized decline.

**Chart 2.2- Average Home Prices within Coachella**



Source: Chicago Title Home Sale Reports: <http://chicagotitleconnection.com/HomeSales.asp>

### **2.2.e (2) Current Single Family Listings**

During July 2008, the majority (85 units) of single-family units for sale within the City of Coachella were concentrated in the \$150,000-\$199,999 price range, though 72 units were also listed below \$150,000 and 63 units were listed between \$200,000 and \$249,999. The City does not have any condominium units listed for sale at this time.

**TABLE 2.2-5  
CURRENT SALES LISTINGS FOR SINGLE FAMILY HOMES**

PRICE RANGE	NUMBER OF UNITS AVAILABLE
Below \$150,000	72
\$150,000- \$199,999	85
\$200,000- \$249,999	63
\$250,000- \$299,999	9
\$300,000- \$350,000	7

Above \$350,000	1
Source: Multiple Listing Service	

### **2.2.e (3) Rental Units**

According to the 2000 Census, the median rent was \$470 in the City of Coachella, compared to \$660 for Riverside County. In 2006 American Community Survey, conducted by the U.S. Census Bureau, found that the average rent within Riverside County had increased from \$660 to \$1,015.

Current average market-rate rent data specific to Coachella was not available at this time. However, the City conducted an inquiry to local property management companies in the area to determine average market rent rates in Coachella and the surrounding area. Hyder and Company Property Management, which manages a number of below-market rate complexes within the City and surrounding area, indicated that their below-market rates are based upon the average market rates for the County (See Table 2.2-7). Based upon 2000 median rent data, it can be estimated that the average rent rates within the City of Coachella would be lower than those for the County at large. In fact, prior surveys of rental complexes in Coachella performed by Laurin Associates, and later confirmed by the City, show that there are no market rate complexes in the City. All multi-family units are affordable units.

**TABLE 2.2-6  
CURRENT AVERAGE RENTS- RIVERSIDE COUNTY**

<b>Bedroom Type</b>	<b>Median Market Rents*</b>
Studio	\$1,164
One-Bedroom	\$1,248
Two-Bedroom	\$1,496
Three-Bedroom	\$1,730
Four-Bedroom	\$1,942
Source: Hyder and Company Property Management, August, 2008. Note: Average rent data specific to Coachella was not available.	

### **2.2.e (4) Affordability**

Affordability is defined as a household spending 30 percent 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

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monthly owner costs includes mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

As noted in Table 2.1-15 in Section 2.1, 42.4 percent of renter households pay in excess of 30 percent of their income for shelter while 30.7 percent of owners overpaid in 2000. To put this in perspective, the maximum rent that can be charged to be considered affordable housing based on income is reflected in Table 2.2-7. Despite the regional trend for increasing rents, Coachella has remained relatively affordable. Currently all multifamily units in the City are affordable. The closest market rate units can be found in the neighboring City of Indio.

**TABLE 2.2-7  
AFFORDABLE RENTAL RATES**

Income Range	Maximum Affordability				
	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Extremely Low	\$310	\$333	\$400	\$461	\$515
Very Low	\$517	\$555	\$666	\$769	\$858
Low	\$827	\$888	\$1,066	\$1,230	\$1,373
Moderate	\$1,241	\$1,332	\$1,598	\$1,846	\$2,059
Above Moderate	> \$1,241	> \$1,332	> \$1,598	> \$1,846	> \$2,059
Source: California Tax Credit Allocation Committee Maximum Rent Schedule 2007					

While shelter costs for rental units are estimated to be affordable at 30 percent of gross income, households are generally able to obtain a mortgage loan based on 35 to 40 percent of gross income. This is subject to individual credit and budgeting conditions and those with less revolving loan-type debt can usually find financing for a more expensive home. Low income home purchasers (at the 80% affordability level), assuming a 6% interest rate, with a four person household in 2007 in Coachella could afford a home priced up to \$150,000, or a total gross monthly cost of \$1,184. Market data indicates that there are a number of available units in this price range. Additionally, due to the recent housing trends, the foreclosure market has temporarily opened up the opportunity to buy a home at this price range.

#### **2.2.f. AT - RISK HOUSING**

California Housing Element Law requires all jurisdictions to include a study of all low-income housing units which 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

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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 pre-qualified 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 pre-paying 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 (CHFA), 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 multifamily properties is 15 years. Density bonus units expire in either 10 or 30 years, depending on the level of incentives. Also, properties funded through the Redevelopment Agency generally require an affordability term of 55 years.

## **2.2.g INVENTORY OF AT RISK RENTAL HOUSING UNITS**

The following inventory includes government assisted rental properties in the City of Coachella that may be at risk of opting out of programs that keep them affordable to very low and low income households over the five year Housing Element Period (2008 - 2013) and for the subsequent five years (2018). Generally, the inventory consists of Housing and Urban Development (HUD), Redevelopment Agency, multifamily bonds and density bonus properties. Target levels include the very low income group and the low income group.

The California Housing Partnership Corporation listed four complexes as being “at risk” in 2004.. Three of the projects, Coachella Community, Casa Maria and Coachella Valley I are owned and operated by Coachella Valley Housing Coalition, a 501(c)(3) corporation which has stated that they intend to keep the units affordable in

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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 this year that requires 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. Therefore, Coachella does not currently have any “at-risk” units through 2018.

The process of terminating of affordable programs is a thorough and lengthy process which requires notices to local government and local housing authorities. Appendix B of this housing element lists non-profit housing organizations known to both the State and local governments as being interested in acquiring at-risk units and maintaining affordability for the life of the property.

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## **2.2.h COST ANALYSIS**

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction, or tenant-based rental assistance.

### **2.2.h(1) Rehabilitation**

The factors used to analyze the cost to preserve the “at-risk” housing units include acquisition, rehabilitation, and financing costs. Both new construction and rehabilitation utilize an assumption of 1,000 square foot units, on a typical 40 unit project. These figures are estimates since actual costs will depend on condition, size, location, existing financing, and the availability of financing. Local developers, in addition to the cited sources, have added information helping to formulate the numbers in Table 2.2-10.

**TABLE 2.2-8  
REHABILITATION COSTS**

<b>Fee/Cost Type</b>	<b>Cost per Unit</b>
Acquisition	\$35,000
Rehabilitation	\$39,750
Financing/Other Costs	\$75,000
<b>TOTAL COST PER UNIT</b>	<b>\$149,750</b>

Source: Laurin Associates, Marshall and Swift Residential Cost Handbook 2007.

### **2.2.h(2) New Construction**

The factors used to analyze the cost to replace the “at-risk” housing units include the cost of land, the cost of construction, including labor and materials, and financing costs and other soft costs. These figures are estimates since actual costs will depend on condition, size, location, existing financing, and the availability of financing. Local developers have provided information helping to formulate the numbers in Table 2.2-11.

**TABLE 2.2-9  
NEW CONSTRUCTION COSTS**

<b>Fee/Cost Type</b>	<b>Cost per Unit</b>
Land Cost	\$14,652
Construction	\$161,544
Financing/Other Costs	\$69,301
<b>TOTAL COST PER UNIT</b>	<b>\$245,497</b>

Source: Desert Palms Development Company.





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## 2.2.i. PRESERVATION OF RESOURCES

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming “at-risk”. Should a property become “at-risk” the City maintains an active list of resources in which to preserve that property. A list of potential organizational preservation resources is provided in Appendix C.

In addition, the City of Coachella will develop procedures for monitoring and preserving at-risk units, which will include:

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

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining 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.

- ❑ Coachella Redevelopment Agency – The RDA sets aside 20% of its tax increment funds for the production or retention of affordable housing
- ❑ Home Investment Partnerships (HOME) Program - The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The City of Coachella participates in the Riverside County Consortium for both the HOME funds and for CDBG 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

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future housing needs and applicability of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

- ❑ Low-income Housing Tax Credit Program (LIHTC) - The LIHTC Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at or below 60 percent of AMI for no less than 30 years. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.
- ❑ 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 the funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.
- ❑ Rural Seed Money Loan Programs, operated through the Housing Assistance Council operates 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 California Housing Finance Agency (CHFA), offers tax exempt financing for the acquisition or refinancing of a project with an expiring Section 8 contract.

## **2.2.j. REDEVELOPMENT AGENCY**

The City of Coachella has a redevelopment agency to provide staff support for administering funds for low-income homeowners and other housing programs. By State law, the Coachella Redevelopment Agency (RDA) will set aside 20 percent of the gross tax increment revenues received from the Redevelopment Area into a low to moderate income housing fund for affordable housing activities. As a historical statement, the Redevelopment Agency has committed to using all funds available to provide affordable housing for the community. There is good reason to assume the agency will reaffirm this goal in the future as the City is firmly committed to the provision of affordable housing.

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The 2004-2011 Coachella Redevelopment Agency Five-Year Implementation Plan sets a number of quantified goals for construction within the City (See Table 2.2-11).

**TABLE 2.2-10**  
**COACHELLA REDEVELOPMENT AGENCY 2004-2011 YEAR GOALS**

Types of Housing Programs	Number of Assisted Households			
	Very Low Income	Low Income	Moderate Income	Totals
Rental New Construction	55	75	110	240
Owner New Construction	105	320	100	525
Owner Rehabilitation	40	40	0	80
Rental Rehabilitation	25	25	0	50
Source: City of Coachella Redevelopment Agency, Five Year Plan 2004-2011.				

The Redevelopment 5-Year Plan further identifies goals for new construction and for rehabilitation from 2011 through 2016 (see Table 2.2-12), subject to the accrual of tax revenues as currently projected by the City. The City anticipates a conservative growth rate of 2% through 2014, with a total of approximately \$5.2M accumulating through the end of the housing element period, or 2014. Goals indicated for 2011 through 2016 also include the preservation of 120 affordable units through financing assistance. An adjustment has been made for the provision of housing opportunities for extremely low income (ELI) across all categories. For rental new construction, owner new construction, owner rehabilitation, and rental rehabilitation, the totals are 21 units, 40 units, 15 units and 15 units, respectively.

**TABLE 2.2-11**  
**COACHELLA REDEVELOPMENT AGENCY 2011-2016 YEAR GOALS**

Types of Housing Units	Number of Assisted Households				
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Totals
Rental New Construction	21	22	57	85	185
Owner New Construction	40	40	244	76	400
Owner Rehabilitation	15	15	30	0	60
Rental Rehabilitation	15	15	30	0	60
Source: City of Coachella Redevelopment Agency, Five-Year Plan 2004-2011.					

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The Redevelopment Agency is expecting to receive approximately \$1.6 million in set-aside monies for the remainder of fiscal year 2008-2009. Utilizing a conservative growth estimate of two percent, expected revenues through 2014 are included in Table 2.2-13.

**TABLE 2.2-12  
ESTIMATED REDEVELOPMENT FUNDS**

<b>Fiscal Year</b>	<b>Estimated funds</b>
2008-2009	\$1,600,000
2009-2010	\$1,632,000
2010-2011	\$1,664,640
2011-2012	\$1,697,933
2012-2013	\$1,731,892
2013-2014	\$1,766,530
Note. Figures assume the Governor's request to take 5 percent of RDA funds over the next three years does not affect low-moderate housing monies. Source: City of Coachella Redevelopment Agency, August 2008.	

#### **2.2.k. RESIDENTIAL ZONING AND DENSITY**

The housing industry always responds to market demand. In the City of Coachella, residential zoning targets all income groups. The City has made it very clear that residential development is welcome and supported.

Zoning designations have primary permitted uses and may also have, accessory and conditional uses. Accessory uses are allowed when clearly incidental and accessory to the primary permitted use. Conditional uses are subject to Planning Commission review.

Residential growth areas and densities are among issues and policies addressed in the General Plan. Residential densities are specified for each residential land use designation, and the General Plan provides for a wide range of residential densities. Single-family detached housing densities range from one to seven dwellings per acre. Multifamily densities, including, but not limited to attached, zero lot line, and apartments, have an allowable density of 21 dwelling units per acre.

Zoning districts specify minimum lot size, permitted uses, conditional uses, building height and front, rear, and side yard setbacks. Zoning districts further the health, safety, and welfare of the residents. In addressing the minimum lot size, the zoning districts must be consistent with the densities of the General Plan.

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Single-family zoning districts have minimum lot sizes of 4,000 to 7,200 square feet.

The City's development standards are applicable to residential zoning districts. Development standards include, but are not limited to, building height, yard setbacks, lot area, site plan review, parking space requirements, and parkland requirements. These requirements were adopted through the public hearing process at City Council meetings and reflect the minimum standards thought necessary for protection of the public.

For proposed housing developments, state law requires that the City provide incentives for the production of low-income housing. A density bonus agreement between the developer and City is used to set forth the incentives to be offered by the City and the requirements of the developer.

The City utilizes the following Zoning designations:

**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.

**Primary Uses:** Dwellings, Single-family detached.

**Accessory Uses:**

- Habitable structures, including guest houses, accessory living quarters and servant quarters.
- Non-habitable structures including private garages or carports, garden greenhouses, recreation rooms, pool bathhouses, or private stables and swimming pools.
- Keeping of horses with the following specifications:
  - Minimum lot area: 20,000 square feet
  - Minimum lot area per horse: 5,000 square feet
  - No stable, shelter or corral shall be located within 35 feet of any dwelling or other building used for human habitation.
  - Horses are kept or maintained for the private use of the family residing on the premises, except that a maximum of two horses owned by residents in the neighborhood may be boarded.
- Parking facilities.
- Home occupations, subject to the provisions of Section 17.58.010.

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- Pens and other shelter for domestic, noncommercial animals and pets. Such shelter shall not be nearer than 35 feet from any building used for human habitation.
  - Permitted signs. Only the following permitted signs shall be permitted:
    - One unlighted identification sign not to exceed eight square feet in area.
    - One unlighted sign pertaining to rental, sale or lease of the premises, not to exceed 12 square feet in area. Such sign shall be located not less than 10 feet from any property line.
  - The growing of field crops, trees, vegetables, fruits, berries and nursery stock, including wholesaling of crops produced upon the premises.

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**Conditional Uses:**

- Clubs and lodges, private, nonprofit when site fronting on an arterial street.
- Public and private golf courses.
- School, private, nonprofit.

**R-S Single Family Residential Zone (2 stories)**

The R-S zone is intended to provide areas within the City where development is limited to low-density concentrations of single-family dwellings, and to stabilize and protect the residential character of such areas. It has the further purpose of the provision of community facilities needed to compliment urban residential areas and for institutions which require a residential environment and to minimize traffic congestion and to avoid an overload of utilities designed to service only low-density residential uses. The provisions of this zone are intended to encourage a suitable environment for family life through the regulation of densities of development, yards, fencing, heights and similar aspects of development.

**Primary Uses:** Single-family dwellings. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.

**Permitted Uses:**

- One family dwellings.
- Private garages and accessory structures customarily appurtenant to the permitted uses, i.e. swimming pools used solely by persons resident of a site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or a required side yard.
- Public parks and playgrounds.
- Temporary subdivision sales offices.
- Home occupations, subject to the provisions of Section 17.58.010.
- Private greenhouses, flower and vegetable gardens.
- Signs subject to the provisions of the sign regulations contained within Section 17.56.010 of this title.
- The keeping of household pets so long as the number thereof does not exceed four dogs or cats, or a combination thereof, over four months of age, and other household pets shall not be a public nuisance due to odors, noise or public health considerations.
- Licensed day care centers for five or less children. Note: The existing zoning code is currently out of compliance with State law regarding allowances of day care centers. At this time, the City is utilizing State law as our guidelines, rather than City



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Code. This regulation is scheduled to be re-written within the next year.

**Accessory Uses:**

- Secondary housing units, subject to the following conditions:
  - The parcel or lot must contain an existing single-family unit
  - Minimum lot area: 6,000 square feet. Units may be allowed on smaller lots of record so long as all required setbacks and building coverage requirements are met.
  - Maximum lot coverage: The combined maximum lot coverage or primary and accessory units, including required parking structures, shall not exceed 40 percent.
  - The maximum square footage shall not exceed 640 forty feet. Those units exceeding 640 square feet shall be required to obtain a conditional use permit.
  - The secondary housing unit may be incorporated with the living area of the existing primary dwelling, or it may be detached; and shall comply with existing building codes.
  - The secondary housing unit shall be of a design and type of construction that is compatible with the primary dwelling and the surrounding neighborhood.
  - Mobile or manufactured homes may be permitted, subject to meeting the above requirements.
  - Off-street parking. Two off-street parking spaces shall be provided, either in an enclosed garage or carport. The site plan shall demonstrate that traffic flow in and around the property will not be adversely affected. Note: This section of the zoning code is not currently in compliance with State law. The City is utilizing State law rather than the zoning code at this time until the zoning code is revised to reflect these requirements.
  - The setback requirements for the rear property line shall be a minimum 15 feet. Side yard setbacks shall be a minimum of five feet from the property line and 10 feet from any structure. The height requirements of the surrounding zone shall apply.
  - The secondary housing unit shall utilize sewer and water services and shall pay the appropriate fees.
  - All units shall be subject to architectural review by the planning staff.
  - Owner shall execute an agreement in a form to be recorded covenanting and warranting to the City that:
    - The renters shall be over 60 years old.

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- No more than two such persons shall be allowed to reside in the secondary unit.
  - Any costs of enforcement to comply with this section shall be borne by the owner, his or her heirs, or assigns.
  - The agreement shall bind his or her heirs, successors, assigns, or any other entitled to possession.
  - The owner shall be required to notify in writing all future successors in title of this restriction.
- Note: The existing zoning code regarding secondary housing units is currently out of compliance with State law regarding allowances of secondary housing. At this time, the City is utilizing State law as our guidelines, rather than City Code. This regulation is scheduled to be re-written within the next year and this Housing Element includes a program addressing this need.

**Conditional Uses:**

- Planned unit developments.
- Public and quasi-public uses of an educational or religious type, including public and parochial elementary schools, junior high schools, high schools and colleges, nursery schools, licensed day care facilities for more than five children, churches, parsonages and other religious institutions.
- Public and private golf courses.
- Fire stations, police stations.
- Libraries, museums.
- Parks, playgrounds, court games and community centers.
- Public utility distribution substations and public service facilities.
- Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas.
- Radio, television and microwave stations or towers.

**R-O-6000 Residential Overlay Zone (2 stories)**

The R-O-6000 zone is intended to provide adequate housing in a satisfying living environment 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 patters of development of existing low and moderate-income housing. As such, the objective of this zoning designation is to provide the

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City with a device needed to correct existing shortages and to meet projected growth needs within the City.

**Primary Uses:**

- One-family dwellings, subject to the following minimum dwelling unit sizes:
  - One-bedroom units shall not be permitted.
  - Two-bedroom units shall have a minimum of 1,100 square feet of living area.
  - Three-bedroom units shall have a minimum of 1,200 square feet of living area.
- Minimum dwelling unit sizes.
  - One and two-bedroom units: 1,000 square feet.
  - Three-bedrooms or more: 1,150 square feet.
- Household pets and gardens as permitted in the R-S zone.
- Such other similar uses as are approved by the planning commission.

**Conditional Uses:**

- One-family dwellings. Secondary structures, habitable, used expressly in accordance with Ordinance No. 479 pertaining to secondary housing units.
- Multiple-family dwelling units.
- Manufactured homes, provided compatibility with existing neighborhoods is met.
- Licensed family day care centers for more than six children in addition to the residing family.
- Boardinghouses, transient occupancy facilities used for the purposes of providing shelter for migrant agricultural workers, and other such facilities needed for emergency housing.
- Public utility structures and public service facilities.
- Hospitals.
- Schools and colleges, not including art, business or trade schools, both public and private.
- Parks and recreational facilities such as tennis courts and swimming pools without incidental commercial uses, both public and private.
- Planned unit development subject to the provisions of Chapters 17.38 and 17.52.

**Prohibited Uses:**

- Outdoor advertising displays or billboards.

**R-M Multiple-family Zone (3 stories)**

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The R-M zone is intended to provide for the establishment and expansion of multiple-family residential development areas at various medium and high population densities and related community services, all located in conformance with the general plan.

**Primary Uses:**

- Single-family and duplex dwelling unit sizes.
  - Single-family dwellings shall conform to the standards as set forth in the R-S (single-family) zone.
  - Duplex dwellings shall conform to the standards set forth in the R-O (residential overlay) zone.
- Multi-family, single-family townhouses, two-family townhouses and two-family detached dwellings.

**Accessory Uses:**

- Accessory structures, non-habitable, including private garages, carports, garden greenhouses, recreation rooms, or pool bathhouses and swimming pools.
- Permitted signs. Only the following signs shall be permitted:
  - One unlighted identification sign of a maximum of 20 square feet in area, placed on the wall of the building, containing only the name and address of the building.
  - One unlighted sign pertaining to the rental, sale or lease of the premises, not to exceed 10 square feet in area.

**Conditional Uses:**

- All conditional uses listed in R-S zone.
- Boarding and lodging houses.
- Child nurseries, day care centers.
- Hospitals, convalescent homes, rest homes, and sanitarium, excepting animal hospitals; subject to the following:
  - Minimum lot size shall be five acres.
  - All buildings shall be at least 50 feet removed from any lot lines.
- Professional offices and uses accessory thereto, including medical and dental laboratories; subject to the following:
  - Minimum lot size shall be 20,000 square feet.
  - Access on arterial or collector.

**R-MH Mobilehome Subdivision Zone (2 stories)**

The R-MH zone is intended to provide regulations for the placement of mobilehomes on individual lots within an approved subdivision specifically designed and designated for the sale, not rental, of lots to accommodate mobilehomes as the dwelling unit. The minimum site that may be zoned for

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this purpose shall be 20 acres, including one-half but not to exceed 33 feet of width of adjacent boundary streets dedicated to the public.

**Primary Uses:** Mobilehomes for residential use; in no event shall more than one mobilehome be used for residential purposes on a lot.

**Accessory Uses:**

- Patio slab, awning, carport or garage, swimming pool, pool bathhouse, storage and washroom building.
- Permitted signs. Only the following signs shall be permitted”
  - One nameplate not to exceed one foot square in area.
  - One unlighted sign pertaining to the rental, sale or lease of the premises, not to exceed six feet in area.Such signs shall be located at least 10 feet from any property line.

**Conditional Uses:**

- Community recreation facilities for the use of individual lot owner within the subdivision may be developed after the provisions for their continued and proper operation have been approved by the planning commission. The maintenance of the community recreation and service areas shall be assured by provisions in the deeds, such as covenants running with the land, providing for participation by the individual lot owners and the responsibility and cost thereof.
- Temporary real estate tract offices, to be used only during the original sale of the subdivision, but not to exceed a period of one year.

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#### A-R Agricultural Reserve Zone

The Agricultural Reserve Zone is intended to preserve certain designated prime agricultural lands within the City and protect those lands, which are deemed to be agricultural preserves, from the intrusion of urban development incompatible with agricultural land uses. This zone designation is reserved for only those lands which are subject to recorded Williamson Act contracts pursuant to Government Code, Section 51200 et seq.

**Primary Uses:** Crop growing, animal grazing and associated buildings as well as rural single-family residential development.

**Accessory Uses:**

- Single-Family Dwellings. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.

#### A-T Agricultural Transition Zone

The Agricultural Transition 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.

**Primary Uses:** Growing agricultural crops, raising of non-commercial animal raising of small animals as well as associated structures and residential uses.

**Accessory Uses:**

- Single-Family Dwellings. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.

#### C-N Neighborhood Commercial Zone

The Neighborhood Commercial 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 8 units per acre.

**Primary Uses:** Commercial development including neighborhood retail and specialty shops, and Multifamily Residential uses, subject to the R-M zoning regulations are allowed in the C-N zone.

#### C-G General Commercial Zone

The General Commercial Zone is intended to provide for and encourage the orderly development of commercial areas designed to serve the 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. The

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provisions of this zone are intended to insure that such commerce will be compatible with adjacent, noncommercial development, and to minimize the undesirable effects of heavy traffic, type of activity, and to set forth site requirements. 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.

**Primary Uses:** Commercial development including retail, department, specialty shops, hotel and office uses.

**Accessory Uses:**

- Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone, provided that the minimum floor area of such a dwelling shall be that which may be required in the R-M zone.

**C-T Commercial Tourism Zone**

The Commercial Tourism Zone is intended to provide for and encourage the orderly development of commercial areas designed to serve the needs of tourists and the vacationing and motoring public, consistent with the overall development of the community. Such uses constitute an important activity to the community, and are vital to its health and well-being. The provisions of this zone are intended to insure that tourist commercial areas will be compatible with adjacent development. Multifamily Residential uses, subject to the R-M zoning regulations are allowed adjacent to the C-T zone, in the City's Commercial Entertainment General Plan land use designation.

**Primary Uses:** Primary uses include: hotel, motel, restaurant and other tourism-related uses.

**Accessory Uses:**

- Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone, provided that the minimum floor area of such a dwelling shall be that which may be required in the R-M zone.

**Mobile Home Parks**

The Mobile Home Park regulations are intended to provide for the development of mobile home parks within the City, in such a manner as to create a desirable living environment for both semi-permanent and recreational use. These provisions are further intended to create standards of development consistent with those in other residential areas of the community for Medium Density residential up to 9 units per acre.

**Primary Uses:** Primary uses include: mobile home parks.

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The following three special planning designations, Specific Plan, Planned Unit Development, and Senior Housing Overlay Zone supplement the base zoning districts, allowing the City additional flexibility in the design and approval of projects.

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. Such suitability and scope shall be reviewed and approved by the planning commission and shall be in accordance with the general plan. 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.

Planned Unit Development

Project Density Maximum. One hundred twenty (120) percent of the density allowed by the underlying zone. In all areas, the overall density shall not exceed the maximum indicated on the general plan. The “PD” Overlay zone allows the Planning Commission and City Council to set flexible development standards such as reduced lot size, reduced unit size, minimum, minimum setbacks and lot coverage requirements.

SHO Senior Housing Overlay Zone

The senior housing overlay district shall be in the form of an overlay zone and shall be established only in conjunction with another residential zone. When the SHO zone designation is added to such property, the provisions of this chapter shall apply in addition to the regulations provided by the underlying zone. Wherever there is conflict or inconsistency between the provisions of this chapter and the underlying zone, the provisions of this chapter shall be controlling. Any parcel designated with this overlay zone shall be designated on the official zoning map with the symbol “SHO” together with the underlying zoning designation (i.e., R3/SHO). (Ord. 991 (part), 2007).

**TABLE 2.2-13  
RESIDENTIALLY COMPATIBLE ZONING CATEGORIES AND USEABLE  
DENSITY**

<b>Zoning Category</b>	<b>Minimum Size (ft squared)</b>	<b>GP Density</b>	<b>Density Per Acre (du/ac)</b>
R-E	20,000	Low	2
R-S	7,200*	Low	6***



R-O-6000	6,000	Low / Medium	7
R-M	6,000**	Medium / High	21
R-MH	4,500	Medium	9
A-R	40 acres	Low	1 Unit per parcel
A-T	5 acres	Low	1 Unit per parcel
C-N	5,000	Medium	8
C-G	5 acres	Low	6
C-T	10,000	Low	6
Mobile Home Park	4,500	Medium	9
<p><i>*The minimum lot area for any new lot created in the R-S zone is 7,200 square feet. Exceptions to the lot minimum for reasons such as adjacency to lower density zoning districts shall be subject to review and approval of the planning commission and the city council on a case-by-case basis.</i></p> <p><i>**R-M Lot Requirements vary from 4,000 (single-family townhouse dwelling) to 7,500 (multiple-family dwelling unit) square feet.</i></p> <p><i>***Secondary housing units may be allowed in R-S zones for minimum lot areas of 7,200 square feet. and must contain an existing single-family unit. Secondary housing units were not factored into the density per acres calculation.</i></p> <p>Source: City of Coachella Zoning Ordinance.</p>			

To demonstrate the City of Coachella's commitment to encouraging the development of affordable housing projects, the following two programs are included in Chapter 4 of this Housing Element:

- Program 4 under Objective 1 commits the City to revise its Density Bonus provisions to be in compliance with SB 1818.
- Program 7 under Objective 5 commits the City to create a Zoning District that allows for the development of 30 units per acre for affordable multifamily housing projects, as identified in the General Plan.

### 2.2.1. NEW CONSTRUCTION NEEDS

The City of Coachella falls under the jurisdiction of the Southern California Association of Governments (SCAG). SCAG uses a predominately demographic formula to allocate the regional housing needs among the incorporated cities and unincorporated county. This process results in a Regional Housing Needs Assessment (RHNA) and the number reflected in that assessment must be considered when the housing element is prepared.

Historically, COGs prepared RHNAs every five years according to a schedule prepared by the State. However, in 2004, the State legislature extended the 3rd revision Housing Element Update Cycle one year. The current RHNA is for the 2006 to 2014 period.

SCAG housing needs figures are limited to new housing construction. That number is then allocated among income groups.

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### **2.2.1. (1) Income Group Goals**

The purpose of the income group goals is to ensure that each jurisdiction within a COG attains its share of the state housing goal without any relative disproportionate distribution of household income groups. The following household income groups are defined according to the HUD Area Median Income (AMI) and Income Limits Table: Extremely Low Income (generally less than 30 percent of AMI); Very Low (generally less than 50 percent of AMI), Low (generally between 50-80 percent of AMI), Moderate (generally between 80-120 percent of AMI) and Above Moderate (greater than 120 percent of AMI).

### **2.2.1. (2) Coachella RHNA**

The SCAG Regional 2007 Housing Allocation Plan determined that, at the time of the drafting of this Housing Element, 25.5 percent of the households in Coachella are classified as very low-income, and an additional 17.1 percent of households have been determined to be low-income. The assessment must include an analysis of the housing need for all income groups including the 18.9 percent of households with moderate incomes and the 41.5 percent with above moderate incomes.

Construction needs are derived from SCAG population and household growth projections. The income group proportions are then applied toward the construction need, which results in a goal for the number of housing units by income group within the City of Coachella.

For the current period of January 2006 to June 2014, the City of Coachella has been given a construction need of 5,733 new housing units. The specific need by income group is depicted in Table 2.2-15. The typical annual construction need is annualized for the Housing Element period. For consistency, the City utilized the same percentages identified in the SCAG Regional Housing Needs Allocation methodology for each income group.

**TABLE 2.2-14  
CONSTRUCTION NEED (January 2006- June 2014)**

<b>Income Group/Percent of Households (%)</b>	<b>Construction Need</b>	<b>Typical Annual Construction Needs</b>
Extremely Low – 11.25	644	75
Very Low – 11.25	644	76
Low – 15.6	893	105

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Moderate – 18.5	1,059	124
Above Moderate – 43.5	2,493	293
TOTAL	5,733	675
Source: 2007 Regional Housing Allocation Plan, SCAG		

### 2.2.m. AVAILABLE RESIDENTIAL ZONED LAND

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this Housing Element, State law requires that this element contain “*An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment...*” This inventory must identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

According to the State Department of Housing and Community Development’s “*Housing Resources – Q&A,*” - “*The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period of the housing element. The analysis should also identify the zones the locality believes can accommodate its share of the regional housing needs for all income levels.*”

As part of the 2008-2014 Housing Element update, an analysis of the residential development potential for projects currently underway and for vacant land in the City of Coachella was completed in July, 2008. In addition, in order to document units constructed for credit towards the current RHNA, Table 2.2-16 has been added, summarizing both single family units and multi-family units built between January 1, 2006 and June 30, 2008. Table 2.2-16 provides a detailed listing of the approved projects currently within the City of Coachella. Table 2.2-17 contains a parcel by parcel listing of vacant land and calculated unit capacity. Units constructed during the 2006-2008 period, together with approved units indicated in Table 2.2-16. that are either currently under construction or are entitled and awaiting building permit issuance, as well as vacant land to be rezoned to high density, are sufficient to meet the City’s 2006-2014 RHNA requirement. The City has provided a detailed list of zoned vacant land to demonstrate the City’s ability to construct additional units in the future.

#### 2.2.m(1) Units Constructed, 2006-2008

Table 2.2-3 summarizes the building permit activity in the City of Coachella from 2000 through 2008. Most pertinent to this Housing Element, during the period January 1, 2006 to June 30, 2008, a total of 904 building permits were pulled. Due to the economic slowdown, forty seven (47) single family and 12

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multi-family permits pulled in 2008 likely are pending construction (not completed during the period); therefore it has been determined that a total of 845 units were constructed during the '06 -'08 timeframe, based on permit activity, 711 single-family units in the above moderate income category (noted as "other" in the table), and 134 units in the low and very low income categories. Table 2.2-16 below summarizes units built by income category. The following four projects are credited with having built affordable units during '06-'08:

1. Rancho De La Fe, located at the Southwest Corner of Ave 53 and Shady Lane, zoned RS (Single Family),
2. Building Horizons (sweat equity project), homes located on Gorgonio Street (1), and Camacho St (2), zoned RS (Single Family),
3. Paseo De Las Palmas, located on Northwest Corner of Ave. 50 and Washington Ave, zoned RS (Single Family),
4. Casa La Paz, located at 84471 Avenue 51, zoned RM (Multi-Family, with a minimum lot size requirement of 4,300 square feet).

Income and sales price data were obtained to demonstrate affordability of the single family units. According to the developer, Rancho Housing Alliance, the Rancho De La Fe project (total of 120 units, 62 built during the 2006-2008 timeframe) was built to serve low and very low income families, utilizing USDA funds, at a density of approximately 4 UPA. The City's First Time Homebuyer program was also utilized. Approximately 75% of the homes are affordable to low income families, and 25% are affordable to very low income families. Homes are in the 1,300 to 1,400 square foot range, and sold for between \$164,000 and \$197,000. Together with documented household size (between 3 and 7 persons) and household incomes (between \$29,400 to \$43,100), the resulting affordability falls within the low (50%-80%) and very low (30%-50%) affordability levels. The remaining two single family projects, with similar sized units and sales prices are also affordable to families in the low and very low income ranges at roughly the same proportions. As per the apartment manager, monthly rents (2008) at the Casa La Paz apartments are \$671/month for a 2 bedroom unit, \$941/month for a 3-bed, and \$980/month for a 4-bed. Rents are restricted per the tax credit program; units are affordable in the low and very low range.

**TABLE 2.2-15**  
**UNITS CONSTRUCTED, JAN. 1, 2006-JUNE 30, 2008**

<b>Single-Family Units</b>					
<b>Project Name</b>	<b>VLI</b>	<b>LI</b>	<b>MI</b>	<b>AMI</b>	<b>Total</b>
Rancho De La Fe	14	48	0	0	62
Building Horizons	0	3	0	0	3
Paseo De Las Palmas	2	7	0	0	9
Other	0	0	0	711	711
<b>Total</b>	<b>16</b>	<b>58</b>	<b>0</b>	<b>711</b>	<b>785</b>

<b>Multi-Family Units</b>					
<b>Project Name</b>	<b>VLI</b>	<b>LI</b>	<b>MI</b>	<b>AMI</b>	<b>Total</b>
Casa La Paz	16	44	0	0	60
<b>Total</b>	<b>16</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>72</b>
<b>Grand Total</b>	<b>32</b>	<b>102</b>	<b>0</b>	<b>711</b>	<b>845</b>

*Source: City of Coachella Building and Planning Department, Rancho Housing Alliance, Casa La Paz Apartments, January 2009, 12 additional MF permits issued in*

### **2.2.m(2) Pending and Proposed Projects**

As illustrated in Table 2.2-16, the City has a number of projects with approved entitlements currently pending or under construction. A map of sites is included as Appendix G. With one exception, TTM 35523 which is currently in the LAFCO annexation hearing process, all of the projects included in the table are either approved and/or under construction within the City. Additional criteria is included indicating the current status, infrastructure availability and the project density.

Units within pending and proposed projects, in Table 2.2-16 below, are credited toward the moderate and above moderate income categories, with the following exceptions. Six (6) units in the Las Serenas Senior housing project have been recently completed, and provide three (3) very-low and three (3) low income one-bedroom units. Las Serenas is subsidized through USDA, and affordability covenants are in place. Four (4) affordable single-family units will be provided by the nearly completed Olive Crest transitional housing project. Both the Nickel Creek and Shadow View projects are within City Redevelopment areas. The City maintains a 15% affordability requirement on such projects (see attached City Council Resolution). Forty percent of this 15% is required to be very-low income (156 for Shadow View and 19 for Nickel Creek), the remaining 60% can be in the low to moderate income range. For

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purposes of RHNA, the City is only taking credit for the 40% in the very low income range. Therefore, a total of 185 very low and low-income units are being credited towards the RHNA.

**Table 2.2-16  
Approved Projects List**

Subdivision Map /Specific Plan	Assessor Parcel Number(s)	GP Designation	Zoning	Status	Infrastructure Availability	Constraints	No. of Units / acreages	Density	Percent Completed
Las Serenas Senior Housing	765-294-012/11/14	RH (High Density Residential)	R-M (Residential Multiple Family)	under construction	Excellent	None	Multi-Family: 6 / 0.43 acres	14 upa	95%
TTM 31714	778-470-001 to -020, 778-471-001, 778-472-001 to -031	RL (Low Density Residential)	RS (Residential - Single Family)	under construction	Excellent	Soils	Single-Family: 72 / 12 acres	6 upa	50%
TTM 31158	765-640-005	RL (Low Density Residential)	RS (Residential - Single Family)	under construction	Excellent	None	Single-Family: 40 / 6.65 acres	6 upa	20%
Olive Crest Transitional Housing	765-170-004	RL (Low Density Residential)	RS (Residential - Single Family)	under construction	Excellent	None	Single-Family: 4 / 0.66 acres	6 upa	0%
TTM 33556 (Eagle Falls Golf Course Community)	601-390-005 601-400-001	CE (Entertainment Commercial)	RS (Eagle Falls Specific Plan)	under construction	Good	Soils	Single-Family: 200/ 33.3 acres	6 upa	0%
TTM 33955 (Coachella Vineyards)	763-360-008 et al	RL/CG (Low Density Residential / General Commercial)	R-PUD (Residential Planned Unit Development)	approved	Good	None	Single-Family: 807 / 134.5 acres	6 upa	0%

Subdivision Map /Specific Plan	Assessor Parcel Number(s)	GP Designation	Zoning	Status	Infrastructure Availability	Constraints	No. of Units / acreages	Expected Density	Percent Completed
TTM 35005 (Brandenburg Butters)	763-070-020 et al	RL/RM/P (Low Density Residential / Medium Density Residential / Public use)	RS/R-M (Residential Single Family/Residential Multiple Family)	approved	Good	None	Single-Family Medium: 741 / 60.25 acres	12 upa	0%
							Multi-Family: 497 / 35.5 acres	14 upa	
							Single-Family Low: 241 / 60.25 acres	4 upa	
TTM 34434 (Van Buren Plaza)	603-260-041 and 603-260-043	RM (Medium Density Residential)	CG/R-M,PUD (Commercial General/Residential Multiple Family, Planned Unit Development)	approved	Good	Cal-Trans	Multi-Family: 167 / 12.81 acres	13 upa	0%
McNaughton Specific Plan	603-360-001 and 603-380-004	RL (Low Density Residential)	RS (Residential - Single Family)	approved	Poor	Seismic, Drainage, Water	Single-Family: 582 / 97 acres	6 upa	0%
TTM 32663 (Nickel Creek)	601-390-020	RM/CG (Medium Density Residential / General Commercial)	CG / R-M,PUD (Commercial General / Residential Multiple Family with Planned Unit Development Overlay)	approved	Good	Seismic, Soils	Multi-Family: 321 / 23 acres	14 upa	0%



Subdivision Map /Specific Plan	Assessor Parcel Number(s)	GP Designation	Zoning	Status	Infrastructure Availability	Constraints	No. of Units / acreages	Expected Density	Percent Completed
TPM 34993, TTM 34865 (Shadow View)	603-110-017 et. al.	CE (Entertainment Commercial)	RM, RH	approved	Good	Cal-Trans	Single-Family: 1,600 / 267 acres	6 upa	0%
							Multi-Family: 1,000 / 71.4 acres	14 upa	
TPM 35491 (The Vineyard at Coachella)	767-180-005	RH (High Density Residential)	R-M (Residential Multiple Family)	approved	Excellent	None	Apartments: 200 / 14 acres	14 upa	0%
							Single-Family: 64 / 8 acres	8 upa	
TTM 34087 (Van Buren Investments Project)	763-360-010 763-360-011	RL (Low Density Residential)	RS (Residential - Single Family)	approved	Fair	None	Single-Family: 272 / 45 acres	6 upa	0%
TTM 35523	767-120-021	RM (Medium Density Residential)	R-M,PUD (Residential Multiple Family, Planned Unit Development)	In the pipeline, (LAFCO hearing process), anticipated completion April 1, 2009	Excellent	None	Multi-Family: 111 / 7.9 acres	14 upa	0%
Single-Family Totals:				4,619					
Multi-Family Totals				2,121					
Affordable Single-Family Totals				4					
Affordable Multi-Family Totals				181					
Source: City of Coachella									

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The build-out of the approved/pending projects would yield 4,619 market rate single-family units and 2,121 market rate multi-family units for a total of 6,740 residential units. The total units including affordable and market rate is 6,925. The 6,740 market rate units are divided between moderate and above-moderate income levels, also according to the same percentages as the RHNA. Section 2.2m(5) “Land Suitability...” provides further analysis supporting the City’s determination that the zoning and availability of sites is adequate to provide for units in all income levels and distribute them using this method.

### **2.2.m(3) Vacant Land**

Table 2.2-17 is a listing of vacant land by zone classification along with the General Plan and Zoning information and a conservative calculated unit capacity. The vacant land survey found that a total of 2,837.56 acres of vacant land exists in the City of Coachella, with the capacity to accommodate approximately 9,457.9 new housing units at full build-out. Other than the vacant parcels that are to be rezoned, the remainder of the vacant parcels will be available for future housing production, not counted toward the current RHNA.

Most of the vacant land in the vacant inventory is in the CE General Plan category. According to data provided by the City, realistic capacities in Table 2.2-18 below were calculated utilizing a Gross Density of 8 units per acre, which is a reduction from the maximum allowable density in the CE district of 10 UPA. Units developed at this type of density would typically be medium density detached single family units; therefore, the City is anticipating the development of units satisfying the moderate and above moderate income categories.

Acknowledging constraints on the parcels, including soils, noise, potential seismic activity and access, further reductions in density have been made. Reductions have been made as indicated below and are accounted for in the table.

Combined Soils/Geotechnical constraints-25% reduction  
Combined Noise/Soils constraints-25%  
Seismic constraints (if not within 1,000 feet of the San Andreas Fault)-25%  
Seismic constraints (if within 1,000 feet of San Andreas Fault)\_75%

The following is a description of the terms used in Table 2.2-17 for the availability of infrastructure for the vacant sites listed in the table:

Excellent: Only lateral extensions from existing main lines needed.

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Good: Projects have access to utilities, but they may need to extend main lines; generally projects within ¼ mile of Tyler or Avenue 50 are considered to have good infrastructure availability.

Fair: Projects that are slightly more than ¼ mile north of Avenue 50, east of Tyler or south of Avenue 50 would be required to extend main lines to have access to existing infrastructure.

Poor: Projects that have no access to existing infrastructure.

The available vacant land in the City that is zoned for residential uses would be available to supplement residential development in the future. The City will continue to meet with the development community to ensure that this is sufficient to meet market demand. The City will also monitor zone change requests on a quarterly basis, monitor demand at the time of the Annual Update as required by the Governor's Office of Planning and Research (OPR), and initiate zone changes as necessary to meet demand.

#### 2.2.m (4) Rezoned Land

In order to satisfy the RHNA, and to further enrich the City's identified land inventory, City staff has identified five (5) parcels in the existing vacant land inventory (Table 2.2-17) that will be rezoned to the new R3, High Density Residential in accordance with the High Density (RH) General Plan designation, at a minimum density of 20 units per acre. The parcels are APN numbers 603-290-019, 603-300-028, 603-220-033, and 603-220-029, and 603-121-006, totaling 95.84 acres. The calculated capacity for all sites to be rezoned at 20 UPA is approximately 1,900 units. Program 5-7, on page 4.0-14 of this element commits the City to rezoning the above-mentioned parcels during Fiscal Year 2009-2010, which provides sufficient opportunity for the sites to be developed.

The City of Coachella has a history of developing an abundance of affordable projects in the City. Several programs are included in this housing element that are intended to encourage and facilitate the development of housing serving lower income families, including extremely low income. Programs include 1-5, 1-7, 1-10, and 5-1. As stated above in Section 2.2 (e)3, all of the multi-family residential developments currently in the City are affordable; none of the apartments are market rate. The City anticipates the need for affordable housing to continue, and with assistance from the development community, the City expects to be able to continue to meet this need. In fact, the City has received interest from developers about constructing affordable projects on the parcels identified for rezoning. The abundance of vacant unencumbered land in the City limits presents the City with a lot of flexibility to capture additional affordable units, as well as mixed use type residential development along with anticipated commercial development.

**TABLE 2.2-17  
VACANT LAND ACREAGE AND UNIT CAPACITY**

<b>APN</b>	<b>Allowable Density</b>	<b>Zoning</b>	<b>GP Desig.</b>	<b>Acres</b>	<b>Realistic Unit Capacity</b>	<b>Existing Use</b>	<b>Infra-Structure Availability</b>	<b>On-Site Constraints</b>
601400036	0-10 du/ac	CT	CE	17.87	107	agric.	excellent	seismic
603122001	0-10 du/ac	CG	CE	5	30	agric.	fair	noise/soils
603122007	0-10 du/ac	CG	CE	0.38	2	agric.	poor	soils/geotech
603122006	0-10 du/ac	CG	T	0.3	2	agric.	poor	soils/geotech
603122003	0-10 du/ac	CG	CE	1.5	9	agric.	poor	soils/geotech
603130001	0-10 du/ac	RM, CN	CE	20	120	agric.	fair	soils
603102010	0-10 du/ac	RS	CE	40	320	agric.	poor	access/soils
603130002	0-10 du/ac	AT	CE	20	1	agric.	fair	soils/geotech
603110017	0-10 du/ac	RS	CE	114.52	687	agric.	good	access
603110016	0-10 du/ac	CG	CE	11.76	70	agric.	good	access
603150002	0-10 du/ac	CG	CE	17.55	105	agric.	fair	soils/geotech
603150004	0-10 du/ac	CG	CE	20	120	agric.	fair	soils/geotech
603150012	0-10 du/ac	CG	CE	79.95	479	agric.	fair	seismic/soils
603150018	0-10 du/ac	AT	CE	4.47	1	agric.	fair	soils/geotech
603110018	0-10 du/ac	RS	CE	108.45	650	agric.	fair	soils/geotech

603170001	0-10 du/ac	AT	CE	74.52	1	agric.	poor	seismic
603150019	0-10 du/ac	AT	CE	4.81	1	agric.	fair	soils/geotech
603150010	0-10 du/ac	CG	CE	10.13	40	agric.	poor	seismic/soils
603150009	0-10 du/ac	CG	CE	10.12	40	agric.	poor	seismic/soils
603150005	0-10 du/ac	CG	CE	20	120	agric.	poor	seismic/soils
603150014	0-10 du/ac	AT	CE	4.85	1	agric.	fair	soils/geotech
603150015	0-10 du/ac	AT	CE	4.85	1	agric.	fair	soils/geotech
603150016	0-10 du/ac	CG	CE	37.45	224	agric.	fair	soils/geotech
603320008	0-10 du/ac	AR	CE	77.05	1	agric.	fair	soils/geotech
603320003	0-10 du/ac	CG	CE	80	480	agric.	fair	soils/geotech
603340001	0-10 du/ac	CG	CE	20	120	agric.	fair	seismic/soils
603340002	0-10 du/ac	CG	CE	20	120	agric.	fair	seismic/soils
603340005	0-10 du/ac	CG	CE	80	480	agric.	fair	seismic/soils
603340006	0-10 du/ac	CG	CE	16.8	33	agric.	fair	seismic/soils
603320004	0-10 du/ac	CG	CE	80	480	agric.	good	soils/geotech
603340003	0-10 du/ac	CG	CE	20	60	agric.	fair	seismic/soils
603320006	0-10 du/ac	AR	CE	40	1	agric.	good	soils/geotech
603320005	0-10 du/ac	AR	CE	40	1	agric.	good	soils/geotech
603340008	0-10 du/ac	CG	CE	40	60	agric.	fair	seismic/soils
603340009	0-10 du/ac	CG	CE	20.6	30	agric.	poor	seismic/soils

603340004	0-10 du/ac	CG	CE	20	60	agric.	fair	soils/geotech
603330009	0-10 du/ac	AR	CE	80	1	agric.	good	soils/geotech
603350016	0-10 du/ac	AR	CE	9.76	1	agric.	fair	soils/geotech
603330004	0-10 du/ac	AR	CE	40	1	agric.	good	soils/geotech
603330002	0-10 du/ac	AR	CE	70	1	agric.	good	soils/geotech
603330010	0-10 du/ac	AR	CE	70.18	1	agric.	good	noise/soils
603350002	0-10 du/ac	AR	CE	40	1	agric.	fair	soils/geotech
603350005	0-10 du/ac	AT	CE	40	1	agric.	fair	seismic/soils
603350006	0-10 du/ac	AT	CE	40	1	agric.	fair	seismic/soils
603350014	0-10 du/ac	AR	CE	9.76	1	agric.	fair	soils/geotech
603350017	0-10 du/ac	AR	CE	9.76	1	agric.	fair	soils/geotech
603350003	0-10 du/ac	AR	CE	40	1	agric.	good	soils/geotech
603350010	0-10 du/ac	AR	CE	9.78	1	agric.	good	soils/geotech
603350011	0-10 du/ac	AR	CE	9.78	1	agric.	good	soils/geotech
603350012	0-10 du/ac	AR	CE	9.78	1	agric.	good	soils/geotech
603350013	0-10 du/ac	AR	CE	8.78	1	agric.	good	soils/geotech
603350009	0-10 du/ac	AR	CE	1	1	agric.	good	soils/geotech
603350007	0-10 du/ac	AT	CE	40	1	agric.	fair	soils/geotech
603350008	0-10 du/ac	AT	CE	40	1	agric.	fair	seismic/soils
603370002	0-10 du/ac	AT	CE	41.74	1	agric.	fair	seismic/soils

603330003	0-10 du/ac	AR	CE	10	1	agric.	good	noise/soils
601390021	0-10 du/ac	CG	CG	12.3	74	vacant	fair	geotechnical( a/p)
601390005	0-10 du/ac	RS	CE	40	10	vacant	good	seismic/nois e
601390006	0-10 du/ac	RE	CE	35	280	vacant	fair	soils/access/ bio
601390007	0-10 du/ac	RE	CE	5	25	vacant	poor	access/soils
601610009	0-10 du/ac	CG	CE	7.91	32	vacant	excellent	none
601400038	0-10 du/ac	CG	CE	32.09	169	vacant	good	none
601400048	0-10 du/ac	CG	CE	6.4	17	vacant	good	none
601610001	0-10 du/ac	CG	CE	3.6	14	vacant	excellent	none
601610002	0-10 du/ac	CG	CE	5.45	21	vacant	excellent	noise
603140012	0-10 du/ac	CG	CE	27.18	32	vacant	poor	seismic
603121006	0-10 du/ac	CG	CE	5.32	21	vacant	good	noise/cal- trans
603102025	0-10 du/ac	CG	CE	1.03	6	vacant	fair	seismic/nois e
603101020	0-10 du/ac	CG	CE	47.33	284	vacant	good	noise/soils
603102035	0-10 du/ac	CG	CE	3.1	18	vacant	fair	noise/soils
603102031	0-10 du/ac	CG	CE	18.35	110	vacant	fair	noise/soils
603102027	0-10 du/ac	CG	CE	20.57	123	vacant	fair	noise/soils
603102034	0-10 du/ac	CG	CE	3.12	18	vacant	fair	noise/soils
603102033	0-10 du/ac	CG	CE	2.02	12	vacant	fair	noise/soils
603102019	0-10 du/ac	CG	CE	5.83	35	vacant	fair	noise/soils

603102036	0-10 du/ac	CG	CE	6.43	25	vacant	good	soils
603102002	0-10 du/ac	CG	CE	13	52	vacant	good	soils
603130003	0-10 du/ac	RS	CE	15	90	vacant	fair	soils
603130006	0-10 du/ac	AT	CE	3.23	1	vacant	poor	seismic/noise
603102003	0-10 du/ac	CG	CE	1.74	10	vacant	fair	soils
603102018	0-10 du/ac	RS	CE	40	240	vacant	fair	soils/geo
603102037	0-10 du/ac	CG	CE	30.1	180	vacant	good	soils
603102021	0-10 du/ac	CG	CE	12.29	49	vacant	fair	caltrans
603140010	0-10 du/ac	CG	CE	34.51	138	vacant	poor	seismic/noise
603102038	0-10 du/ac	RS	CE	7.87	47	vacant	poor	access
603102029	0-10 du/ac	CG	CE	3.4	13	vacant	good	caltrans
603150008	0-10 du/ac	CG	CE	20.25	121	vacant	poor	soils/geotech
603170004	0-6 du/ac	RS	RL	60.23	216	vacant	poor	bio/drainage /geotech
603150011	0-10 du/ac	CG	CE	40	240	vacant	poor	soils/geotech
603150007	0-10 du/ac	CG	CE	40	240	vacant	poor	soils/geotech
603290018	0-10 du/ac	AT	CE	46.79	1	vacant	good	noise/soils
603340007	0-6 du/ac	RS	RL	24.65	110	vacant	poor	seismic/drainage
603290012	0-10 du/ac	RS	CE	38.93	233	vacant	good	soils/noise
603290019	0-10 du/ac	AT	CE	26.63	1	vacant	good	soils/noise
603300028	0-10 du/ac	AT	CE	33.49	1	vacant	good	noise/soils



603370003	0-6 du/ac	RS, OP	RL, OP	195.09	877	vacant	poor	seismic/drain age/hillside
603300027	0-10 du/ac	AT	T	6.57	1	vacant	good	noise/soils
603330008	0-10 du/ac	AR	CE	10	1	vacant	good	soils/geotech
603330005	0-10 du/ac	AR	CE	10	1	vacant	good	soils/geotech
603220033	0-6 du/ac	RS	RL	16.91	101	vacant	excellent	none
603220029	0-6 du/ac	RS	RL	15.15	90.9	vacant	excellent	none
Total		N/A	N/A	2837.56	9,457.9	N/A	N/A	N/A

Note: Expected densities for each zone within this table are based upon data provided by the City Planning Department.

Source: City of Coachella

### **2.2.m(5) Remaining Residential Need for 2006-2008 RHNA Period**

As identified in Tables 2.2-18, the existing need for the 2006-2014 RHNA period has been adjusted by units constructed during the 2006-2008 period, currently pending or approved, and under construction prior to 2008 (See Table 2.2-15). As indicated in Table 2.2-18, the RHNA requirements for the City of Coachella for the 2006-2014 period would be satisfied by units constructed and approved units, identified in Table 2.2-16.

**TABLE 2.2-18**  
**RHNA Achievement Status and Remaining Needs for the current**  
**RHNA Period (JANUARY 2006-JUNE 2014)**

<b>Income Group/Percent of Households</b>	<b>Construction Need</b>	<b>Units Built 2006-2008 (Remaining Need)</b>	<b>Approved Units (Remaining Need)</b>	<b>Rezoned Land (Remaining Need)</b>	<b>Remaining Need</b>
Extremely Low-11.25%	644	0 (644)	0 (644)	644 (0)	0
Very Low-11.25%	644	32 (622)	177 (435)	435 (0)	0
Low-15.6%	893	102 (791)	8 (783)	837 (-54)	0
Moderate-18.5%	1,059	0 (1,059)	2,022 (-963)	0	0
Above Moderate-43.5%	2,493	711 (1,782)	4,718 (-2,936)	0	0
<b>TOTAL</b>	<b>5,733</b>	<b>845</b>	<b>6,925</b>	<b>1,916</b>	<b>NA</b>

**2.2.m(6) Land Suitability and Zoning to Accommodate Housing for Lower Income Households**

As part of this analysis, the income levels for the identified developments have been projected based upon the current Zoning and General Plan designations of the project sites and the income levels of existing and historic development within the City of Coachella, and based on the City's ability to demonstrate that the Zoning is suitable to accommodate the housing needs for lower income households. Historic development patterns are exhibited by the affordable projects cited in table 2.2-15. The City of Coachella has a strong history of affordable units and expects this pattern to continue into the new Housing Element period.

In Coachella, the higher density zones are suitable to support affordable multi-family units. As previously stated in this document, at Section 2.2.e(3), all multi-family units in Coachella are affordable units. Lower and medium density zones in the City already support affordable as well as market rate single family units. Further, the City acknowledges that in order to establish consistency with the General Plan, and to accommodate development up to 30 units per acre, Program 5-7, p. 4.0-15, has been included in this Housing

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Element to process a Zoning Code amendment, adopting a new high density Zoning designation that will allow 30 units per acre.

Subsequent to the programmed Zoning Code amendment, the City will meet the default density specified by the State of California. Therefore, in accordance with Government Code Section 65583.2 (c)(3)(B), the City is able to demonstrate the suitability of the higher density zones for the development of affordable housing, i.e. housing in the lower income categories, meeting the “appropriate zoning” test as outlined in the HUD guidelines. It follows that the high density Residential Zoning District has the lowest cost of construction per unit and would therefore be most suitable for very low and low-income construction. In addition, fee costs are traditionally smaller per unit in the higher density zones.

### **2.2.m (7) Second Units**

The construction of second units in the City of Coachella has become a viable method in which to provide an affordable housing alternative to lower income households. Over the past five years, 16 second dwelling units have been constructed in the City of Coachella (See Table 2.2-19).

According to the 2000 Census, 70 percent of the households within the City of Coachella are renter households. Of these households 41.3 percent are overpaying for housing. The majority of the rental households are made up of one, two and three persons, which are most appropriate for a one or two bedroom dwelling unit.

Second units are allowed by-right within the R-S residential zone. Currently there are no specified standards in relation to the development of second units and therefore as per State law, the City follows the guidelines for second units found under the provisions of AB 1866 (Chapter 1062, Statutes of 2002).

**TABLE 2.2-19  
SECOND DWELLING UNIT TRENDS**

Year						
2001	2002	2003	2004	2005*	TOTAL	Expected 2nd Unit Construction 2008-2014
6	2	2	4	2	16	18
Source: City of Coachella Master Planning Log File * to March 2005						

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## **2.2.n. INFRASTRUCTURE AVAILABILITY**

The City of Coachella can supply water and sewer services to all areas within the City limits. Currently, existing infrastructure for water and wastewater is available to selected sites identified in the vacant land survey. The City has identified the provision of infrastructure to parcels on the Vacant Land Table 2.2-18, to range from excellent to poor. Excellent indicates immediately available wastewater and water to the subject parcel. Poor indicates the need to extend mainline and lateral infrastructure to serve the parcel, in addition to the payment of fees. Good and fair infrastructure availability indicate the need for a level of development between the two extremes. There are no environmental constraints such as wetlands or contamination that would inhibit developers from building on the parcels identified in the vacant land survey.

The vacant sites identified in Table 2.2-18 are infill sites located within the City limits and are flat and suitable for development. A map of these sites is included as Appendix H. As a result no major grading would be required on these parcels.

### **2.2.n (1) Domestic Water Service**

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

The primary source of water for the City of Coachella comes from deep groundwater aquifers ranging between 400 and 1,000 feet below the surface. The City owns and operates six active wells, one standby well, and three reservoirs. The capacity of the system is 5.1 million gallons of storage and 5,000 gallons per minute (GPM) of water production from all wells.

At the time of the drafting of the 1996 City of Coachella General Plan, the City used approximately 5.32 million gallons of water per day (MGD) for all nonagricultural uses including residential, commercial, and industrial development. This is based on the assumption of demand factors of 2,100 Gallons Per Day (GPD) for residential uses and 3,500 GPD for commercial and industrial uses. This accounts for only four percent of total water usage within the Planning Area. The existing water supply is adequate to serve existing residents and the system has the capacity to supply an additional 1.8 MGD, which would be adequate to support the buildout of the development associated with this Housing Element.

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## **2.2.n (2)Wastewater Collection & Treatment**

Several agencies provide sewer service within the Planning Area including the Coachella Sanitary District within 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 30 acre domestic wastewater treatment facility located near Avenue 54 and Polk Street and a 12 acre agricultural washwater treatment facility located near Avenue 52 and Tyler Street. The domestic treatment facility has a capacity of 2.8 MGD, with a 1994 average daily flow of 1.9 MGD (68 percent capacity) while the agricultural washwater treatment facility has a peak month capacity of 175,000 GPD.

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

Sewer service to all unincorporated areas is handled by the Coachella Sanitary District. CVWD is capable of providing sewer collection and treatment services to all unincorporated areas south of the City via a system of force mains and a 5.8 MGD wastewater reclamation plant located at Avenue 62 and Fillmore Street. This plant treats a 1996 average flow of approximately 4.3 GPM (74 percent capacity). This plant is sited on 300 acres of land with an ultimate expansion capacity of 30 to 50 MGD, which would be adequate to provide wastewater support for the buildout of the City of Coachella.

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## SECTION 2.3

### **CONSTRAINTS, EFFORTS, AND OPPORTUNITIES**

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

#### **2.3.a. GOVERNMENTAL CONSTRAINTS**

##### **2.3.a(1) 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 and Water Pollution Control Acts 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 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 which 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'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 Coachella.

##### **2.3.a(2) Land Use Controls**

Governmental constraints also result from land use regulations or practices which have the effect of limiting achievable density to below the maximum permitted by the general plan designation or zone. Required open space for residential development, for example, can have the effect of reducing density. Given the warm desert climate of Coachella, the availability of outdoor space for all residential development is essential to maintain quality of life in the City.

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The Land Use Element of the City's General Plan has currently identified a projected total number of units expected to be developed across all General Plan designations, including 2,429 dwelling units within the C-E land use designation. While this is the expectation based on growth assumptions contained in the General Plan, the General Plan goes on to state that the intent is not to "set quotas or limit development". The City maintains the flexibility to develop additional units as necessary; therefore, the number of units ascribed (2,429) to the CE designation is not a hard cap, and therefore will not unduly limit development in the CE designation. As a matter of course, the City will revisit this anticipated growth totals, as part of the comprehensive General Plan Update, which is currently in process.

The Coachella Zoning Ordinance established a maximum height limit of 35 feet for residential uses in all zones. This height limit can accommodate the range of residential densities permitted under the Zoning Ordinance as well as the types of residential design appropriate in Coachella.

Incentives in which the City could apply to reduce costs and thus make housing affordable to low and moderate income households are as follows: reduce the cost of fees (i.e., sewer and water capacity, drainage, park fees, etc.) for the developer of reserved housing units with the requirement that these savings be passed on to the consumer; the enforcement of resale controls through trust deeds; and the issuance of density bonuses.

### **2.3.a(3) Local Entitlement Fees and Exactions**

Part of the cost of developing residential units is the fees or other exactions required of developers to obtain project approval and the time delays caused by the review and approval process. 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 an adequate supply of public parkland and to provide necessary public works infrastructure (streets, sewers, and storm drains) to support the new development. Such costs are charged to the developer; however, costs are ultimately passed to the ultimate product consumer in the form of higher home prices or rents.

The significance of the necessary public works infrastructure improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount of existing improvements and nature of the project. However, projects are required to install improvements necessary to serve their project in order to not overburden the City's systems, and continue to provide for future growth.

Table 2.3-2 below, indicates the City's currently applicable planning fees. The City's fees are lower than surrounding jurisdictions on average, as the fee schedule is more than 15 years old. The City has prepared a revised fee schedule, which the City Council is scheduled to adopt within the next six months. As a general rule, the fees

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do not act as a constraint against building affordable housing, as they are set so as to recapture the cost of processing. Building Department fees, including building fees, plan check fees, seismic fees, electrical fees, fire plan check fee, plumbing and mechanical fees, are charged in accordance with the Uniform Building Code (UBC), and are based on project valuation, out of the control of the City.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide necessary public works infrastructure (streets, sewers, and storm drains) to support the new development.

Required public works infrastructure improvements vary greatly from project to project. The improvements are dependent on the amount of existing improvements and the nature of the project. However, at a minimum, projects are required to install improvements required to serve their project in order to not overburden the City's systems, and continue to provide for future growth.

Domestic service within the incorporated city limits of Coachella is provided through the Coachella Water Authority. The City owns and operates six (6) active wells, one (1) standby well, and three (3) reservoirs. With adoption of the water master plan, water supply, storage and distribution facilities are either available or planned by the Coachella Water Authority. The lack of water infrastructure is therefore not an impediment to growth in the City.

The Coachella Sanitary District is the primary provider of sewage treatment services within the incorporated City limits and currently operates a wastewater treatment facility with a capacity of 2.8 million gallons per day (MGD). According to the master sewer plan, future development capacity is dependent on increased sewerage capacity at the treatment plant.

Other ancillary services and utilities critical to residential development include the provision of natural gas and electricity. The Gas Company (TGC) provides natural gas to the City via three regional natural gas transmission pipelines. Although line extension may be required in some areas, the City can continue to be serviced to General Plan build out. The Imperial Irrigation District serves the City with electricity; sufficient capacity exists to serve the City to General Plan build out.

The Coachella Valley Unified School District and Desert Sands Unified School District serves the City of Coachella and the surrounding unincorporated areas of Riverside County. The School District assesses a school impact fee on all new residential development, both multi-family and single-family, of \$5.74 per square foot. The fee for residential land can add significantly to the cost of development. Currently, exemptions from the school impact fee are not allowed; however, the school board may be open to considering requests for exemption from the fee.



**Table 2.3-1**  
**ENTITLEMENT FEES FOR SINGLE AND MULTI-FAMILY**  
**DEVELOPMENT**

	<b>Single-Family</b> Cost \$	<b>Multi-Family</b> Cost \$
Conditional Use Permit	\$500*	\$500*
Tentative Parcel Map	\$500	\$500
Tentative Subdivision Map	\$1,000**	\$1,000***
Variance	1,500****	\$1,500****
Design Review	\$500*	\$1,000*
Source: City of Coachella * Additional \$10 per acre and \$5 per unit ** Additional \$10 per lot and \$5 per acre *** Costs are associated with Townhome type. Additional \$10 per lot and \$5 per acre. ****Only \$250 for setbacks and \$500 for signs		

Table 2.3-2 below indicates the City's current Development Impact Mitigation fees for residential projects in the City of 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

Appendix D provides a representative sample of the total fees charged for residential projects in the City of Coachella. The total impact fees for the sample single family home were \$12,296, including a \$4,779 Park In-Lieu fee. The total for all fees was \$25,732, for 12 percent of the project valuation. The multi-family sample is an 8 unit building with \$5,712 in impact fees. The total for all fees was \$48,923, for 13% of the estimated building cost. 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 it is not a constraint.

**TABLE 2.3-2**  
**DEVELOPMENT IMPACT MITIGATION FEES**

Impact Fee Category	Per Unit Fees
	<i>Residential Dwelling Unit</i>
Street Construction and Rehabilitation	\$326
Bus Shelter and Bus Stop Safety Zone	\$77
Bridge and Grade Separation	\$652
Park Improvement	\$3,541
Public Safety Capital Improvement	\$1,514
Traffic Safety	\$297
City Hall	\$622
Library	\$298
Total	\$7,327
Source: City of Coachella Municipal Code, chapter 4.45 development impact fees	

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements which relate to site coverage, parking, and open space within 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. Bigger 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 lists regulations regarding noise transmission and energy conservation 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 in the competitive market, some features (e.g., energy conservation regulations) may actually reduce monthly living expenses. All add to the initial sales price, which, in many cases can become increasingly burdensome for many new homebuyers.

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### **2.3.a(4) Processing and Permit Procedures**

The City of Coachella maintains a streamlined application process for residential projects. The development review and permitting process, administered by the Coachella 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. Permit applications are submitted at the City's public review counter and then given an initial review, providing the applicant 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 function is to facilitate the application process by reviewing a proposed project in its initial stages in order to identify impacts to City services and other agencies, and to provide 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 perhaps a Variance, the time would be from 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 between 4 to 6 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 to ensure a uniform standard is maintained City-wide. 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 (RO-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 to ensure a uniform standard is maintained City-wide. 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

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changes in the design; therefore, the Use Permit hearing process is not considered to effect 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 (1 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 sector and could decrease the costs for the developer by as much as 30 percent.

Table 2.3-3 below outlines typical entitlement processing times, depending on workload.

**TABLE 2.3-3  
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	

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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.

### **2.3.a(5) Building Codes and Enforcement**

Compliance with Building Code standards often adds to the cost of construction, but is seen as necessary to protect the health, safety and welfare of the citizens. Compliance results in greater construction costs up-front but ensures that the buildings retain their structural integrity. Table 2.3-4 identifies Coachella's residential development standards. The off-street parking requirements are discussed at section 2.2.k, in section 2.2, Inventory of Resources. The City's residential development standards and parking requirements are fairly typical when compared to similarly sized communities in the County and are not restrictive or onerous. In order to provide further incentive for affordable projects and to minimize housing development costs, the City also considers a waiver of off-street parking requirements for affordable projects.

The City of Coachella has adopted the 2007 Uniform Building Code (UBC), Uniform Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings. New structures must conform to the standards of the UBC. 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. Coachella Building staff is responsible for enforcing state and local regulations. The City has not adopted any amendments to this code. In general, the City maintains a program of inspection and enforcement with its Code Enforcement Officer. Redevelopment Agency staff works closely with the Building and Neighborhood Enhancement Division on a proactive basis to identify substandard and dilapidated housing conditions. When these are reported to redevelopment agency staff, property owners will be contacted and offered financial assistance to correct any code violations.

**TABLE 2.3-4  
RESIDENTIAL DEVELOPMENT STANDARDS**

Zone	Maximum Density	Minimum Lot Size	Yard Setbacks			Maximum Height	Off Street Parking*
			Front	Side	Rear		
R-E	2 du/acre	20,000 sq.ft.	20	20	25	35'	A
R-S	6 du/acre	7,200 sq.ft.	20	15	20	35'	A
R-O	7 du/acre	6,000 sq.ft.	20	10	15	35'	A
R-M	21 du/acre	3,000 sq.ft. <sup>1</sup>	15	10	20	35'	B
A-R	6 du/acre	40 Acres	20	20	25	35'	A
A-T	4 du/acre	5 Acres	20	20	25	35'	A
C-N	6 du/acre <sup>2</sup>	5,000 sq.ft.		10	10	35'	
C-G	6 du/acre	5 Acres		10	10	35'	B
C-T	6 du/acre	10,000 sq.ft.	15	10	10	20'	B

\*The following are the definitions for the off-street parking codes.

(A) Two spaces per dwelling unit, both to be in an enclosed garage. Single-Family units within the R-O 6000 Overlay zone may reduce this requirement to one space in an enclosed garage so long as all requirements of that zone are met.

(B) 0 to 1 bedroom One per dwelling unit, to be covered or in a garage. Plus two-thirds open space per dwelling unit.  
2 or more bedrooms One per dwelling unit, to be covered or in a garage. Plus one and one-third open space per dwelling unit.

Notes:

<sup>1</sup>The R-M, Multiple-Family Residential Zone allows for dwelling units ranging from single-family detached units to multi-family dwellings, each with different levels of minimum lot sizes, the smallest of which is 3,000 sq.ft.

<sup>2</sup> Secondary housing units may be allowed in R-S zones for minimum lot areas of 7,200 square feet. and must contain an existing single-family unit. Secondary housing units were not factored into the density per acres calculation.

Source: City of Coachella Zoning Ordinance

### **2.3.a (6) On- and Off-Site Improvements**

For residential projects, the City requires both on- and off-site improvements. Such improvements are required as a condition of the subdivision map, or as part of the building permit if a subdivision map is not required. The following are the minimum design guidelines for street improvements:

- Express Way – 120' Right of Way
- Major Arterial – 110' Right of Way
- Minor Arterial – 100' Right of Way
- Major Collector – 88' Right of Way
- Minor Collector – 60' Right of Way
- Restricted Local Street – 5-6' Right of Way

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, street lights and street trees;
- Bus turnout lanes;
- Perimeter walls and site landscaping;

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- Sewer connection;
  - Water connection;
  - Detention/retention of storm waters;
  - Provision for fire service including emergency access, adequate fire flow, fire hydrants;
  - Provision for police service;
  - Identification of site addresses, and exterior lighting;
  - Handicapped access;
  - Undergrounded utilities (electricity, gas, cable television); and
  - School fees.

Landscaping is required for all zoning districts. Such landscaping would include, but not be limited to, shrubbery, trees, grass and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic environment in the City by providing relief from developed and paved areas. All landscaping is installed by the developer.

Development of, and connection 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 much higher residential densities.

Adequate parking must be provided for each new building structure and may not be removed unless a sufficient replacement is provided or the existing structure is removed. Parking is to be located on the same lot as the main building. For single-family dwellings, multifamily dwellings, and mobile homes, there is a requirement for two parking spaces per dwelling unit. However in the medium density and high density residential zones only one space has to be covered. All parking facilities must have adequate lighting and must have landscaping.

Site improvements in the City consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). Therefore, these are costs that will be added to the sale or rental price of housing. The costs are necessary for residential development and are not a constraint to the development of housing within the City of Coachella.

### **2.3.a(7) Persons with Disabilities**

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

#### **Zoning and land use:**

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Supportive multifamily 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 ordinance 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 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 7 or more persons, as required by SB520. This Housing Element includes programs in Section 4 to ensure SB520 compliance.

All City offices of Coachella are handicapped accessible. Disabled applicants are treated with the same courtesy as all 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 of Coachella currently utilizes either a variance or encroachment permit process to accommodate requests for special structures, i.e. 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 a program, 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.

#### Permits and Processing:

The City of Coachella 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.

Coachella has set valid and responsible building codes for utilization in the City. 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.



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### **2.3.b. NON-GOVERNMENTAL CONSTRAINTS**

The ability to address the underserved needs of the citizens of the City of Coachella must overcome a variety of obstacles, many of which 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. This includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (e.g., land, construction, financing) and value of consumer preference.

#### **2.3.b(1) Availability of Financing**

Another constraint affecting housing costs is the cyclical nature of the housing industry. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries, but appear to be more dramatic in the homebuilding sector because of the susceptibility of the industry to changes in federal fiscal and monetary policies.

One of the significant components to overall housing cost is financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates, which peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990's has seen interest rates drop dramatically, fluctuating between six and eight percent. Through 2005, the rates on a 30-year fixed rate mortgage have varied between just below six percent and eight percent. For the first time since the 1960's, some mortgage rates have fallen below six percent. This has good implications for the City of Coachella's First Time Home Buyer program because all of the permanent second mortgages are typically two to three points below the current market rate.

According to the Multiple Listing Service (MLS) figures, the current median price for a single family home sold in the first quarter of 2008 in Coachella ranged at approximately \$210,000. Assuming a ten percent down payment, and a 30-year fixed rate mortgage, the Principal-Interest-Taxes-Insurance (PITI) payment can be estimated to be \$1,133 for a six percent interest rate (See Table 2.3-5). This monthly payment is only affordable for households with above moderate incomes.

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**TABLE 2.3-5**  
**AFFORDABLE HOUSING COST**

<b>Interest Rate</b>	<b>Selling Price</b>	<b>Net Monthly Payment*</b>	<b>Income Required **</b>
6.00%	\$210,000	\$1,133	\$45,320
7.00%	\$210,000	\$1,257	\$50,280
8.00%	\$210,000	\$1,387	\$55,480
* Assumes a 10 percent down payment			
** Assumes 30 percent of income towards net monthly payment.			

### **2.3.b(2) Cost of Land**

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land costs, the higher the price of a new home. 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 (e.g. streets, sewer lines, water lines, etc.) over the maximum number of lots. Land costs in the Riverside Valley have been high compared with the rest of the nation as in the case in the balance of California. Recently, given the market conditions over the past two years, land costs have come down significantly. Specifically, the cost of land in the region of Riverside County that includes the City of Coachella represents a significant portion of the cost of new construction. On average, one acre of residentially zoned land, fully entitled for development sells in the \$200,000 to \$245,000 range.

### **2.3.b(3) Cost of Construction**

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs vary greatly depending upon the quality, size, and the materials being used. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and plastic pipe. Prices for these goods are affected primarily by the availability and demand for such materials.

According to the BIA, the cost of construction in Riverside County, in general is \$40 to \$80 per square foot depending on type of construction and other factors, but costs within the City of Coachella itself are usually in the bottom of the range, around \$40 to \$43 per square foot. Construction costs are generally considered low to moderate and, do not constitute a constraint to the development of affordable housing.

A major cost component of new housing is labor. Inflated labor costs due to high wage rates significantly increase the overall cost of housing in some markets. The

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cost of labor in Coachella is relatively low for a number of reasons. Overall, the regional cost of living is relatively high; wage scales in the area, therefore, tend to be somewhat higher than in markets with higher lower costs. Also labor is generally less costly because the area is predominantly non-union. Labor in highly unionized markets is typically more expensive. The City will monitor the impact of recent prevailing wage legislation to determine the impact on affordable housing.

Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960's. Numerous interior and exterior design features (larger master bedroom suites, three-car garages microwave ovens, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly competitive market, many consumers consider these "extra touches" as necessities when buying a new home. While the basic shelter or "no frills" house has met with varying degrees of consumer acceptance, the high costs of homeownership may lead to a return to less complicated designs.

A significant constraint to many families is the specific design features (lack of recreational facilities or unit size and design) in individual projects that are not suited for children. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities may restrict access to handicapped persons.

### **2.3.c. 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 developer's costs, fees may be lowered or eliminated by the Department Director 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 remain ongoing to assist the development community reduce costs and time associated with the approval process. The City continues to offer cost reductions to developers, primarily through the activity of the Coachella Redevelopment Agency. The Agency offers cost savings through financing options for lower income projects, including homebuyer assistance, owner and renter occupied rehabilitation and preservation of affordable rental housing.

In order to further demonstrate the City's commitment to creating opportunities for housing for all segments of the population, and in order to comply with State Law, a Density Bonus program has been included in this housing element (Program 1-4, page 4.0-3) to establish an allowance for higher densities for projects that incorporate affordable units.

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On July 24, 2006 the City approved an Inclusionary Housing Policy affecting all “new residential development” or “substantially rehabilitated dwelling units”, requiring the following:

- At least fifteen percent (15%) of all new or substantially rehabilitated dwelling units developed or produced within the City of Coachella Redevelopment Project Areas shall be available at affordable cost to, and occupied by, persons and families of low or moderate income.
- At least forty percent (40%) of all affordable dwelling units shall be available at affordable housing cost to, and occupied by, very low income households.
- All affordable dwelling units shall remain affordable for the longest feasible time, but not less than 55 years for rental units and 45 years for owner-occupied units. Such availability shall be assured and implemented through the recordation of covenants.

The affordable housing inclusionary requirement may be modified by the Redevelopment Agency upon approval of a petition by an owner or developer, or combination of owners and developers, requesting alternatives to this requirement that may include one or a combination of any of the following options:

- The owner or developer may propose to construct some or all of the required units within the Residential Development or Project;
- The owner or developer may propose to construct a joint housing project within the Project Area in conjunction with other similarly situated owners or developers provided the units are affordable to very low, low, or moderate income households.
- The owner or developer may propose to construct a joint senior housing project within the Project Area in conjunction with other similarly situated owners or developers provided the units are affordable to very low, low, or moderate income households.
- The owner or developer may propose to satisfy the obligation to construct such units by the payment of an in-lieu to the Redevelopment Agency to finance the construction of such units on site or in an outside location deemed appropriate by the Agency.
- The owner or developer may propose the development of or production of two such affordable units outside the Redevelopment Project Area for each unit that otherwise would have been required inside the Redevelopment Project Area.
- The owner or developer may request a density bonus or other zoning incentives provided that said bonus or incentives shall not be used to reduce

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the total number of units that the owner or developer is otherwise required to produce under the inclusionary housing requirement.

### **2.3.d. OPPORTUNITIES FOR ENERGY CONSERVATION**

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

#### **2.3.d(1) Conservation**

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions. .

Imperial Irrigation District supplies electric service to the City of Coachella, gas service is provided by So Cal Gas Company; the following rebate and incentive programs are offered for residential units:

- Photovoltaic Rebates for the purchase and installation of photovoltaic or solar powered systems.
- Heating and Cooling Rebates for the purchase of Energy Star rated airconditioners, whole house fans, evaporative cooling systems or the installation of a “cool roof”.
- Summer Discount Program providing savings on summer electric bills with the installation of a remote-controlled device for the central air conditioner that allows SCE to turn off or cycle air during peak usage hours.
- Energy Star Refrigerator Purchase Rebate to replace an old and inefficient refrigerator with a new energy efficient refrigerator.
- Refrigerator/Freezer Recycling Rebate to remove and recycle old and inefficient refrigerators and freezers.
- Operation Light Exchange allows residential customers to exchange halogen torchiere floor lamps and incandescent floor/table/desk lamps for new Energy Star labeled lamps.
- The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. These improvements are to be used to retrofit existing multifamily properties of two or more units.

As of the 2000 census, approximately 52.5 percent of the City’s housing stock has been built since 1980 and most of these units benefit from Title 24 and other energy conservation measures. Additional conservation opportunities will come from remodeling existing residences. Remodeling projects with the greatest opportunity for generating residential energy conservation include installing insulation and dual pane

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windows, weatherproofing, water-efficient landscaping and lowering appliance consumption.

### **2.3.d(2) Development**

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads, and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24. Title 24 energy requirements are consistently reviewed in all building applications processed in the City. Developers are encouraged to use green building techniques and materials.

The City's revised Density Bonus provisions will provide an additional incentive to build higher density housing close to jobs and transportation. The City will also support financing applications for affordable multifamily housing that give preferences to developments that incorporate green building technologies and materials. These financing programs also give preference to developments that are located close to schools, shopping, transportation, parks and medical facilities.

Solar energy is a viable alternate energy source for the City of Coachella. There are two basic types of solar systems: active and passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to better absorb heat. Properly placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays to generate electricity and can substantially reduce electric bills. Technology has made the cells increasingly efficient, and has reduced their cost to the level that may make them more popular with the average consumer.

Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to cool and heat a house, and to provide it with hot water and electricity. This may mean lower energy costs for Coachella's residents.

Additional conservation opportunities are found in new construction. Residential construction techniques for conservation and sustainability have been gaining in popularity and acceptance in recent years. The most widely recognized certifying agency with respect to such construction is LEED, the Leadership in Energy and Environmental Design (LEED) Green Building System. The intent of LEED is to

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encourage widespread implementation of development practices that further the concept of sustainability and environmental friendliness in the built environment. LEED is the nationally recognized benchmark for the design, construction, and long-term maintenance of high performing green buildings. LEED also offers certification of new construction enabling property owners to take advantage of tax credits savings on items such as appliances, insulation, and roof systems. The whole package is evaluated for five key areas of importance:

1. Sustainable site development;
2. Water savings;
3. Energy efficiency;
4. Material selection; and
5. Indoor Environmental quality.

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Environmental and financial benefits to earning LEED certification include:

- Lower operating costs;
- Energy and Water Conservation;
- Reduced waste sent to landfills; and
- Qualifying for tax rebates and other incentives.

Where practicable, the City will emphasize incorporation of LEED certification into new construction, enabling developers to capitalize on opportunities for long-term energy savings. Energy savings have the capability to pay off the expected increase of approximately three percent in construction costs to meet the LEED certification standard. Energy savings will lead to lower long term operational costs for home owners and renters



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## SECTION 3.0

### 3.1 STATE ISSUES AND POLICIES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

A May 22, 2000 update to the Statewide (1996-2000) Housing Plan indicates that California may have to accommodate 45 million people by 2020. To meet the enormous needs for housing and other services, the State will have to use all the resources at its disposal.

The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- ❑ Meeting low-income renters needs
- ❑ Meeting low-income homeowners needs
- ❑ Meeting the needs of homeless persons and households requiring supportive services

Within the five year strategy is a sub-list of strategies that are intended to address housing as a statewide concern:

- ❑ Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources, and fostering partnerships between housing providers).
- ❑ Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects, and mobile home ownership).
- ❑ Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and modular homes, eliminating duplicative environmental review procedures, and revising regulations that add to the cost of housing development).

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- ❑ Much higher levels of housing construction are needed to adequately house the State's population.
  - ❑ High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
  - ❑ In some portions of the State, the level of overcrowding has dramatically increased.
  - ❑ A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
  - ❑ Significant numbers of temporary agricultural workers migrate throughout the State, facing housing challenges that influence their welfare.
  - ❑ Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

### **3.2. TRENDS**

The following is a summary of housing trends in Coachella

- ❑ Over the last Housing Element period, the Coachella Housing Program was effective in completely meeting the City's RHNA goals. Affordable housing types and economic segments have been accommodated through the Housing Programs.
- ❑ Six key household trends impacting Coachella's housing are:
  - Continual pressure downward on housing prices in the region and statewide
  - A continuing demand for subsidized rental units
  - A demand for multifamily units
  - A demand for homeownership opportunities for moderate income households
  - A decreasing supply of vacant land
  - The potential for redevelopment
- ❑ According to the 2007 survey, 27.4% percent of Coachella's housing is in need of moderate or substantial rehabilitation, or is considered dilapidated.

### **3.3. POLICY GOALS**

The goals, objectives, and programs of the 2008 City of Coachella Housing Element focused on maintaining housing affordability, increasing the supply of housing for moderate and

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above moderate-income groups, and meeting the needs of the special needs population. The current update continues to address these issues.

The City of Coachella has eight broad housing priorities:

1. To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.
2. To provide for a choice of housing locations and types for all residents including promoting up-scale housing for middle income residents.
3. To provide special needs housing including but not limited to domestic violence issues, senior housing, disabled housing, migrant housing and homeless shelters.
4. To promote the development of hotel and motel establishments in the City.
5. To promote access to safe and decent housing for all economic groups
6. Increase the availability of affordable housing for all households in Coachella through public and private channels
7. To manage housing and community development in a manner that will promote the long-term integrity and value of each new housing unit and the environment in which it is located
8. To promote energy and water conservation activities in all residential neighborhoods.

### **3.4. QUANTIFIED OBJECTIVES**

The quantified objectives of this Housing Element for new construction and rehabilitation are included below. The potential for new construction during the 2008-2014 Housing Element period takes into account 845 units constructed during the January 1, 2006 to June 30, 2008 period. Currently, no at risk units exist in the City of Coachella.

**TABLE 3-1  
QUANTIFIED OBJECTIVES**

<b>Income Group</b>	<b>New Construction (Approved Units)</b>	<b>Rehabilitation</b>
Extremely Low	708	48
Very Low	732	48
Low	1,001	96

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Moderate	1,387	0
Above Moderate	3,236	0
TOTAL	7,064	192
Note: The City anticipates rehabilitating 32 units annually, for a total of 192 units for this housing element period, based on goals and historical performance.		

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## SECTION 4.0

### HOUSING PROGRAM

The purpose of this section is to formulate a housing program that will guide the City of Coachella and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels. The City intends to create a municipal climate that encourages varied and quality affordable housing developments by both the public and private sectors.

The City of Coachella has several existing and proposed housing programs to meet the housing needs of specific target groups and the general population over the five-year planning period of this element. The City's Plan of Action establishes periods for achieving Housing Element goals, annual targets, or activities where appropriate. The agency responsible to monitor or take action for each goal is also identified. The following five types of City programs are maintained to accomplish the Housing Element goals:

- Programs to expand the availability of housing to residents of all income groups;
- Programs to promote an adequate supply of affordable housing either through reducing the costs of development or providing direct assistance to households;
- Programs to maintain and rehabilitate the existing housing stock;
- Programs to address the housing needs of all segments of the population, particularly for those with special needs, such as the elderly, disabled, large families, farmworkers, and the homeless; and
- Programs to promote energy conservation.

#### 4.0.a. HOUSING GOALS, OBJECTIVES, POLICIES AND PROGRAMS

##### 4.0.a.(1) Goals

The Housing Goals for the 2008-2014 Housing Element are as follows:

1. Provide adequate housing in the City by location, price, type, and tenure, especially for those of low and moderate income and households with special needs.
2. Achieve balanced growth in the City by designating suitable sites for residential development.
3. Conserve and improve the condition of the existing affordable housing stock within the City.

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4. Reduce residential energy usage within the City and thereby reduce overall housing costs.
  5. Promote and support equal housing opportunity for all residents of the City regardless of race, religion, marital status, age, sex, nationality, physical disabilities, family size, source of income, or other arbitrary factor.
  6. Facilitate the maintenance, improvement, and development of housing commensurate with local needs.
  7. Support the provision of adequate housing to meet the needs of all economic segments of the community.
  8. Preserve existing affordable housing opportunities for lower income residents of the City.

#### **4.0.a.(2) Objectives and Policies**

##### **Objective 1: Housing Availability and Production**

##### **Policies**

- (a) Use the Land Use Element of the General Plan and the Zoning Ordinance to ensure the availability of adequate sites for a variety of housing types.
- (b) Employ a range of housing densities to provide housing for all economic segments of the community consistent with good planning practice.
- (c) Maximize use of vacant land within the City and contiguous to existing development in order to reduce the cost of off-site improvements and create a compact City form.
- (d) Ensure the compatibility of residential areas with surrounding uses through the separation of potentially hazardous or damaging uses, construction of adequate buffers, and other planning and land use techniques.
- (e) Promote higher density and mixed use redevelopment within the downtown area.
- (g) Require that adequate public and private services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.
- (h) Investigate adaptive reuse of vacant commercial structures in the downtown area for housing, possibly in a mixed-use fashion.
- (i) Promote and encourage the use of innovative construction techniques.

##### **Programs in Support of Objective 1; Housing Availability and Production**

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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.  
**Anticipated Impact:** 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.
  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 residential zones, in accordance with State law.  
**Responsible Agency:** Coachella Community Development Department  
**Anticipated Impact:** Will bring the City into compliance with state law; allow and encourage second dwelling units where appropriate.  
**Financing:** Department budget.  
**Schedule:** 2009-2010 Fiscal Year.
  3. **Program:** Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding commercial and other non-residential uses.  
**Anticipated Impact:** 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.
  4. **Program:** The Zoning Ordinance shall be revised to incorporate Density Bonus provisions, with options, as per State Law.  
**Responsible Agency:** Coachella Community Services and Community Development Department.  
**Anticipated Impact:** Will bring the City into compliance with state law; enhance the feasibility of affordable housing projects.  
**Financing:** Department budget.  
**Schedule:** 2009-2010 Fiscal Year.

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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-profit and for-profit low-cost housing developers, including actions necessary to expedite processing and approvals for such projects.  
**Anticipated Impact:** Encourage the development and redevelopment of affordable housing with financial participation from the City.  
**Responsible Agency:** Coachella Community Development Department.  
**Financing:** California State Department of Housing and Community Development (HCD).  
**Schedule:** 2009, Annually.
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.
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 State Department of Housing and Community Development (HCD).  
**Schedule:** 2009, Annually.



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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 distributed to all project proponents.  
**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:** Fiscal Year 2009-2010, timeline to be updated every 6 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.
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 non-profit 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.
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.

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**Schedule:** As per State law thereafter.

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:** Departmental Budgets.

**Schedule:** Within one year of adoption of this Housing Element.

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 farm worker housing in the City.

**Responsible Agency:** Coachella Planning and Community Development Department, Planning Commission

**Financing:** Departmental Budgets.

**Schedule:** Within one year of adoption of this Housing Element.

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## Objective 2: Housing Conservation and Improvement

### Policies

- (a) Continue to use available state and federal funds for housing rehabilitation, in a manner that will benefit the largest number of lower income households, including extremely low income
- (b) Promote the rehabilitation of deteriorated dwellings on an average annual rate of 32 units per year (16 low income, 8 very low income and 8 extremely low income), or 192 units by 2014.
- (c) Allow utilization of rehabilitation assistance funds to alleviate overcrowded conditions.
- (d) Encourage the rehabilitation of substandard dwelling units instead of requiring their demolition, whenever possible, to preserve the existing affordable housing stock.
- (e) Utilize the neighborhood enhancement capabilities of the City to ensure that property owners renting unsanitary and unsafe housing units correct identified code violations.
- (f) Encourage continued maintenance of currently sound housing through a local information and assistance program.
- (g) Ensure that all new housing units constructed in the City are safe and livable through vigorous enforcement of the Uniform Building Code.
- (h) Pursue the removal and replacement of substandard units that cannot be rehabilitated.
- (i) Minimize and prevent where possible the displacement of residents due to City assisted rehabilitation activities.
- (j) Prevent the encroachment of incompatible uses into established residential neighborhoods.
- (k) Preserve the physical character of existing neighborhoods.

### Programs in Support of 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

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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.

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 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.

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 Department.

**Financing:** Department budgets.

**Schedule:** Current and ongoing, 2008-2014.

5. **Program:** Continue to provide information and technical assistance to local property owners regarding housing maintenance.

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**Anticipated Impact:** Proper, continued maintenance of currently sound housing, thereby preventing deterioration and avoiding the need for rehabilitation assistance.

**Responsible Agencies:** Coachella Planning Department and Building Departments.

**Financing:** Department budgets.

**Schedule:** Current and ongoing, 2008-2014.

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:** CDGB funds.

**Schedule:** 2008-2014, as needed.

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.

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.

9. **Program:** Continued participation by Economic Development staff in the SAFE Cities Committee and in other groups and committees that bring together representatives of public safety, neighborhood enhancement and regional representatives.

**Anticipated Impact:** Continued support for the SAFE Cities Committee and the preservation of public safety within the City.

**Responsible Agency:** Economic Development and Redevelopment Agency staff.

**Schedule:** Continuous and Ongoing, 2008-2014.

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### Objective 3: Opportunities for Energy Conservation

#### Policies

- (a) Encourage the use of energy conserving techniques in the siting and design of new housing.
- (b) Actively enforce all state energy conservation requirements for new residential construction.
- (c) Allow use of rehabilitation assistance funds to make residences more energy efficient.
- (d) Make local residents aware of the free home surveys performed by the Coachella Water Authority as a means to reduce water consumption and the rebate programs offered by Imperial Irrigation District and So Cal Gas Company.

#### Programs in Support of Objective 3; 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.
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.
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.

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**Responsible Agency:** Coachella Community Services Agency.

**Financing:** CDBG, HOME, and CRA funds.

**Schedule:** Current and ongoing, 2008-2014.

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:** IDD and Coachella Community Development Department.

**Financing:** N/A, materials provided by IID.

**Schedule:** Current and ongoing, 2008-2014.

#### **Objective 4: Equal Housing Opportunity**

##### Policies

- (a) Advocate equal housing opportunity for all residents.
- (b) Utilize local fair housing agencies to investigate promptly and aggressively any complaints involving housing discrimination.
- (c) Promote greater awareness of tenant and landlord rights.
- (d) Allow use of rehabilitation assistance funds to remove architectural barriers in residences occupied by handicapped persons.
- (e) Promote handicapped access in new housing developments and in existing housing.
- (f) Assist and support local social service agencies in their applications for federal funds to provide emergency shelters for homeless individuals and families.
- (g) Encourage the development of housing to meet the needs of elderly, large family, and female-headed households.
- (h) Promote the provision of both purchase and rental housing to meet the needs of families of all sizes.

##### Programs in Support of 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.

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**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 budget.

**Schedule:** 2009, Ongoing 2008-2014

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 or disabled persons.

**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.

**Schedule:** Current and ongoing, 2008-2014.

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.

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.

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



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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.

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.

The allowance for Single Room Occupancy (SRO's) shall be encouraged and facilitated through identification of potential locations and through city assistance with grant writing for the development of SRO projects

**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

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.

**Responsible Agency:** Coachella Community Development

Department.

**Financing:** Department budget.

**Schedule:** Current and ongoing, 2008-2014 (as needed basis).

7. **Program:** The City shall provide educational outreach materials in English and Spanish on the web site at the City Hall and Library. In addition, the City shall continue to train Housing staff so that they can provide referrals and assistance to tenant/landlord relations and shall continue the complaint referral program.

**Anticipated Impact:** Increased and ongoing support for Spanish-speaking residents.

**Responsible Agency:** Coachella Economic Development Department and Planning Commission.

**Financing:** Redevelopment Agency.

**Schedule:** July 2009.

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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.
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.

## **Objective 5: Removing Constraints**

### Policies

- (a) Periodically reexamine local building and zoning codes, in light of technological advances and changing public attitudes, for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.
- (b) Ensure that local lending institutions continue to meet the credit needs of all economic segments of the community.
- (c) Charge development fees that do not unreasonably contribute to the cost of housing.
- (d) Continue to financially assist with land and/or off-site improvements costs for lower income housing projects, as funds become available.
- (e) Continue practice of expeditious processing of residential development proposals and permits.
- (f) Consider preparation of a fee study to determine if fees for discretionary entitlement applications (e.g. variances, zone changes, subdivision maps, etc.) can be reduced.

### Programs in Support of Objective 5; Removing Constraints

Department.

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  
**Financing:** Department budget.  
**Schedule:** Every five (5) years.
2. **Program:** Encourage active participation in an 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).  
**Anticipated Impact:** Assurance that 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.  
**Responsible Agency:** Coachella Community Services Department.  
**Financing:** Department budget.  
**Schedule:** Biennial review of HMDA/CRA statements.
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  
**Financing:** Department budget; possible CDBG Planning/Technical Assistance Grant.  
**Schedule:** Every five (5) years.
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.
5. **Program:** The City shall encourage concurrent processing of entitlements to foster an environment conducive to business, Allowing various analyses and staff reports to be done at the same time, rather than

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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 web site.

**Anticipated Impact:** Reduction in overall development processing time, resulting in greater time and cost savings.

**Responsible Agency:** Coachella Community Development, and Community Services Departments.

**Financing:** Departmental Budgets.

**Schedule:** 2008-2014.

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 budget.

**Schedule:** 2009-2010 Fiscal Year.

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 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 .

**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 budget.

**Schedule:** By 2009-2010 Fiscal Year.

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## Objective 6: Housing Affordability

### Policies

- (a) Consider the use of innovative land use techniques and construction methods to minimize housing construction costs without compromising basic health, safety, and aesthetic considerations.
- (b) Utilize the financial resources of the Coachella Community Service Department to assist developers who desire to construct new lower income, including extremely low-income housing units in the City.
- (c) Investigate and pursue state and federal programs and funding sources designed to expand housing opportunities for extremely low, and moderate income households, including first-time homebuyers, farm workers, the elderly, and the handicapped.
- (d) Apply for CDBG and other HUD funds to provide affordable housing opportunities for extremely low, and low to moderate-income households.
- (e) Assist private developers, non-profit organizations, and public agencies involved in the provision of affordable housing in identifying and assembling sites suitable for the development of extremely low income, and low and moderate-income housing.
- (f) Encourage the inclusion of lower income, including extremely low income and moderate-income units in privately sponsored multi-family housing developments.
- (g) Work with local lending institutions to maximize private financing for the construction of new lower income including extremely low income, and moderate-income housing.
- (h) Work with individuals who want to build attached second dwelling units on existing residential lots in order to increase the supply of housing for elderly households.
- (i) Actively market the City to housing developers through appropriate advertisements in development publications and in metropolitan area newspapers.
- (j) Promote the construction of new assisted housing units in the City for lower income households, including extremely low income.
- (k) Actively support the Coachella Community Service Agency attempts to secure additional Section 8 rental assistance for Coachella residents.
- (l) Utilize local land use and development controls to encourage non-market rate housing development in accordance with Sections 65915-65918 of the California Government Code.
- (m) Continue to promote the affordability of existing housing units for lower income including extremely income, and moderate-income households by maintaining at least 250 Section 8 certificates/vouchers for eligible City residents.

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Programs in Support of 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.
2. **Program:** The City will evaluate for implementation the use of innovative land use 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.  
**Anticipated Impacts:** Reduction in housing development costs without compromising basic health, safety and aesthetic considerations.  
**Responsible Agency:** Coachella Community Development  
Department.  
**Financing:** Department budget.  
**Schedule:** Fiscal Year 2009-2010.
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.
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 partnerships with non-profits for utilization of Neighborhood Enhancement staff and Coachella Redevelopment staff to help write and to review project applications.  
**Anticipated Impact:** Procurement of funding for the development of lower income housing.  
**Responsible Agency:** Coachella Community Development and Community Services Department.

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**Financing:** Department of Housing and Community Development, CHFA Self-Help 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.

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:

Pursue Key Federal and State Affordable Housing Funding Sources: Successful implementation of housing programs to create affordable housing depend on a community's ability to pursue additional funding sources.

Community Development Block Grant (CDBG): 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.

HOME: The State HCD administers the HOME 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.

Department of Housing and Community Development Bond Programs: 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.

**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.

**Responsible Agency:** Community Development Department.

**Financing:** Department of Housing and Community Development

**Schedule:** Annually (HOME and CDBG), monthly, ongoing.

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## Objective 7: Preserving Affordable Housing

### Policies

- (a) Utilize federal, state, and local funding to preserve lower income rental housing to the extent possible.
- (b) Work closely with non-profit organizations and public agencies involved in the provision of affordable housing to preserve existing lower income rental units within the City.
- (c) Investigate the establishment of procedures to prevent the displacement of lower income residents from assisted housing units that may convert to market rate housing in the future.

### Programs in Support of 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.
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 preservation of at-risk units.  
**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 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).  
**Responsible Agency:** Coachella Community Development and Community Services Departments.  
**Financing:** Department of Housing and Community Development  
**Schedule:** Complete study of need for and possible content of anti-displacement ordinance by 2009.