City Council Chamber
1515 6th Street, Coachella, California
(760) 398-3502 ◆ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 2, 2025
6:00 PM

In-Person Meeting Location: City Council Chamber 1515 6th Street, Coachella, CA	**If you would like to attend the meeting via Zoom, here is the link:** https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09 Or One tap mobile : +16694449171,,84544257915#,,,,*380084# Or Telephone: US: +1 669 900 6833 **Webinar ID: 845 4425 7915** **Passcode: 380084** **Spanish:** El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

- Public comments may be received by 12:00 P.M. **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
  - **In Real Time:**

    If participating in real time via Zoom or phone, during the Public Comment Period, use the **"raise hand"** function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
  - **In Writing:**

    Written comments may be submitted to the **Kendra Reif** electronically via email to **kreif@coachella.org**. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
  - If you wish, you may leave a message at (760) 398-3102 Ext: 122 before 5:30 p.m. on the day of the meeting.

- The **live stream** of the meeting may be **viewed online** by accessing the city's website at **www.coachella.org**, and clicking on the "**Watch Live & City Council**" tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

"At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda."

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes June 18, 2025.

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

"The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes."

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. City of Coachella 6th Cycle Housing Element proposed amendments to Sections 17.16.020, 17.18.020, 17.18.030, 17.24.020 and 17.24.030 of the Coachella Municipal Code regarding affordable housing developments to bring the city's 6th Cycle Housing Element into compliance with state law. City-Initiated.

INFORMATIONAL:

ADJOURNMENT:

Complete Agenda Packets are available for public inspection at the City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

City Council Chamber
1515 6th Street, Coachella,
(760) 398-3502 ◆
www.coachella.org

AGENDA

DE UNA REUNIÓN DE LA

CIUDAD DE COACHELLA
COMISIÓN DE PLANIFICACIÓN

2 de Julio de 2025
6:00 PM

Lugar de la reunión en persona: Cámara del Ayuntamiento 1515 6th Street, Coachella, CA	**Si desea asistir a la reunión a través de Zoom, aquí está el enlace:** **https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09** **O one tap mobile: Us: +16699006833,, 84544257915#,,,,* 380084# US** **O teléfono:** **Us: +1 669 900 6833** **ID del webinar: 845 4425 7915** **Código de acceso: 380084** **Español: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla**

Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

En vivo:
Si participa en vivo a través de zoom o teléfono, durante el período de comentarios públicos, use la función "levantar la mano" en su computadora, o cuando use un teléfono, los participantes pueden levantar la mano presionando *9 en el teclado.

Por escrito:
Los comentarios escritos pueden enviarse a la comisión electrónicamente por correo electrónico a kreif@coachella.org. Se requiere la transmisión antes del inicio de la reunión. Todos los comentarios escritos recibidos serán enviados a la comisión e ingresados en el registro.

SI LO DESEA, PUEDE DEJAR UN MENSAJE EN EL (760) 398-3102, EXTENSIÓN 122, ANTES DE LAS 4:00 P.M. DEL DÍA DE LA REUNIÓ

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

APROBACIÓN DE LA

AGENDA:

"En este momento, la Comisión puede anunciar cualquier punto que está siendo retirado de la agenda o continuado a otra fecha o solicitar el traslado de un punto de la agenda".

APROBACION DE LAS ACTAS:

1. BORRADOR DE LAS ACTAS DE LA COMISION DE PLANIFICACION – 18 DE JUNIO 2025.

COMUNICACIONES ESCRITAS:

COMENTARIOS DEL PÚBLICO (PUNTOS QUE NO ESTÁN EN LA AGENDA):

"El público puede dirigirse a la Comisión sobre cualquier tema de interés para el público que no esté en la agenda, pero que esté dentro de la jurisdicción de la materia de la misma. Por favor limite sus comentarios a tres (3) minutos".

INFORMES Y SOLICITUDES:

SESIÓN DE ESTUDIO

PUNTOS QUE NO SON DE AUDIENCIA:

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

2. Ciudad de Coachella, 6º Ciclo de Elemento de Vivienda, enmiendas propuestas a las Secciones 17.16.020, 17.18.020, 17.18.030, 17.24.020 y 17.24.030 del Código Municipal de Coachella en relación con el desarrollo de viviendas asequibles para hacer que el 6º Ciclo de Elemento de Vivienda de la ciudad esté en cumplimiento de la ley estatal. Ciudad-Iniciado

INFORMATIVO:

SE SUSPENDE LA SESIÓN:

Los paquetes completos de la agenda están disponibles para inspección pública en el Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad www.coachella.org.

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD

City Council Chamber
1515 6th Street, Coachella, CA
(760) 398-3502 ◆ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 18, 2025
6:00 PM

If you would like to attend the meeting via zoom, here is the link:

https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09
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In real time:

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In writing:

Written comments may be submitted to the commission electronically via email to kreif@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3502, EXTENSION 114, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE:

COMMISSIONER LARA

ROLL CALL:

Commissioners Present: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara.

Commissioners Absent: Alternate Commissioner Caballero.

Staff Present: *Kendra Reif, Principal Planner.
*Adrian Moreno, Associate Planner.
*Jesus Medina, Information Technology Tech.
*Jason Stevens, Information Technology Manager.

APPROVAL OF AGENDA:

"At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda."

IT WAS MOVED BY CHAIRPERSON MURILLO AND SECONDED BY VICE CHAIRPERSON FONSECA TO APPROVE THE AGENDA.

Approved by the following roll call vote:
AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara.
NOES: None.
ABSTAIN: None.
ABSENT: Alternate Commissioner Caballero.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes May 21, 20255.

IT WAS MOVED BY COMMISSIONER LARA AND SECONDED BY CHAIRPERSON MURILLO TO APPROVE THE MINUTES.

Approved by the following roll call vote:
AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara.
NOES: None.
ABSTAIN: None.
ABSENT: Alternate Commissioner Caballero.

2. Planning Commission Meeting Minutes June 4, 2025.

IT WAS MOVED BY VICE CHAIRPERSON FONSECA AND SECONDED BY CHAIRPERSON MURILLO TO APPROVE THE MINUTES.

Approved by the following roll call vote:
AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara.
NOES: None.
ABSTAIN: None.
ABSENT: Alternate Commissioner Caballero.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

"The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes."

Public Comments Open at 6:03 pm by Chairperson Murillo.

Public Comments Closed at 6:04 pm by Chairperson Murillo.

REPORTS AND REQUESTS:

NONE.

NON-HEARING ITEMS:

NONE.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Architectural Review No. 25-01 Ocean Mist Signage a request for Architectural Review Approval for (4) directional signs, (1) monument sign, and (1) main building sign at the Ocean Mist Farm property at 52300 Enterprise Way (Assessor Parcel Number 763-131-029 and 763-131-088) and determining that the proposed project is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15311. Applicant: Daniel Martinez.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Jeff Grady, with Signarama, made himself available and provided comments.

Public Hearing Opened at 6:18 pm by

Public Hearing Closed at 6:18 pm by Chairperson Murillo.

IT WAS MOVED BY CHAIRPERSON MURILLO AND SECOND BY COMMISSIONER LARA TO APPROVE ARCHITECTURAL REVIEW NO. 25-01 OCEAN MIST SIGNAGE WITH COMMISSIONER

LARA'S SUGGESTIONS AND PROVIDE STAFF DIRECTION TO WORK WITH THE APPLICANT TO FINALIZE THE PAINTING OF THE BUILDING.

Approved by the following roll call vote:
AYES: Chairperson Murillo, Vice Chairperson Fonseca, Commissioner Lara.
NOES: None.
ABSTAIN: None.
ABSENT: Alternate Commissioner Caballero.

INFORMATIONAL:

Planning Commission Secretary Updates:

- Youth Advisory Commission applications will be opening soon and will be closing in August for High School students living in Coachella.
- The Planning Commission appointments were continued from the last meeting, they are going to be brought before the city Council on June 25th Meeting.

ADJOURNMENT: 6:25 PM

Respectfully Submitted by,

Kendra Reif
Planning Commission Secretary

Complete Agenda Packets are available for public inspection in the Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

STAFF REPORT
7/2/2025

TO: Planning Commission Chair and Commissioners

FROM: Kendra Reif, Development Services Director

SUBJECT: City of Coachella 6th Cycle Housing Element proposed amendments to Sections 17.16.020, 17.18.020, 17.18.030, 17.24.020 and 17.24.030 of the Coachella Municipal Code regarding affordable housing developments to bring the city's 6th Cycle Housing Element into compliance with state law. City-Initiated

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STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt Resolution No. PC2025-13 recommending that the City Council adopt an Ordinance approving amendments to the Coachella Municipal Code (C.M.C.) Sections 17.16.020, 17.18.020, 17.18.030, 17.24.020 and 17.24.030 of Title 17 ("Zoning") to permit certain affordable housing developments by right and amend certain height and density standards for affordable housing developments in order to bring the city's 6th Cycle Housing Element into compliance with state law.

BACKGROUND:

The City Council adopted the Coachella General Plan 2035 on April 22, 2015, that established the goals, policies, and implementation strategies that will implement the vision for the City of Coachella. The Housing Element is one of seven mandatory elements of a city's General Plan. The purpose of the Housing Element is to identify and analyze existing and projected housing needs in an effort to preserve, improve and develop housing for all economic segments of the community in accordance with state law. It is the only general plan element for which State certification is required. State law requires that Housing Elements be updated periodically, pursuant to legislative action, depending on the region. As a jurisdiction of the Southern California Association of Governments (SCAG) region, the City of Coachella is required to adopt its updated Housing Element within 120 days of October 15, 2021 that covers the planning period October 2021 through October 2029 (by February 15, 2014). SCAG received a housing need of 1,341,827 units distributed to the 197 SCAG jurisdictions. Jurisdictions that do not have a compliant housing element by the October 15, 2021 deadline may be ineligible to apply for State grants.

The existing Housing Element was adopted by the City and certified by the State Department of Housing and Community Development (HCD) in April 2014. The current draft Housing Element

commenced in early 2021. Since that time, the City has engaged in a series of consultations, workshops, and meetings with housing advocates, developers, local service providers, neighborhood associations, and the community-at-large to solicit input regarding the Element and issues related to its implementation.

On September 28, 2021, the City submitted a draft housing element to HCD for review. On November 24, 2021, HCD issued a findings letter to the City noting multiple revisions necessary for the housing element to be compliant with Housing Element Law. On October 11, 2022, the City submitted a subsequent draft element to HCD for review. On December 9, 2022, HCD issued a second findings letter to the City noting revisions were still necessary for the housing element to be compliant with Housing Element Law.

On June 14, 2023, the City submitted another subsequent draft element to HCD for review.
On July 27, 2023, HCD issued a third findings letter to the City noting the revised draft element, incorporating prior revisions submitted, met the statutory requirements of Housing Element Law. However, the housing element cannot be found in substantial compliance until the City has completed necessary rezones to address the shortfall of sites to accommodate RHNA. On September 13, 2023, the 6th Cycle Housing Element, General Plan Amendment, and Environmental Assessment were approved by the City Council. On October 2, 2023, the City submitted a housing element adopted on September 13, 2023, to HCD for review.

On December 1, 2023, HCD issued a fourth findings letter to the City describing HCD's review of Resolution Number 2023-43 and Ordinance 1204 that were completed to address statutory requirements. HCD noted the Resolution and Ordinance do not appear to meet statutory requirements. Therefore, the housing element cannot be found in substantial compliance until the City has completed necessary rezones that meet statutory requirements. The City submitted an Electronic Site Inventory List to HCD on May 1,2025 and it was accepted by HCD on May 1, 2025.

On May 15th HCD accepted all of staff's changes and issued a letter to the City stating that all proposed changes are in compliance with State Housing Law and meet the statutory requirements related to rezoning to accommodate the lower-income regional housing need allocation (RHNA) pursuant to Government Code section 65585, (Attachment 2).

DISCUSSION/ANALYSIS:

To bring the City's 6th Cycle Housing Element into compliance with State law and promote affordable housing in the City, Planning Staff prepared code amendments to the Coachella Municipal Code and proposes Municipal Code Amendments to Title 17, Zoning, to permit certain affordable housing developments and amend certain development standards to allow for affordable housing.

The proposed C.M.C. zoning amendments are as follows:

U-E Urban Employment Zone (Chapter 17.16.020), DT-PV Downtown Pueblo Viejo and TR-PV Downtown Transition Zones (Chapter 17.18.020), CN Neighborhood Commercial Zone (Chapter 17.24.020)

Permitted uses. Allows for multifamily developments in which at least 20 percent of the units are affordable to lower income households and meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i).

DT-PV Downtown Pueblo Viejo and TR-PV Downtown Transition Zones (Chapter 17.18.30)

Property Development Standards. Modifies building height limitation to 5 stories, or seventy-five (75) feet, whichever is less.

CN Neighborhood Commercial (Chapter 17.24.030)

Property Development Standards. Modifies minimum density to 20 dwelling units/acre for multifamily residential uses meeting state requirements and modifies the maximum height limit to four (4) stories or fifty (50) feet, whichever is less.

Once the rezoning of land occurs, the City's 6th Cycle Housing Element will comply with State law, allowing the City to implement the new 2021-2029 Housing Element.

ENVIRONMENTAL REVIEW:

This Ordinance is a "project" subject to the California Environmental Quality Act (CEQA). On September 13, 2023, the Coachella City Council adopted an Environmental Impact Report (EIR) when it adopted the 6th Cycle Housing Element, which analyzed the significant environmental impacts resulting from adoption of the new Housing Element. Because this zoning Ordinance merely implements the provisions of the new Housing Element, the analysis contained in the EIR remains sufficient to outline the significant environmental impacts of this Ordinance. No facts or circumstances have significantly changed since adoption of the Housing Element and the EIR. Therefore, no further environmental analysis of this Ordinance is required under CEQA.

ALTERNATIVES:

1) Adopt Resolution No. PC2025-13 recommending that the City Council approve amendments to the Coachella Municipal Code (C.M.C.) Sections 17.16.020, 17.18.020, 17.18.030, 17.24.020 and 17.24.030 of Title 17 ("Zoning") for adoption of the 2021-2029 Housing Element.
2) Adopt Resolution No. PC2025-13 recommending that the City Council approve amendments to the Coachella Municipal Code (C.M.C.) Sections 17.16.020, 17.18.020, 17.18.030, 17.24.020 and 17.24.030 of Title 17 ("Zoning") for adoption of the 2021-2029 Housing Element *with amendments*.
3) Recommend denial of Resolution No. PC2025-13.
4) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachment:

1. Resolution No. PC2025-13, Amending Zoning Code to Conform with HCD Approved 6th Cycle Housing Element
   Exhibit A – Ordinance Amending Zoning Code to Conform with HCD Approved 6th Cycle Housing Element
   Exhibit B – Draft 6th Cycle Housing Element of the City of Coachella

2. Letter from the California Department of Housing and Community Development (HCD)

RESOLUTION NO. PC2025-13

A RESOLUTION OF THE PLANNING COMMISION OF THE CITY OF COACHELLA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO SECTIONS 17.16.020, 17.18.020, 17.18.030, 17.24.020 AND 17.24.030 OF TITLE 17 ("ZONING") OF THE COACHELLA MUNICIPAL CODE TO PERMIT CERTAIN AFFORDABLE HOUSING DEVELOPMENTS BY RIGHT AND TO AMEND CERTAIN HEIGHT AND DENSITY STANDARDS FOR AFFORDABLE HOUSING DEVELOPMENTS IN ORDER TO BRING THE CITY'S 6TH CYCLE HOUSING ELEMENT INTO COMPLIANCE WITH STATE LAW. CITY-INITIATED.

WHEREAS, on September 28, 2021, City planning staff prepared and submitted to the California Department of Housing and Community Development ("HCD") a first draft of the 6th Cycle Housing Element to the City's General Plan pursuant to State housing law; and

WHEREAS, on November, 24, 2021, HCD responded by indicating that revisions were necessary to the draft 6th Cycle Housing Element to bring it into compliance with State housing law; and

WHEREAS, throughout 2022 and 2023, the City and HCD exchanged revised drafts and correspondence regarding the draft 6th Cycle Housing Element in an effort to bring it into compliance with State housing law; and

WHEREAS, on September 13, 2023, the Coachella City Council adopted the 6th Cycle Housing Element as part of a General Plan Amendment; and

WHEREAS, on December 1, 2023, HCD informed the City that the revised wording of the 6th Cycle Housing Element now met the requirements of State housing law, but that HCD could not find it to be in full compliance with State housing law until the City had completed the required rezoning of land within the City to allow certain affordable housing in order to implement the new Housing Element; and

WHEREAS, this Ordinance is intended to implement the new 6th Cycle Housing Element by making certain affordable housing developments permitted uses as of right in the Urban-Employment (U-E), Downtown-Pueblo Viejo/Downtown-Transitional (DT-PV/TR-PV), and Neighborhood Commercial (C-N) zones within the City, as well as amending certain height and density standards to permit such affordable housing to be developed; and

WHEREAS, at a duly noticed public hearing held on July 2, 2025, the City of Coachella Planning Commission recommended that the City Council approve this Ordinance; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Recommendation to City Council. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff report and this Resolution, the Planning Commission of the City of Coachella hereby recommends that the City Council adopt an Ordinance entitled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING SECTIONS 17.16.020, 17.18.020, 17.18.030, 17.24.020 AND 17.24.030 OF TITLE 17 ("ZONING") OF THE COACHELLA MUNICIPAL CODE TO PERMIT CERTAIN AFFORDABLE HOUSING DEVELOPMENTS BY RIGHT AND TO AMEND CERTAIN HEIGHT AND DENSITY STANDARDS FOR AFFORDABLE HOUSING DEVELOPMENTS IN ORDER TO BRING THE CITY'S 6TH CYCLE HOUSING ELEMENT INTO COMPLIANCE WITH STATE LAW" which is attached hereto as Exhibit "A."

SECTION 3. Compliance with the California Environmental Quality Act. This Ordinance is a "project" subject to the California Environmental Quality Act (CEQA). On September 13, 2023 the Coachella City Council adopted an Environmental Impact Report (EIR) when it adopted the 6th Cycle Housing Element, which analyzed the significant environmental impacts resulting from adoption of the new Housing Element. Because this zoning Ordinance merely implements the provisions of the new Housing Element, the analysis contained in the EIR remains sufficient to outline the significant environmental impacts of this Ordinance. No facts or circumstances have significantly changed since adoption of the Housing Element and the EIR. Therefore, no further environmental analysis of this Ordinance is required under CEQA. .

SECTION 4. General Plan Consistency. The Planning Commission finds that the amendments to the Coachella Municipal Code proposed by the above referenced ordinance are consistent with and implement the goals and policies of all elements of the General Plan and exercise the City's land use powers to protect the health, safety, and welfare of the public. The Housing Element Update is the City's document for meeting future housing needs, including housing affordable to lower income households. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end. The 2021-2029 Housing Element update is a response to the State of California's mandate of requiring a Housing Element within every General Plan, and periodic updates.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. City Clerk is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The Planning Commission Chair shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

APPROVED AND ADOPTED by the members of the City of Coachella Planning Commission on this 2nd day of July, 2025.

_____
Isela Murillo,
Planning Commission Chair

ATTEST:

_____
Kendra Reif, Planning Commission Secretary

APPROVED AS TO FORM:

_____
BB&K, City Attorney

I, Kendra Reif, Planning Secretary, City of Coachella, California, certify that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 2nd day of July, 2025, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Kendra Reif
Planning Commission Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING SECTIONS 17.16.020, 17.18.020, 17.18.030, 17.24.020 AND 17.24.030 OF TITLE 17 ("ZONING") OF THE COACHELLA MUNICIPAL CODE TO PERMIT CERTAIN AFFORDABLE HOUSING DEVELOPMENTS BY RIGHT AND TO AMEND CERTAIN HEIGHT AND DENSITY STANDARDS FOR AFFORDABLE HOUSING DEVELOPMENTS IN ORDER TO BRING THE CITY'S 6TH CYCLE HOUSING ELEMENT INTO COMPLIANCE WITH STATE LAW.

WHEREAS, on September 28, 2021, City planning staff prepared and submitted to the California Department of Housing and Community Development ("HCD") a first draft of the 6th Cycle Housing Element to the City's General Plan pursuant to State housing law; and

WHEREAS, on November, 24, 2021, HCD responded by indicating that revisions were necessary to the draft 6th Cycle Housing Element to bring it into compliance with State housing law; and

WHEREAS, throughout 2022 and 2023, the City and HCD exchanged revised drafts and correspondence regarding the draft 6th Cycle Housing Element in an effort to bring it into compliance with State housing law; and

WHEREAS, on September 13, 2023, the Coachella City Council adopted the 6th Cycle Housing Element as part of a General Plan Amendment; and

WHEREAS, on December 1, 2023, HCD informed the City that the revised wording of the 6t Cycle Housing Element now met the requirements of State housing law, but that HCD could not find it to be in full compliance with State housing law until the City had completed the required rezoning of land within the City to allow certain affordable housing in order to implement the new Housing Element; and

WHEREAS, this Ordinance is intended to implement the new 6th Cycle Housing Element by making certain affordable housing developments permitted uses as of right in the Urban-Employment (U-E), Downtown-Pueblo Viejo/Downtown-Transitional (DT-PV/TR-PV), and Neighborhood Commercial (C-N) zones within the City, as well as amending certain height and density standards to permit such affordable housing to be developed; and

WHEREAS, at a duly noticed public hearing held on July 2, 2025, the City of Coachella Planning Commission recommended that the City Council approve this Ordinance; and

WHEREAS, at a duly noticed public hearing held on _____, 2025, the Coachella City Council reviewed this Ordinance and, after considering all oral and written evidence in the record, introduced this Ordinance on _____, 2025 and adopted it on _____, 2025.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

(Note: ~~strikeout~~ is deleted text and **bold underlined** is new text)

SECTION 1. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.16.020 of Chapter 17.16 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

"Title 17. ZONING

Chapter 17.16 – U-E URBAN EMPLOYMENT ZONE

. . . .

17.16.020 - Permitted uses.

The following uses are permitted in the U-E (Urban Employment) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Office uses of all types, including but not limited to the following:

   a. Medical and dental offices.

   b. Administrative, business, executive and editorial.

   c. Professional offices.

   d. Financial, insurance, real estate offices, including banks and related institutions.

   e. General offices.

2. Research and Development.

3. Neighborhood retail uses per Chapter 17.24 (C-N Neighborhood Commercial Zone).

4. Restaurants per Chapter 17.24 (C-N Neighborhood Commercial Zone).

5. Artisan manufacturing/flex space.

6. Multi-family dwellings (5+ units), except that no new residential uses are permitted in the area bounded by Avenue 53, Tyler Street, Avenue 54, and Shady Lane.

7. Public Utility Facilities (city-initiated).

8. Child nurseries, day care centers.

9. For sites identified to accommodate the lower-income regional housing need allocation, multifamily uses shall be a use by right and permitted without discretionary action for developments in which at least 20 percent of the units are affordable to lower income households and shall meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i), including but not limited to requiring minimum densities of 20 units per acre, allowing 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project. For more information on eligible sites, please see the sites inventory listing at https://www.coachella.org/departments/community-development."

SECTION 2. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.18.020 of Chapter 17.18 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

"Title 17. ZONING

Chapter 17.18 – DT-PV DOWNTOWN PUEBLO VIEJO AND TR-PV DOWNTOWN TRANSITION ZONES

. . . .

17.18.020 - Permitted uses.

The following uses are permitted in the DT-PV (Downtown) and TR-PV (Downtown Transition) zones, subject to all provisions of this chapter:

A. Primary Uses.

1. Retail

a) Antique dealers and shop.

b) Art dealers.

c) Art related retail - art and architecture supply shops and studios.

d) Beer and/or winemaking supply retail stores.

e) Bookstore.

f) Candle shops.

g) Clothing and clothing accessories stores.

h) Collectors' shops.

i) Cosmetics, beauty supplies and perfume stores.

j) Drugstores or retail pharmacies.

k) Electronics and appliance stores.

l) Flag and banner shops.

m) Florist shops.

n) Fruit and vegetable markets.

o) Hardware stores.

p) Health and personal care stores.

q) Home furnishing stores.

r) Jewelry, luggage, and leather goods stores.

s) Meat, fish, and seafood markets (No on-site slaughtering).

t) Office machinery and equipment rental and leasing.

u) Office supplies, stationery, and gift stores.

v) Home security equipment stores.

w) Optical goods stores.

x) Other building materials dealers or retail stores (Except lumber stores, fencing dealers, garage door dealers and prefabricated building dealers – no construction or trade services permitted).

y) Paint and wallpaper stores.

z) Pet and pet supply stores.

aa) Photographic services and photofinishing.

bb) Religious goods store.

cc) Restaurants, delicatessens, and other eating establishments (No drive-thru permitted).

dd) Retail bakeries.

ee) Specialty food stores (No on-site slaughtering).

ff) Sporting goods, hobby, musical instrument, toy stores.

gg) Supermarkets and other grocery stores.

hh) Trophy (including awards and plaques) shops.

2. Lodging

a) Hotels.

b) Resort hotels.

c) Motels.

3. Entertainment (Amusement Arcades - Indoor and Bowling Centers).

4. Office, Professional (Medical, construction, finance, real estate, music and video production, health care, newspaper/media, scientific and technical services other than testing laboratories, event promotions, construction industry, telemarketing/contact centers, banks, finance and insurance retail, social advocacy organizations, informational, Independent Artists, Writers, and Performers, Business Professional, Labor, Political and Similar organizations, Tourist Information Centers, Sound Recording Industries, recreational and youth sport teams).

5. Personal Care Services (Including Day Spas, Depilatory or Electrolysis Salons, Beauty Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, or Permanent Makeup Salons, Hair, Nail and Skin Care Services, Barber Shops).

6. Public/Quasi Public and Institutional Uses (Libraries and Archives, Employment Centers, Educational Services, Business Service Centers, Civic and Social organizations, Fitness and Recreational Sports Centers).

7. Residential (Multi-family of 5+ units).

8. Service - business support services except collection agencies, administrative services, Computer Systems Design and Related Services, Travel Arrangement and Reservation Services, Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels, Reupholstery and Furniture Repair, Tailor and Alterations Stores, Jewelry Repair Shops, Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers), Footwear and Leather Goods Repair, Other Personal and Household Goods Repair and Maintenance.

9. Existing single family residential uses built before July 1st, 2019.

10. Public Utility Facilities (City-initiated).

11. For sites identified to accommodate the lower-income regional housing need allocation, multifamily uses shall be a use by right and permitted without discretionary action for developments in which at least 20 percent of the units are affordable to lower income households and shall meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i), including but not limited to requiring minimum densities of 20 units per acre, allowing 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project. For more information on eligible sites, please see the sites inventory listing at https://www.coachella.org/departments/community-development."

SECTION 3. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.18.030 of Chapter 17.18 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

"Title 17. ZONING

Chapter 17.18 – DT-PV DOWNTOWN PUEBLO VIEJO AND TR-PV DOWNTOWN TRANSITION ZONES

. . . .

17.18.030 – Property development standards.

The following property development standards shall apply to all land and permitted or conditionally permitted buildings located within their respective Downtown zones.

A. General Development Standards. Table 17.18.030A, Downtown Zone Development Standards, lists the site development standards required for Downtown (DT-PV) and Downtown Transition (TR-PV) Zone projects.

Table 17.18.030A

Development Standards Downtown Zones

Standard	DT-PV Downtown Zone	DT-PV Downtown Transition Zone
Residential Density & Non-residential Intensity Minimum Density Maximum Density	20 dwelling units/acre 65 dwelling units/acre	No minimum 25 dwelling units/acre
Maximum Floor Area Ratio (FAR) for non-residential uses	3.0	1.5
Lot Area, Minimum - Standalone commercial uses or mixed uses	10,000 square feet	5,000 square feet

Lot Area, Minimum - Multifamily Minimum	5,000 square feet ***(1)***	5,000 square feet[1]
Lot Frontage, Maximum	N/A	70%
Front Yard requirement	Where one or both adjoining zones are zoned residential, the front yard shall be the average of the adjoining zones.	The average of front setbacks for existing structures on the block face. For all other lots, the maximum front setback shall be ten (10) feet. For corner lots, the side setback shall be the average setbacks for existing structures.
Side Yard Requirement	Where a DT-PV zone adjoins a street or residential zone, the minimum side yard is 10 feet. Otherwise, no side yard is required.	Minimum of five 5 feet. 10 feet if adjacent to single-family residential use.
Rear Yard Requirement	Where the DT-PV zone adjoins a residential zone, the minimum rear yard shall be 10 feet.[2] No other rear yard is required except as required by Building Code.	Minimum 10 feet when adjoining a residential zone. Minimum 20 feet when adjoining a building or structure in residential use.
Encroachments for Colonnades or Arcades	Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street.	Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street.
Height Limits – Building(s)	5 stories or 75 feet, whichever is less.	~~4 stories or 50 feet, whichever is less.~~ **5 stories, or seventy-five (75) feet, whichever is less, except that for properties adjacent to a single-family zone, starting**

		<u>from the third floor up, each subsequent floor shall be stepped back by 15 ft for every two floors.</u>
Height Limits – Accessory Structure(s)	1 story or 15 feet, whichever is less.	1 story or 15 feet, whichever is less.
Stepbacks	All buildings exceeding four stories in height shall require a minimum of ten (10) foot additional front setback (including corner lots) for stories above the fourth story.[3]	Adjacent to a single-family zone, starting from the third floor up, each floor shall be stepped back by 15 feet for every floor. See diagram in Section 17.16.030 D (1). All buildings over two stories shall have a 10foot additional front setback.
Usable Open Space Standards	Multifamily developments: 150 square feet total of private open space per unit minimum. 10 square feet per unit or 1,000 square feet total, whichever is greater shall be required for common open space for a common recreation and/or leisure area. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas[4]. Usable common open space may extend into the required front yard to within five feet of the front lot line[5].	Multifamily developments: 150 square feet total per unit minimum. 120 square feet of private open space required for ground-level units 60 square feet of private open space for upper-level units. 10 square feet per unit or 1,000 square feet total, whichever is greater required for common open space for common recreation/leisure area. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas[4]. Usable common open space may extend into the required front yard to within five feet of the front lot line[5].
Public Open Space	Development over one-half (1/2) acre or more in gross land area, must provide a minimum of ten (10) percent of the development for public open space.[6]	NA

(1) All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than 500 feet.

(2) This standard does not apply where zones are separated by an alley.

(3) An additional five (5) foot setback for every additional story shall be required on building facades facing 5th or 7th Street.

(4) Except in the case of balconies, such areas shall be landscaped.

(5) Subject to the following provisions:

i. No more than forty (40) percent of the required front yard may be so used.

ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.

iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.

iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained. "

(6) Public open space must be accessible from the public realm. Applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee."

SECTION 4. AMENDMENT TO MUNICIPAL CODE. Subsection (A) of Section 17.24.020 of Chapter 17.24 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows:

"Title 17. ZONING

Chapter 17.24 – CN – NEIGHBORHOOD COMMERCIAL ZONE

. . . .

17.24.020 - Permitted uses.

The following uses are permitted in the C-N (Neighborhood Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Local retail businesses primarily intended to serve the immediate neighborhood, provided that no one use shall exceed ten thousand (10,000) square feet of floor area, including the following:

a. Grocery, fruit, or vegetable store; meat market.

b. Meat, fish, or dressed poultry (no live poultry) sales.

c. Bakery.

d. Drugstore.

e. Hardware store.

f. Restaurant, café, or soda fountain, not including entertainment, dancing, sale of liquor, beer, or other alcoholic beverages.

2. Local service businesses primarily intended to serve the immediate neighborhood, including the following:
   a. Barber or beauty shop.
   b. Child care centers.
   c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated dry-cleaning establishment.
   d. Offices of physicians, dentists, optometrists, chiropractors, accountants, and realtors.
   e. Tailor, dressmaker.
3. Multi-tenant retail, up to 35,000 square feet of floor area.
4. Public Utility Facilities (City-initiated).
5. Existing single family residential uses built before the date of this adoption.
6. **For sites identified to accommodate the lower-income regional housing need allocation, multifamily uses shall be a use by right and permitted without discretionary action for developments in which at least 20 percent of the units are affordable to lower income households and shall meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i), including but not limited to requiring minimum densities of 20 units per acre, allowing 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project. For more information on eligible sites, please see the sites inventory listing at https://www.coachella.org/departments/community-development."**

SECTION 5. AMENDMENT TO MUNICIPAL CODE. Subsections (A) and (D) of Section 17.24.030 of Chapter 17.24 of Title 17 of the Coachella Municipal Code are hereby amended to read as follows:

"Title 17. ZONING

Chapter 17.24 – CN – NEIGHBORHOOD COMMERCIAL ZONE

. . . .

17.24.030 – Property development standards.

The following standards of development shall apply in the C-N (Neighborhood Commercial) zone:

A. Residential Density and Non-Residential Intensity.

1. Minimum Density. 15 dwelling units/acre, when residential uses are provided. **20 dwelling units/acre for multifamily residential uses meeting state requirements.**
2. Maximum Density. 40 dwelling units/acre.
3. Maximum FAR. 1.5.

. . . .

D. Height Limit. The maximum height of any building or structure shall be ~~three~~ **four** stories or fifty (50) feet, whichever is less."

SECTION 6. SEVERABILITY. If any section, subsection, subdivision, sentence, or clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from its adoption.

SECTION 8. CEQA. This Ordinance is a "project" subject to the California Environmental Quality Act (CEQA). On _____, 2025, the Coachella City Council adopted an Environmental Impact Report (EIR) when it adopted the 6th Cycle Housing Element (State Clearing House #_____), which analyzed the significant environmental impacts resulting from adoption of the new Housing Element. Because this zoning Ordinance merely implements the provisions of the new Housing Element, the analysis contained in the EIR remains sufficient to outline the significant environmental impacts of this Ordinance. No facts or circumstances have significantly changed since adoption of the Housing Element and the EIR. Therefore, no further environmental analysis of this Ordinance is required under CEQA.

SECTION 9. PUBLICATION. The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published in a newspaper of general circulation printed and published within the City of Coachella, pursuant to all legal requirements.

I hereby certify that the foregoing Ordinance was **PASSED, APPROVED AND ADOPTED** by the City Council of the City of Coachella on the _____ day of _____, 2025.

Dated: _____

_____
STEVEN HERNANDEZ
MAYOR

ATTEST:

APPROVED AS TO FORM:

_____

CITY CLERK

_____

CARLOS CAMPOS
CITY ATTORNEY

6th Cycle Housing Element

City Coachella

Prepared by:
Lisa Wise Consulting, Inc.

Revised Public Review Draft | July 2023

LWC

City of COACHELLA EST 1946

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Section I Introduction

I.A Community Context

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

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

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

I.B Housing Element Purpose

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

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

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

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

I.C Organization of the Housing Element

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

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

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

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

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

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

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

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

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

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

I.D Data Sources and Methods

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

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

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

I.E Summary of Public Participation

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

During the public outreach sessions, the City documented prominent comments and concerns. These were taken into consideration when the goals and programs of the Housing Element were created. Concerns about resident displacement, inclusionary zoning, and climate change mitigation were expressed. These concerns were translated into action items seen in Program 7.1, Program 7.2, and Program 3.1.

Other concerns included workforce housing needs and efforts to streamline affordable housing development. Program 1.10 and Program 5.10 focus directly on workforce housing, specifically farmworkers. Developmental streamlines for affordable housing – in Program 6.2 and Program 6.7.

The community outreach process also identified concerns regarding constraints that affect housing type and income diversity in the city. The community mentioned that sites should be chosen strategically to avoid creating income segregation, which prompted the City to reevaluate the site inventory and consider additional sites for housing. Affordable housing incentives and flexibility for developers were strategies to promote housing. In response, the City includes programs such as Program 1.8, Program 2.7, and Program 6.4. **Website**

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

Focus Groups

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

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

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

- Underserved groups tend to be low-income individuals, older individuals, full time and seasonal agriculture workers, Native Americans, and families and households with mixed immigration status.
- There is a need and an interest in creating workforce housing, especially housing for farmworkers to remain near the farms.

- There needs to be a better integration of various income level housing opportunities throughout the City.
- Development standards need to be reevaluated to increase flexibility in housing production. Participants have shown desire to reduce setbacks, up zone areas, and create more mixed-use opportunities in the City's Downtown.
- Affordable housing developers have difficulty meeting state and federal funding requirements because of the City's density restrictions and other limitations (parking, height limits, Floor Area Ratio restrictions, etc.) as well as the availability of suitable sites in proximity to other factors (e.g., proximity to transit and services).
- The City works well with non-profit developers to streamline approvals, when possible. City has helped utilized SB35 streamlining.

Steering Committee

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

Meeting #1 (July 2021)

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

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

Meeting #2 (August 2021)

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

- How to eliminate development constraints, such as minimum street widths and setback requirements
- Need for affordable housing incentives for both for-profit and non-profit developers (both developers should collaborate to access financing options)
- Include a program or policy to reduce developer uncertainty through reducing/removing CEQA requirements, expediting the development review process, etc.
- The need for community amenities such as a senior center close to residential development
- What can the City do to be more competitive in federal funding for affordable housing projects (based on ranking criteria)?
- Meeting #3 (August 2021)
- On August 27, 2021, the City conducted the third steering committee meeting via Zoom. The City facilitated a discussion with the committee and focused on Housing Element goals and policies and preparations for the upcoming workshop.

Community Events

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

- Virtual Workshop, October 14, 2021

On October 14, 2021, the City of Coachella hosted a virtual public workshop for the 6th Cycle Housing Element Update project. Gabriel Perez, Development Services Director, opened the meeting and explained the intent of the workshop is to provide information about the Housing Element Update process and answer questions. The presentation was available in English and live Spanish translation. Director Perez introduced additional City staff and the Consultant Team, Lisa Wise Consulting Inc. (LWC). The presentation addressed the following topics:

1. Housing Element Overview
2. Process and Public Outreach
3. Housing Needs and Conditions in Coachella
4. Public Review Draft Housing Element
5. Next Steps for the Coachella Housing Element Update
6. Questions and Discussion

Due to the ongoing COVID-19 crisis, the community event was held as a webinar. Notifications of the community event were distributed in English and Spanish to the City's email database. Approximately 20 participants attended. Comments received are documented in Appendix E and summarized below.

- **How can interested persons participate in the Housing Element Update process?** There are many ways to participate in the Housing Element Update process. The steering committee meetings included non-profit and for-profit developers, faith-based groups, and the housing authority, among others.

- **What does "affordable housing" mean?** "Affordable" is a technical term that refers to the amount of income spent on housing (no more than 30%) relative to income categories set by the State (e.g., Extremely Low, Very Low, Low, Moderate) based on a region's Area Median Income (AMI), in this case, for Riverside County.

- **How is the City ensuring that Coachella residents won't be displaced, including low-income persons of color? The City should look at inclusionary zoning ordinances, rent control, land trusts, and types of anti-displacement strategies.** The idea behind a housing element update is to ensure that cities have enough space available to produce housing attainable to persons at all income levels, including below market-rate housing. Many of the sites identified by the City that will be used for complying with the City's Regional Housing Needs Allocation (RHNA) are on vacant land, so they will not remove existing housing.

- **How will the City prevent segregation of neighborhoods based on income levels and the concentration of poverty?** The City is sensitive to this issue. Pursuant to state law, the City will conduct an analysis to "affirmatively further fair housing" and investigate areas that may be segregated by income, race, etc.

- **The City should have its Code Enforcement Division help rehabilitate existing housing, such as small loans for residents to make repairs.** The City does provide a Residential Rehabilitation Program to residents (as funding is available), and will continue to advertise this on its website, share information with service organizations, and post information in City Hall. Please also see Program 2.1 of the Housing Element Update.

- **Does the Housing Element Update consider climate goals and proximity to transit in its analyses?** Yes, the Housing Element Update promotes housing near jobs and transit to reduce climate impacts that occur on account of commutes.

Public Hearings

The Housing Element was presented at three public hearings:

Planning Commission Study Session- November 2021

On November 8, 2021, the City hosted a hybrid in-person/virtual joint City Council/Planning Commission study session for the 6th Cycle Housing Element Update project. Mayor Steven Hernandez opened the meeting and introduced Gabriel Perez, Development Services Director, who explained the intent of the study session was to review the draft Housing Element Update, as well as to receive comment and answer questions. The presentation was available in English and live Spanish translation. Director Perez introduced the Consultant Team, Lisa Wise Consulting Inc. (LWC). The presentation addressed the following topics:

1. Housing Element Overview
2. Process and Public Outreach
3. Housing Needs and Conditions in Coachella
4. Public Review Draft Housing Element
5. Public Workshop

6. Next Steps for the Coachella Housing Element Update
7. Questions and Discussion

Due to COVID-19 conditions, the meeting was held virtually via Zoom with the option for in-person attendance at the Coachella City Hall Council Chambers. Public participants were able to access the meeting by computer or by phone in English or Spanish. Participants were encouraged to provide feedback on the presentation and Housing Element document verbally at the meeting or by Zoom comment box. Over 15 people attended the study session via Zoom.

Comments received are documented in Appendix E and summarized below. Three emails were also entered into the record.

- **Does the fact that the median income in Riverside County is higher than the median income in Coachella present opportunities for Coachella?** While grants and other funding for affordable housing are very competitive, the relative lower income of Coachella residents is a factor that could help proposed affordable housing projects in Coachella score higher for receiving funding or tax credits from programs through Riverside County or the State.

- **The City should look at its last (5th cycle) housing element update to see how it has been recently promoting affordable housing. The City has 560 units in the pipeline; 106 currently under construction. Let's promote our successes.** The City does look at how it has performed over the last housing cycle through its current housing element update. The housing element update will highlight how many affordable units have been built since the start of the last housing cycle.

- **Affordable housing units in the City should be high-quality. Coachella residents that live in affordable housing units should not feel inferior to other residents, especially because of the quality of their housing. We want residents to feel at home and not segregated.** While capacity constraints such as lot coverage restrictions can negatively impact the profitability of housing projects, and therefore in part the type of materials used for construction of affordable housing units, the City can consider programs to require projects to provide the same type of fixtures and appliances for market rate and affordable units.

- **The City needs to update its Zoning Ordinance and Zoning Map to be consistent with its General Plan.** The City currently is circulating a request for qualifications (RFQ) to this effect.

- **The City should address senior housing needs, both in the short and long term. Senior housing should be near amenities, as some senior may not have reliable transportation or may not be able to drive. The City should also streamline senior housing projects.**

- **The City should consider adopting an inclusionary zoning ordinance.**

- **The City should encourage different types of housing (e.g., "missing middle" housing). This includes condominiums and fourplexes, etc. These types of housing should also be near amenities, such as access to medicine, jobs, churches, and counseling centers. We can look at the Zona Central between Avenue 50 and 52 to continue the grid.** The housing element update promotes a diversified housing stock—everything from detached single-family housing to missing middle housing to federally subsidized, traditional affordable housing. The Housing Element acknowledges that access to amenities is an important factor in remaining competitive for subsidies and grant funds for affordable housing and will continue to work with developers to align sites for housing with high opportunity areas.

- **Can the City require that first-time homebuyers have priority over others when submitting offers to purchase a home?** The housing element team is not aware of any such programs in California. First-time homebuyer programs do exist where cities provide access to low interest rates or other types of funding, or education programs for first-time homebuyers. In some cities, first-time homebuyers experience difficulties in buying housing when they must compete with short-term rentals. The City does participate in a first-time homebuyer assistance program through Riverside County.

- **The City should streamline affordable housing projects (have a quick turnaround time for plan check and reviews).**

Planning Commission Hearing- (TBD)

City Council Hearing- (TBD)

I.F Affirmatively Furthering Fair Housing

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

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

Appendix F was released for public review and posted to the project website in April 2022. Fair housing issues and topics were discussed at Focus group meetings and public workshops prior

to the release of the draft Appendix. Input from the community on fair housing programs and policies in included in Section IV.

Table 1-1: AFFH Issues and Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
Land use and zoning laws	Modify land use and zoning laws to be less restrictive	1.5 Lot Consolidation 1.7 Large Sites 1.13 General Plan Map Amendments 4.2 Reasonable Accommodation 5.1 Zoning Code Constraints 5.2 Development Fees 5.3 Parking Requirements 5.4 Eliminate Minimum Dwelling Unit Size Requirement 5.5 Accessory Dwelling Units (ADUs) 5.6 Transitional and Supportive Housing 5.7 Manufactured Housing 5.8 Group Homes 5.9 Single-Room Occupancy Housing 6.7 Streamlined Approvals
Displacement of residents due to economic pressures	New Housing Choices and Affordability in more areas of the City	1.1 General Plan Implementation 1.2 Lower Income Site Rezoning 1.3 General Plan Text Amendment 1.4 Services and Facilities 1.14 AB2339 Code Amendments 5.11 Prioritize Sewer Hookups for Residential Development For Lower-income 5.12 Objective Design Standards 6.1 Development Fee Deferral 6.2 Affordable Unit Financing 6.4 Density Bonus 6.6 Infrastructure Grants
Availability of affordable units in a range of sizes	Provide Choice of Different Affordable Housing Types	1.8 Variety of Housing Options for Special Needs Groups 1.9 Emergency Shelters 1.10 Farmworker Housing Support 5.5 Accessory Dwelling Units (ADUs) 5.6 Transitional and Supportive Housing 5.7 Manufactured Housing 5.8 Group Homes 5.9 Single-Room Occupancy Housing 5.10 Farmworker Housing Strategies
Access to financial services	Provide Information Regarding	1.12 Accessory Dwelling Units Outreach 2.1 Rehabilitation Programs

Table 1-1: AFFH Issues and Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
	housing and funding options to Educate Community	2.7 Tenant Outreach 4.1 Fair Housing 6.5 Website Update 7.1 Housing Choice Vouchers 7.2 At-Risk Housing

I.G Relationship to Other General Plan Elements

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

I.H Other Statutory Requirements

Water and Sewer Priority

Government Code §65589.7 requires each public agency or private entity providing water or sewer services to grant a priority for the provision of these services to proposed developments that include lower income housing units. In Coachella, sewer services are provided by the Coachella Sanitary District and water services are provided by the Coachella Water Authority. The City has not denied, applied conditions, or reduced the amount of sewer service for a development that includes housing affordable to lower-income households consistent with State law. As part of this Housing Element, the City will adopt written policies and procedures that grant a priority for sewer hook-ups and service to developments that help meet Coachella's share of the regional need for lower-income housing (see Program 5.11).

Government Code §65589.7 also requires adopted housing elements to be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential. The City will provide the adopted Housing Element to the Coachella Sanitary District and Coachella Water Authority immediately upon adoption.

Section II Projected Housing Need

II.A Introduction/Overview of SCAG Methodology

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

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

II.B Riverside County Income Limits

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (§50079.5). HCD calculates "extremely low", "very low", "low", "median", "moderate", and "above moderate" income limits, and publishes these limits at the county level. Riverside County's 2021 income limits for households of one to four persons are shown in Table II-1.

Table II-1: Riverside County 2021 Income Limits

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

II.C Regional Housing Needs Allocation

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

Table II-2: 6th Cycle RHNA

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

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

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

Section III Housing Resources

III.A Introduction

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

III.B Land Resources

A critical part of the Housing Element is the sites inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of regional housing need (i.e., RHNA) at all

income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework.

Identification of Sites Suitable for Housing

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

Summary of Adequate Sites

Table III-1 summarizes the City's methods for satisfying its RHNA. Based on entitled and proposed projects, and available 6th Cycle sites under the General Plan scenario (Scenario #2, assuming a rezoning Program 1.1 and General Plan Amendments Program 1.13), the City has excess capacity in all income categories. Assumptions and methodology for this determination and a detailed list of sites are included in Appendix B.

Table III-1: Residential Development Potential and RHNA

	Extremely-Low, Very Low, and Low	Moderate	Above Moderate	Total
RHNA	**2,032**	**1,367**	**4,487**	**7,886**
Entitled/Proposed Projects[1]	273		835	1,108
Remaining RHNA	**1,759**	**1,367**	**3,652**	**6,778**
Site Inventory Results				
Scenario 1 – Existing Capacity (Zoning Code)		2,212	3,211	**5,423**
Remaining- Zoning Scenario	1,759	-845[2]	441	
Scenario 2 – Potential Capacity (General Plan)[3]	2,345	1,468	6,190	**10,003**
Remaining- General Plan Scenario	-586[2]	-101[2]	-2,538[2]	**-3,225**

[1] Considers net new units only.
[2] Negative value indicates a surplus.
[3] Requires rezoning, see Programs 1.1, 1.2, and 1.3.

Source: City of Coachella, LWC 2022

III.C Financial and Administrative Resources

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

City Resources

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

Regional Resources

- **Coachella Valley Housing Coalition (CVHC) Program**
  - **Self Help Homeownership Program:** This program consists of families helping other families achieve home ownership. Families form an informal association and agree to help each other build their homes with technical assistance provided by a competent construction supervisor. CVHC was recently awarded a $6 million federal grant from the U.S. Department of Agriculture (USDA) in April 2021.
- **Riverside County Economic Development Agency Programs**
  - **First Home Buyer Down Payment Assistance (FTHB) Program:** This program provides down payment assistance to lower income persons in the purchase of a home.
  - **Mortgage Credit Certification (MCC):** This program allows home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid on a home mortgage, qualifying them more easily for a loan by increasing the effective income of the buyer through a tax credit.
- **Housing Authority of the County of Riverside (HACR) Programs**
  - **Family Self-Sufficiency (FSS) Program:** This program assists families receiving rental assistance move to economic independence. This program includes workshops on financial assistance for higher education, credit repair/home ownership, self-esteem, resume writing, parenting, and stress management.
  - **Homeownership (HOP) Program:** This program assists with cleaning up credit problems for eligible residents and works closely with the FSS program to obtain the goal of homeownership while earning an escrow account.

State Resources

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

- **CalHome:** HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers with down payment assistance through deferred-payment loans, rehabilitation, homebuyer counseling, self-help mortgage assistance, or other technical assistance. $57 million available in State CalHome program.
- **California Emergency Solutions and Housing (CESH):** This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.
- **Homekey:** This program provides funding to protect Californians experiencing homelessness who are impacted by COVID-19.
- **Housing for a Healthy California (HHC) Program:** This program creates supportive housing for recipients of or those eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.
- **Housing Navigator's Program:** This grant program funds housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.
- **Infill Infrastructure Grant Program (IIG):** This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.
- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.
- **Local Housing Trust Fund (LHTF) Program:** This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.
- **Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP):** This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to an ownership model.
- **Multifamily Housing Program (MHP):** This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.
- **National Housing Trust Fund:** This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely low-income households. The covenant is for 55 years.
- **Predevelopment Loan Program (PDLP):** This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.

- **Supportive Housing Multifamily Housing Program (SHMHP):** This program provides low interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.
- **Transit-Oriented Development (TOD) Housing Program:** This program provides low-interest loans as gap financing for higher density affordable rental housing near transit.
- **Veterans Housing and Homelessness Prevention Program (VHHP):** This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.
- **Golden State Acquisition Fund:** This $93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state.
- **California Housing Finance Agency (CalHFA):** CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.
- **California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program:** The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to $2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction.
- **Elderlink:** A senior care referral service licensed by the Department of Public Health. This organization provides independent and free personalized senior care placement services to fully screened and approved nursing home, board and care, and assisted living facilities.

Federal Resources

- **HOME Program:** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act.
- **Community Development Block Grant (CDBG):** Federal funding for housing programs is available through the U.S. Department of Housing and Urban Development (HUD). Coachella participates in the CDBG program through the County of Riverside, which applies to HUD for funds on behalf of the City and other non-entitlement jurisdictions. The City offers housing rehabilitation loan and grant programs funded with CDBG funds. The City's CDBG allocation for the Fiscal Year 2020-2021 is $363,223.
- **Section 108 Loan Guarantee Program:** Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public

facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.

- **Section 811 Project Rental Assistance:** HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).
- **Emergency Solutions Grants (ESG) Program:** This program provides funding for cities, counties, and states to (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.
- **Veterans Affairs Supportive Housing (VASH) Program:** HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help veterans who are homeless and their families find and sustain permanent housing.
- **Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA):** This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.
- **Low-Income Housing Tax Credit:** Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.
- **Continuum of Care (CoC) Program:** The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, State, and local governments to provide shelter and services to people experiencing homelessness.
- **U.S. Department of Agriculture (USDA) Housing Programs:** This program provides homeownership opportunities for individuals and below market-rate loans/grants to public and non-profit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.

III.D Opportunities for Energy Conservation

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

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

Imperial Irrigation District (IID)

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

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

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

Regional Energy Resources

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

State Energy Resources

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

refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

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

Section IV Housing Plan

Introduction

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

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

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

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

Policies

a) **Land Use Controls.** Use the Land Use Element of the General Plan and the Zoning Code to ensure the availability of adequate sites for a variety of housing types.
b) **Varying Densities.** Employ a range of housing densities to provide housing for all economic segments of the community consistent with good planning practice.

c) **Infill and Contiguous Land.** Maximize use of vacant land within the city and contiguous to existing development in order to reduce the cost of off-site improvements and create a compact city form.

d) **Compatible Uses.** Ensure the compatibility of residential areas with surrounding uses through the separation of potentially hazardous or damaging uses, construction of adequate buffers, and other planning and land use techniques.

e) **Housing Downtown.** Promote higher-density and mixed-use redevelopment within the downtown area.

f) **Services and Facilities.** Require that adequate public and private services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.

g) **Adaptive Reuse.** Investigate the adaptive reuse of vacant commercial structures in the downtown area for housing, possibly in a mixed-use fashion.

h) **Large Family Housing.** Encourage developers to provide units with three or more bedrooms, suitable to house large households.

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

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

k) **Special Needs Housing.** Encourage the development of housing to meet the needs of special needs groups including the elderly, large families, farmworkers, homeless, and female-headed households, targeting locations in the City which have higher concentrations of special needs groups and are closest to City services and amenities.

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

Programs

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

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Compatibility Study revised and updated (as needed) and lower-income sites rezoned by October 2022; Zoning Code updated within 3 years of Housing Element adoption.

1.2 Lower Income Site Rezoning. The City will prioritize rezoning sites to accommodate the lower-income RHNA (Appendix B). These sites will be rezoned according to their General Plan designation, along with the following requirements:

- Allow Multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
- Sites must accommodate a minimum of 16 units per site;
- Establish a minimum density of 20 units per acre; and
- Require residential use occupancy 50 percent of the total floor area of any mixed-use project on these sites.

The lower income RHNA is accommodated on approximately 136 acres of sites throughout the City. The City will amend the zoning regulations of approximately 136 acres of land identified for the lower income RHNA in the sites inventory as described in this program with development standards suitable to facilitate achievement of maximum allowed density (up to 65 du/ac) comply with California State law and meet RHNA targets.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Within 1 year of Housing Element adoption

1.3 General Plan Text Amendment. The City will amend the General Plan to allow 100% residential projects if the site is identified in the City's Housing Element for lower-income development. This program applies to all designations, but specifically targets the NC, DC, and UE designations.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Within 1 year of Housing Element adoption

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

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

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

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

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

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

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

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

1.8 Variety of Housing Options for Special Needs Groups. Identify incentives for development of needed housing typologies suitable for single-parent families with children (e.g., one or two-bedroom houses), households with family members requiring assistance (e.g., persons with disabilities), and multigenerational families (e.g. houses for large families or multiple units on one lot). Encourage, and where feasible, incentivize developers to construct new units that include a full bathroom and bedroom on the first floor (for seniors to age in place) and on-site second units that can be rented.

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

1.9 Emergency Shelters. ~~Evaluate the adequacy of land that can accommodate emergency shelters in the city and, if needed, identify additional sites for rezoning to provide greater opportunity for these shelters~~Amend the Zoning Code parking and separation regulations for emergency shelters to comply with Government Code Section 65583(a)(4)(A).

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: December ~~2022~~2023

1.10 Farmworker Housing Support. Leverage existing relationships in the local non-profit and private sector to identify specific policy levers (such as expedited permitting, fee waivers, etc.) that will have the greatest impact on easing and increasing the development of farmworker housing. Meetings to discuss these constraints will be pursued alongside ongoing assistance given to local farmworker advocacy groups and developers with site identification and technical assistance. The Coachella Valley Housing Coalition (CVHC) is the leading developer of farmworker housing in the City of Coachella and the City commits to meeting annually with CVHC and other potential affordable housing developers to identify development opportunities for farmworkers and provide concession, incentives, and assistance with funding for affordable housing opportunities in the City as appropriate. As constraints are identified, the City will modify the Zoning Code (beyond the changes in Program 5.10) or adopt ordinances to the greatest extent feasible while ensuring compliance with State law.

- Responsible Agency: Development Services Department
- Funding: Departmental budgets and First Time Home Buyer Funds

- Time Frame: Meet with ~~stakeholders~~ CVHC and Habitat for Humanity ~~by December 2023~~annually. Amend Code or adopt ordinances, as needed, within three years of Housing Element adoption. Assist farmworker advocacy groups and developers as needed throughout the planning period.

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

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

1.12 Accessory Dwelling Units Outreach. Integrating accessory dwelling units (ADUs) into existing residential neighborhoods is a means for the City to accommodate additional affordable rental housing that supports multi-generational households and other special needs groups. Furthermore, new State laws have significantly eased ADU development standards and streamlined their approval process (see Program 5.5). To promote safe, legal ADU development, the City will create a dedicated page on its website informing residents of ADU regulations, the application process, and available funding for ADU construction, such as the CalHFA ADU Grant Program that provides up to $25,000 to reimburse homeowners for necessary predevelopment costs. The City will also work with owners of illegal and/or "unintended" accessory dwelling units to bring the unit into compliance with City standards. While promotion of materials and outreach will occur citywide, the City will enhance promotion efforts, either through additional outreach opportunities (e.g., in-person events, physical material posting or distribution, etc.) or more frequent outreach, in highest resource areas (see Appendix F).

- Responsible Agency: Development Services Department
- Funding: Department budget
- Time Frame: Informational materials on City website by 2024, ongoing advertising of materials in print and digital media. Contact and coordinate with known unpermitted ADUs throughout the planning period.

1.13 General Plan Map Amendments. The City has identified four City-owned sites adjacent to Downtown along Grapefruit Boulevard (*Consolidated Site G:* APNs 763400016 and 763400017; *Consolidated Site I:* APNs 763131018 and 763131017) for affordable housing. To facilitate this development, the City will amend the General Plan to redesignate said properties from Industrial to Urban Employment, which allows up to 65 units per acre.

- Responsible Agency: Development Services Department
- Funding: Department budget
- Timeframe: Within 1 year of Housing Element adoption

1.14 AB 2339 Code Amendments. The City will amend the Zoning Code to allow emergency shelters by right within one or more zones which also allow residential development and comply with GC 65583(a)(4). The shelter will be subject to the same development standards as other uses in that zone, in addition to any specific requirements for emergency shelters as allowed by law (see Program 1.9).

- Responsible Agency: Development Services Department
- Funding: Department budget
- Timeframe: Within 1 year of Housing Element adoption

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

Policies

a) **Rehabilitation Funds.** Continue to use available state and federal funds for housing rehabilitation, in a manner that will benefit the largest number of lower-income households, including those with extremely and very low income.

b) **Overcrowding.** Allow utilization of rehabilitation assistance funds to alleviate overcrowded conditions.

c) **Unit Rehabilitation.** Encourage the rehabilitation of substandard dwelling units instead of requiring their demolition, whenever possible, to preserve the existing affordable housing stock.

d) **Neighborhood Enhancement.** Utilize the neighborhood enhancement capabilities of the City to ensure that property owners renting unsanitary and unsafe housing units correct identified code violations.

e) **Code Enforcement.** Ensure that all new housing units constructed in the city are safe and livable through vigorous enforcement of the Uniform Building Code.

f) **Substandard Units.** Pursue the removal and replacement of substandard units that cannot be rehabilitated.

g) **Public Improvements.** Prioritize public improvements (such as new streets and drainage, sidewalk parks, street trees, and other public amenities and infrastructure) to improve areas with the greatest need, including neighborhoods with high concentrations of poverty and limited existing resources and amenities.

Programs

2.1 Rehabilitation Program. Continue to implement the City's Residential Rehabilitation Program, as funding is available. Allow funds to be used to reconcile code violations, alleviate overcrowding, make improvements to accommodate the special needs of elderly and disabled residents, including persons with developmental disabilities, and improve energy efficiency. The City will continue to advertise the program on the City's website, share program information with service organizations, and post program information in City Hall. While promotion of materials and outreach will occur citywide, the City will enhance promotion efforts and prioritize program funding in Racial or Ethnically Concentrated Areas of Poverty (R/ECAPs) and older neighborhoods in the City which may be in need of more rehabilitation due to the age of the housing stock (see Appendix F).

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

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

- Responsible Agencies: Development Services Department

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

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

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

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

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

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

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

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

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

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

- Responsible Agency: Development Services Department
- Funding: General Fund

- Time Frame: Ongoing, pursuing funding as available and engage in ongoing dialogue (meet at least annually) to determine annexation potential and timeframes

2.7 Tenant Outreach. Conduct education and outreach to tenants regarding the City's Code Enforcement program and their rights as a tenant to decent, safe, and sanitary housing. While promotion of materials and outreach will occur citywide, the City will enhance promotion efforts in downtown and in areas of the City which have the highest concentration of renters (see Appendix F).

- Responsible Agency: Development Services Department
- Funding: Departmental budget
- Time Frame: Ongoing, prepare flyers for distribution at City Hall within one year of Housing Element adoption.

2.8 Home Enhancement. Fund home rehabilitation improvements for low income households utilizing CDBG funding.

- Responsible Agency: Economic Development Department
- Funding: CDBG funds
- Time Frame: Secure and distribute funds through Dec 2024

Goal C: Encourage Energy Conservation to Reduce Housing Costs

Policies

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

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

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

Programs

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

- Responsible Agencies: Planning and Building Divisions of the Development Services Department
- Funding: Department budgets
- Time Frame: December 2023

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

- Responsible Agency: Development Services Department

- Funding: Department budget
- Time Frame: Ongoing, as project applications are reviewed

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

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

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

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

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

Policies

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

Programs

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

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

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

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

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

Policies

a) **Building and Zoning Codes.** Ensure local building and zoning codes do not overly constrain housing production or cause increases in construction or permitting costs without sacrificing basic health and safety considerations.

b) **Development Fees.** Charge development fees that do not unreasonably contribute to the cost of housing.

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

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

e) **Objective Review.** Encourage new high-quality rental and ownership housing through a clear and objective review process consistent with City adopted design standards.

Programs

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

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

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

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

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

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

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

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

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

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

5.6 Transitional and Supportive Housing. Amend the Zoning Code to define transitional and supportive housing in accordance with Government Code Section 65582, AB 101, and AB 2162 and clarify that these types of housing are treated as residential uses of property, including allowing transitional and supportive housing and low barrier navigation centers in areas that allow multi-family and mixed use residential, subject to the same restrictions/regulations as other types of housing in the same zoning district.

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

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

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

5.8 Group Homes. Revise the Zoning Code to regulate group homes, foster homes, residential care facilities, and similar facilities as follows (referred to below simply as "group homes"):~~allow State-licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities by right with six or fewer persons in any residential zone; and to allow with administrative approval for licensed group homes with greater than six persons in all high density residential and mixed-use zoning districts subject to objective criteria and clear, specific to use regulations. Additionally, recognizing~~

~~that larger facilities provide necessary supportive environments for a variety of households, the City will amend the Zoning Code to allow unlicensed facilities of 6 or more persons in all zones which allow residential uses similar to other residential uses in the zone, subject to specific objective design standards and appropriate findings.~~

- Permit by-right both *licensed and unlicensed* group homes (serving six or fewer residents) in all residential zones. The City will apply the same general zoning, building, fire, and other health and safety codes that apply to other uses of the same type that are allowed in that zone, subject only to the additional Health and Safety Code provisions specific to certain types of group homes (i.e., spacing requirements for licensed residential care facilities).
- Permit by-right *unlicensed* group homes (serving greater than six residents) in all residential zones. The City will apply the same general zoning, building, fire, and other health and safety codes that apply to other uses of the same type.
- Allow with a conditional use permit *licensed* group homes (serving greater than six residents) in all residential zones. The City will subject these only to specific, objective design and operational standards/findings and provide flexible and efficient reasonable accommodation in these permitting processes.

- Responsible Agency: Development Services Department, Planning Commission
- Funding: Departmental budget
- Time Frame: December ~~2022~~ 2023

5.9 Single-Room Occupancy Housing. Amend the Zoning Code to define single-room occupancy units (SROs) and identify zones in which SROs are allowed. Facilitate the development of SROs, or conversion of hotels, motels, or vacant apartment buildings into SROs, as appropriate housing type for persons with special needs and extremely low incomes.

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

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

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

5.11 Prioritize Sewer Hookups for Residential Development for Lower-Income Housing. Adopt written policies that grant priority for water and service allocations to

proposed developments that include housing units affordable to lower-income households into the General Plan. The City will provide the adopted Housing Element to both the Coachella Water Authority and Coachella Sanitary District immediately upon adoption to promote collaboration on this effort.

- Responsible Agency: Development Services Department
- Funding: Department budgets
- Time Frame: Amend the General Plan within two years of Housing Element adoption. Collaborate with water and sewer providers throughout the planning period.

5.12 Objective Design Standards. Develop objective design standards and clear findings to evaluate projects for compliance with the Architectural Review and Conditional Use processes. This effort will evaluate existing subjective standards required for approval in both the Zoning Code and specific plans. The purpose of these standards is to expedite the development review process and support the City in meetings its housing goals.

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

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

Policies

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

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

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

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

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

Programs

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

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

6.2 Affordable Unit Financing. Continue to work with nonprofit and for-profit developers to apply for financing to fund the development of housing affordable to lower-income and special needs households, particularly housing that will serve persons with extremely low incomes, farmworkers, the elderly, and persons with disabilities and developmental disabilities. The City will be open to providing letters of support for funding applications; the City will also consider partnerships with nonprofits for utilization of City staff to help write and to review project applications. The City will take actions necessary to expedite processing and approvals for such projects prioritizing projects in Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs).

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

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

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

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

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

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

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

6.6 Infrastructure Grants. Infrastructure must be expanded to support future housing development opportunities for moderate and lower-income households. The City will pursue grant funding for infrastructure that facilitates development of moderate and lower-income housing sites (e.g., Infill Infrastructure Grant, etc.) and increase the availability of developable land in highest resource areas (See Appendix F) and on sites designated in the General Plan for higher density multi-family or mixed-use development.

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

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

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

6.8 Place-Based Neighborhood Revitalization. The City will continue to carry out a variety of neighborhood improvement efforts to revitalize the Coachella community and promote fair housing and access to resources and opportunities in all parts of Coachella. The City will improve neighborhoods and places in Coachella in the most need of place-based planning and improvement strategies, as well as places with the greatest capacity for accommodating housing for lower income households. Efforts include, but are not limited to, the following:

Planning. The City will continue to implement the Downtown Specific Plan and other City specific plans which have targeted recommendations for infrastructure improvements and neighborhood revitalization. As needed, the City will modify adopted policies to continue to identify areas in need of improvement and additional resources.

Implementation. The City will continue to prioritize the Capital Improvement Plan (CIP), annually, and seek additional funding and other resources toward community revitalization in targeted areas. Additionally, the City will continue to pursue concurrent efforts (Program 2.6 and Program 6.6) to improve infrastructure capacity in opportunity areas and in areas of need, including DUCs.

Partnerships. As part of ongoing and regular coordination with regional housing advocates, the City will seek new partnerships with agencies and grant funding opportunities to implement neighborhood improvements as part of new housing projects.

- Responsible Agency: Development Services Department
- Funding: Departmental budget, grant funding (as available)
- Time Frame: Identify priority specific plan programs for implementation by 2025, prioritize CIP funding annually.

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

Policies

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

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

c) **Displacement Prevention.** Prevent the displacement of lower-income residents from assisted housing units that may convert to market-rate housing in the future targeting City efforts in areas subject to the greatest displacement risk (See Appendix F, Figure F-23: Vulnerable Communities (2017).

Programs

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

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

7.2 At-Risk Housing. Although there are not units at risk of converting to market rate during the 6th Cycle, the City will m~~M~~onitor and assist in the preservation of affordable units at risk of converting to market rate in the future as well as coordinate with local providers to maintain adequate conditions of existing affordable units to ensure they maintain available. Actions will include:

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

- Responsible Agency: Development Services Department
- Funding: HCD

- Time Frame: Ongoing

Quantified Objectives

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

Table IV-1: Quantified Objectives

Program Type/Affordability	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	516	517	784	1,367	3,804	6,988
Rehabilitation			~~50~~70			~~50~~70
Conservation/Preservation	50	100	150			300
Total	~~516~~566	~~517~~617	~~834~~1004	1,367	3,804	**7,~~038~~358**

Appendix A: Housing Needs Assessment

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Appendix A: Housing Needs Assessment A-1

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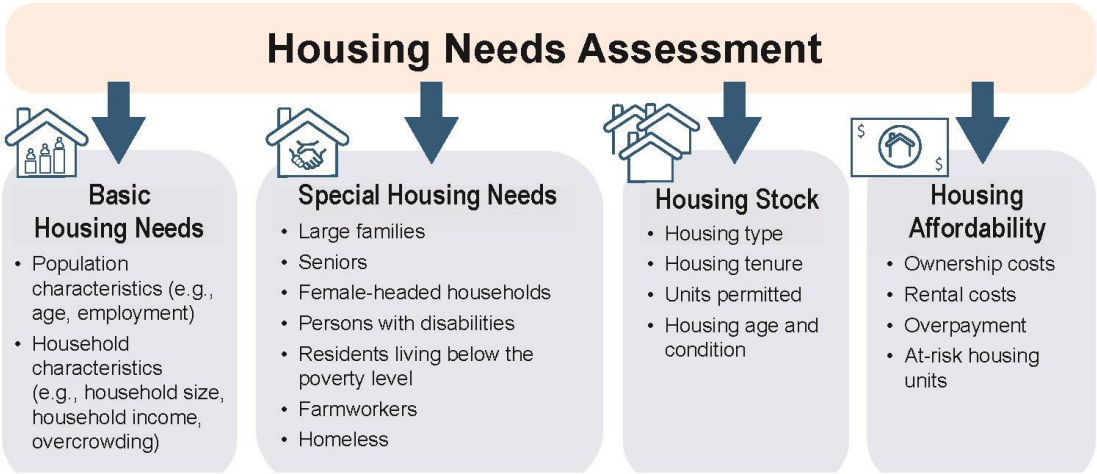
Section A.1 Introduction and Summary

A.1.1 Introduction

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

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



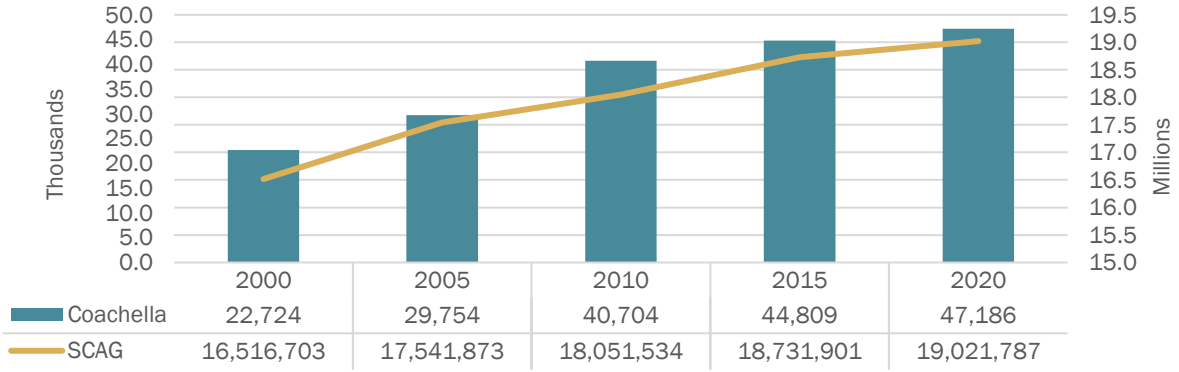
The main source of data used to form the majority of this section is HCD pre-certified local housing data provided by SCAG, which relies primarily on the American Community Survey 2014-2018, California Department of Finance, HUD's Comprehensive Housing Affordability Strategy ("CHAS") data, and California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

Section A.2 Population Characteristics

A.2.1 Population

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

Figure A-1: Population Trend, 2000-2020



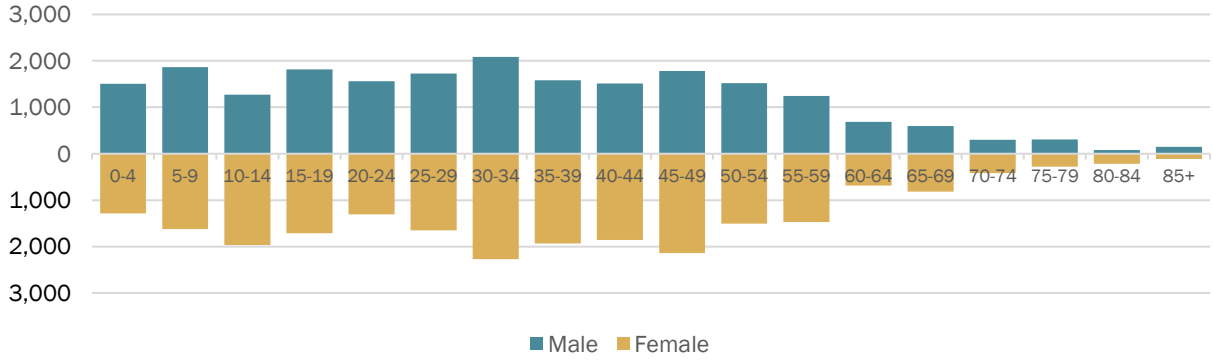
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.2.2 Age

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

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

Figure A-2: Current Population by Age and Sex

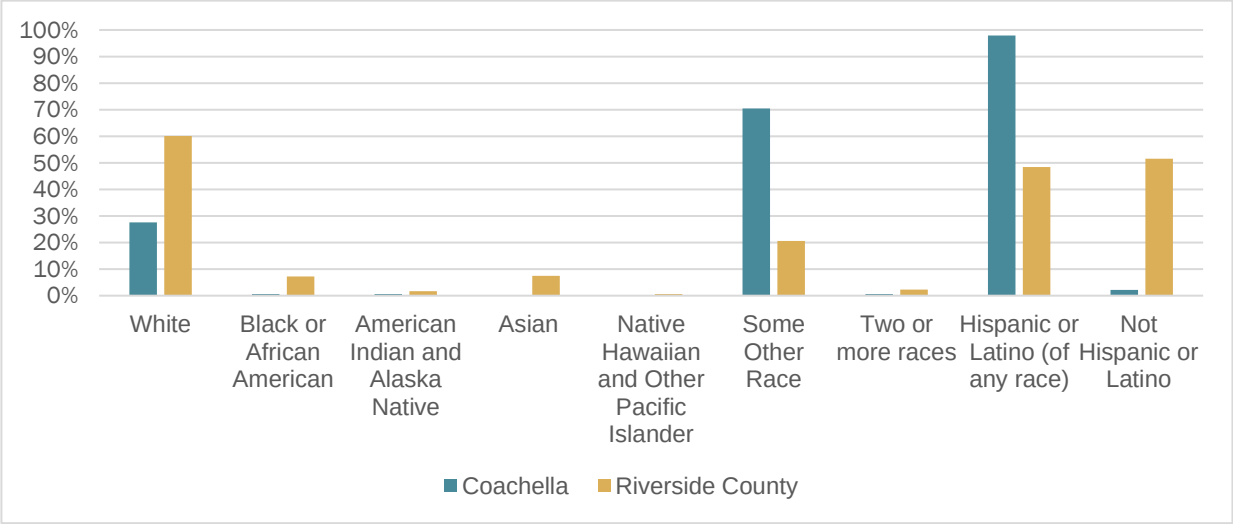


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

A.2.3 Race/Ethnicity

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

Figure A-3: Race and Ethnicity



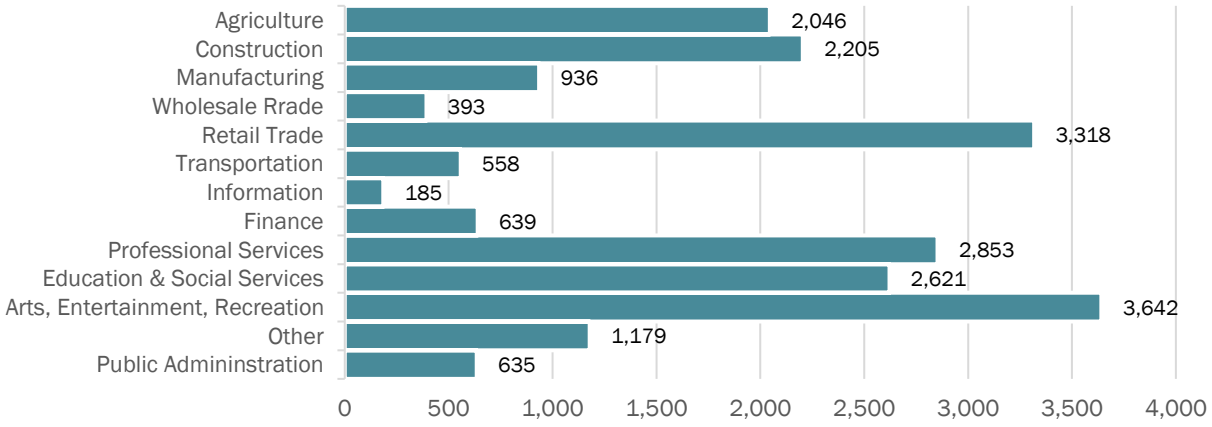
Note: “Hispanic or Latino” can be defined as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race

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

A.2.4 Employment

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

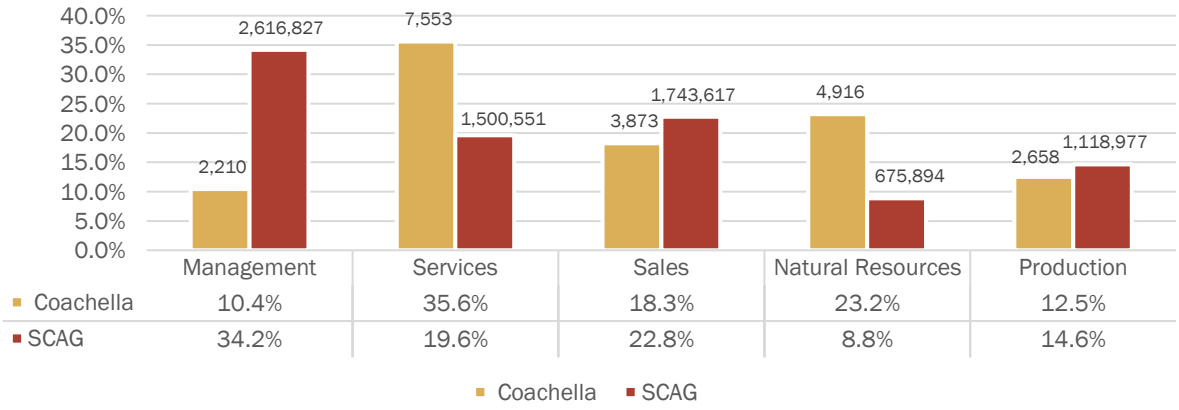
Figure A-4: Employment by Industry



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

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

Figure A-5: Employment by Occupation



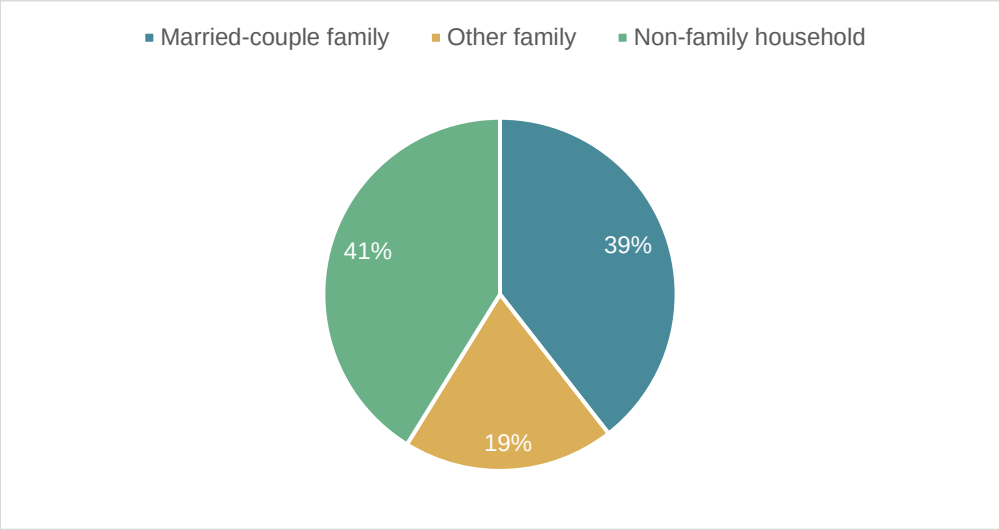
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates using groupings of SOC codes)

Section A.3 Household Characteristics

A.3.1 Household Type

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

Figure A-6: Household Type



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

A.3.2 Household Size

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

Table A-1: Household Size

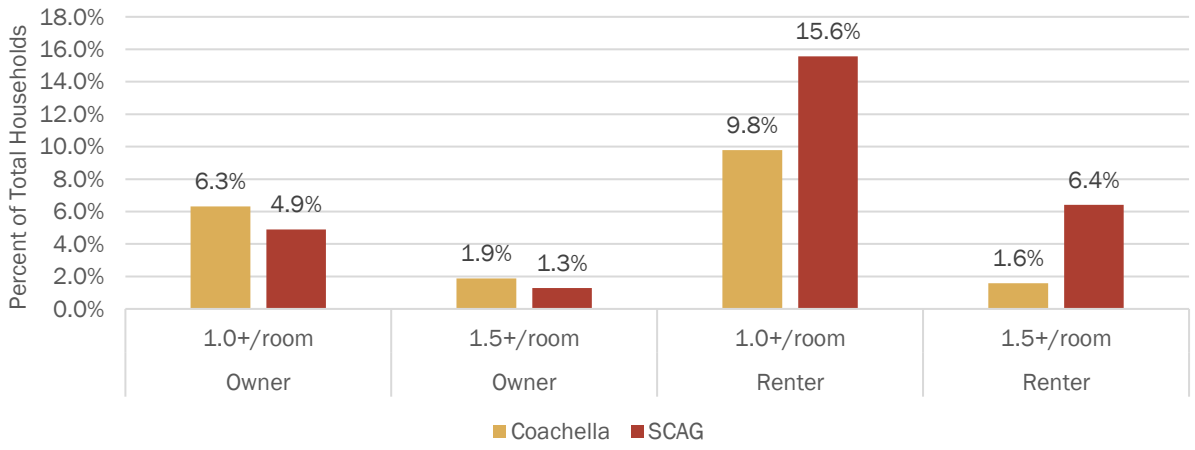
	2010		2018	
	Total	%	Total	%
1-person household	464	5%	5,718	39%
2-person household	1,007	11%	2,393	16%
3-person household	1,316	15%	1,775	12%
4- person household	2,017	22%	2,033	33%
5-or-more person household	4,194	47%	2,755	19%
Total occupied housing units	9,998	100%	14,674	100%
Source: ACS 5-year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

A.3.3 Overcrowding

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

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

Figure A-7: Overcrowding by Extent and Tenure



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

A.3.4 Household Income

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

Table A-2: Household Income

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

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

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

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

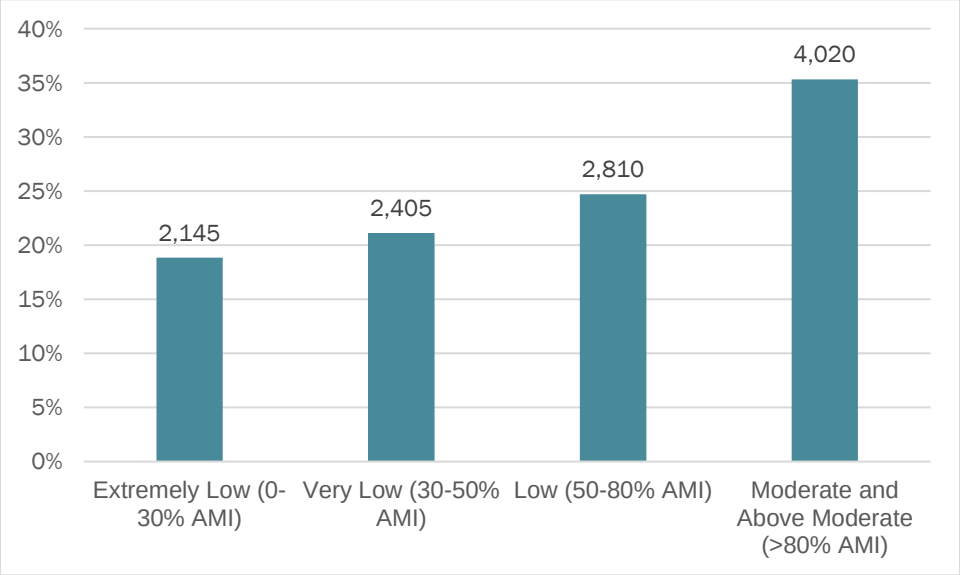
The following table shows the 2020 income limits for the four income categories in Riverside County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

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

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

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

Figure A-8: Household Income Distribution



Source: HUD CHAS, 2012-2016

A.3.5 Extremely Low-Income

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

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

ELI households have increasingly difficult housing challenges compared to other income categories, often unattainable without subsidy. The City has recently approved several affordable housing projects in recent years; however, these are often not at depths of affordability for ELI. To continue to support these households, the City proposes Program 1.7 to continue to seek Housing Choice Vouchers for ELI households. Additionally, single room occupancy units, or SROs, may be a more affordable option for ELI households. Current zoning does not allow SROs. To promote SROs, the City proposes Program 5.9 to amend the zoning ordinance and facilitate development of SROs.

Table A-5: Extremely Low-Income Housing Needs

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

A.3.6 Special Housing Needs

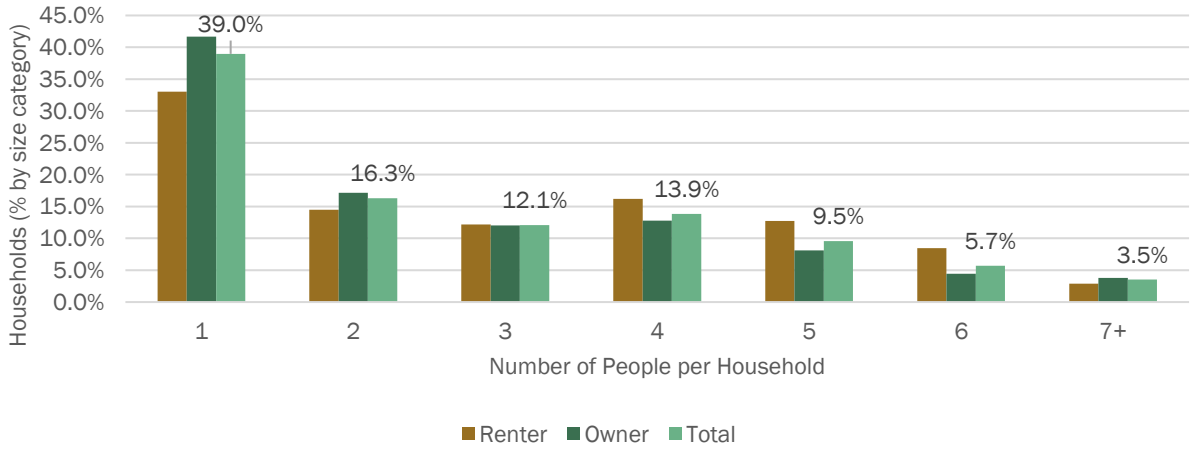
Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one's employment type and income, family characteristics, medical condition or disability, or household characteristics. These households may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

Large Families

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

The following chart illustrates the range of household sizes in Coachella by housing tenure. The most common household size consists of one person (39.0 percent) and the second-most common household consists of two people (16.3 percent). Coachella has a higher share of single-person households than the SCAG region overall (39.0 percent vs. 23.4 percent) and a higher share of 7+ person households than the SCAG region overall (3.5 percent vs. 3.1 percent).

Figure A-9: Households by Household Size



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

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

Table A-6: Housing Units by Number of Bedrooms

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

Senior Households

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

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

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

- **Senior Apartment:** Age-restricted housing for older adults who are able to live without assistance.
- **Independent Living:** Housing that provides assistance such as meal preparation, housekeeping, and transportation. These facilities typically provide residents with convenient access to medical care if needed.
- **Assisted Living:** A residential community that provides similar services as above, as well as assists residents with Activities of Daily Living (ADLs), such as bathing, dressing, and eating.
- **Nursing Home:** A licensed facility that provides 24-hour nursing care, room and board, and custodial care. Nursing homes typically provide the highest level of care outside of hospitals.

- **Skilled Nursing Facility (SNF):** A nursing home that provides in-patient rehabilitation staffed by trained medical providers. Patients do not typically require long-term care.

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

In Coachella, multi-generational household configurations serve the elderly by offering a stable living situation, often with the support of family members in the same household. As shown in Table A-6, a majority of the housing stock in Coachella is 3 or more bedrooms, which can serve larger multigenerational households. The La Serenas project is a Senior housing project consisting of 6 single family dwellings on .43 acres on 7th Street (APN 778-093-013).

To continue to ensure housing remains available and accessible for seniors, the City proposes Program 1.6 to encourage one first floor bedroom and a second unit in new projects.

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

Table A-7: Elderly Households by Income and Tenure

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

Female-headed Households

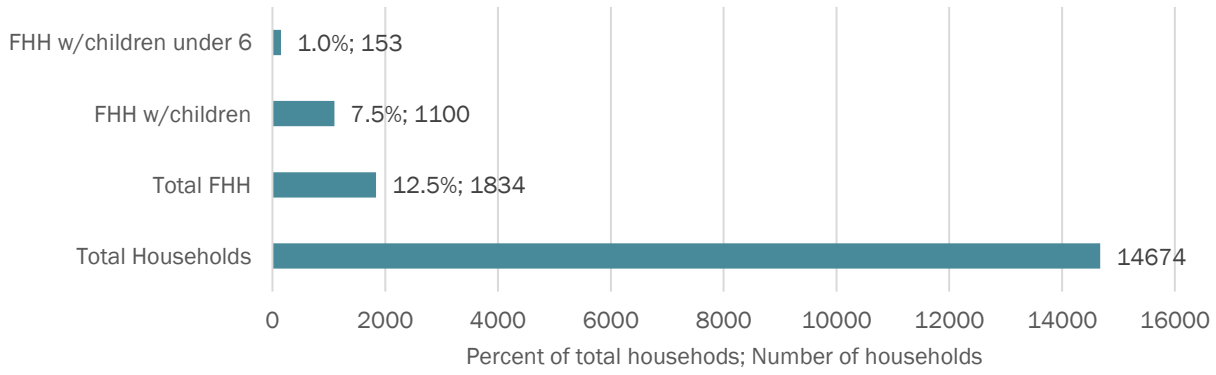
Female-headed households are households that do not have a male adult present. They can consist of both family and non-family households and may or may not have children. Female-headed households are considered special needs because they are more likely than the overall population to be in poverty. Because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

Because single parent households often operate on a more limited income, promotion of more affordable housing options will benefit female-headed households. The City proposes Programs 1.2, 1.8, and 5.1 to increase supply of housing, including affordable housing.

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

As shown in Table A-6, a majority of housing units in Coachella consist of 3 or more bedrooms. While this is suitable for large families, the number of large families in Coachella is in decline. Smaller one or two-bedroom units may better serve single parent households, as smaller units may also be more affordable than larger houses. To promote smaller units the City proposes Program 1.6.

Figure A-10: Female Headed Householders (FHH)



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

Persons with Disabilities

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

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

People with disabilities can face many barriers to securing accessible and affordable housing, including living on fixed and limited incomes, limited housing choices offering accessibility

features, higher healthcare expenses, and potential discrimination. The need for adequate and accessible housing outstrips supply and availability. The majority of housing in most communities lack even basic mobility accessibility features such as ramps, extra-wide doors, raised toilets, and lowered counters.

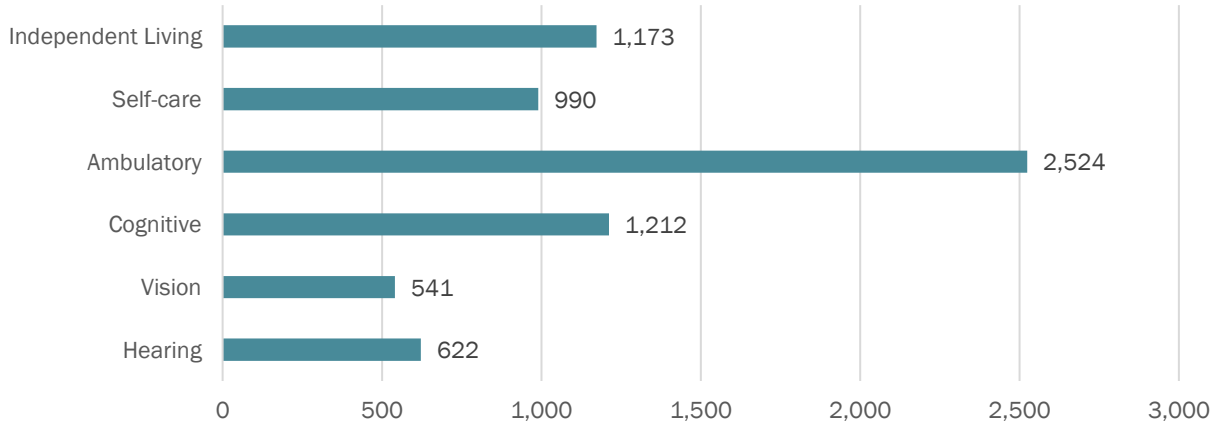
Adequate housing for these households includes, but are not limited to, housing that is:

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

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

As noted above, housing design is an important factor in suitability of housing. Since the City does not have a reasonable accommodation ordinance to streamline housing modifications for persons with disabilities, including seniors, the City proposes Program 4.2 to develop a reasonable accommodation ordinance. When independent living is not the most appropriate choice, supportive living situations are an alternative housing choice. The City proposes Program 5.8 to clarify that residential care facilities are an allowed use, consistent with State law.

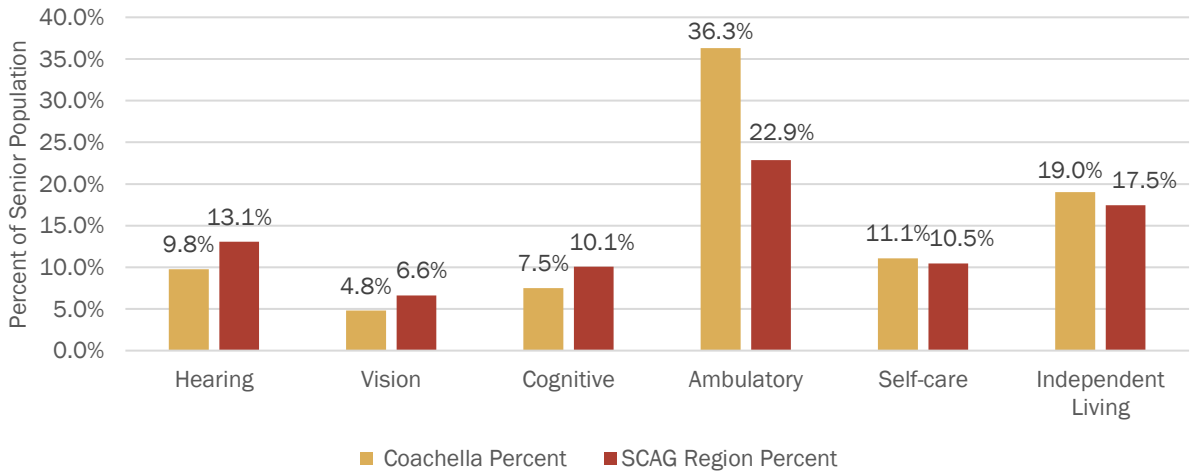
Figure A-11A: Disability by Type



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

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

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



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

Persons with Developmental Disabilities

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

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

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

are able to live in their own home with their parent or guardian. The need for housing suitable for persons with developmental disabilities, especially those living at home, can be met.

Table A-8: Development Disabilities

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

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

Table A-9: Disability by Employment Status

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

Housing for People with Disabilities

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

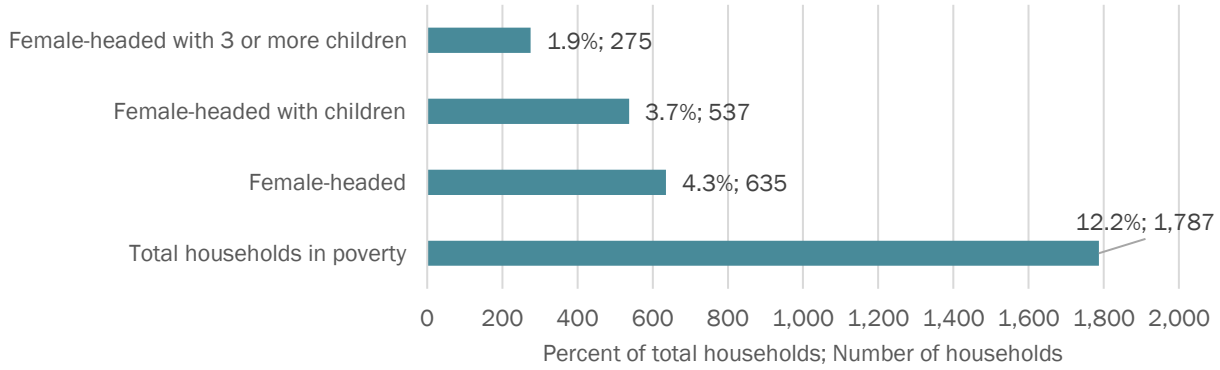
The Inland Regional Center designs programs according to age, specialization, and geographic location. Categories include Early Start/Prevention 0–3, School Age 3–15, Transition 16–22, Adult 23–59, and Senior 60+. These programs provide support for individuals, enabling them to live at

home. To become eligible for services, applicants must reside in either Riverside County or San Bernardino County and be diagnosed with a developmental disability.

Residents Living Below the Poverty Level

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

Figure A-12: Households by Poverty Status



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

Farmworkers

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

Farmworkers are considered a special needs group because these workers traditionally earn low-paying wages while frequently live in overcrowded and substandard housing conditions. While only a small share of SCAG region jurisdictions has farmworkers living in them, they are essential to the region's economy and food supply. Coachella, however, has an especially large share of farmworkers compared to other SCAG jurisdictions. While farmworkers inhabit many housing types, such as mobile homes, single-family homes, and apartments, a large portion of farmworkers live in spaces not intended for human habitation, such as shacks and illegal garages. This indicates a gap in farmworker housing supply, and a need for additional farmworker focused

housing development. Because of their predominantly low incomes, housing affordability and safety are acute needs for farmworkers. In addition, many permanent farmworkers live with children under the age of 18 or with other family members, indicating a need for traditional housing such as single-family homes and apartments.

Farmworkers account for 9.12 percent of all workers in Coachella in 2018, while employees in the agricultural industry overall account for 9.65 percent of total Coachella workers. Farmworker households are among the existing households counted as part of the CHAS housing needs and estimates of existing and projected housing needs produced by SCAG. Consequently, resident low-income farmworker households would be included among all households. Resident farmworker housing needs would be counted as part of lower income households experiencing problems of overpaying, overcrowding, and substandard housing, and as such programs to increase supply of affordable housing would benefit farmworkers as well. Outside of the City limits there are farms and farmworker housing developments. It is important that farmworkers have housing opportunities within close proximity to agricultural operations. As agricultural land transitions to other uses, the City shall continue to allow farmworker housing although no longer mandated by State law (see Program 5.10). Because of the observed need for continued support and housing resources for local farmworkers, the City includes Program 1.10 to support local farmworker advocacy groups and developers in identifying sites for farmworker housing. Currently 5 sites have been identified for farmworker housing. The following sites are home to rehabilitated and newly constructed residences:

- 52664 Harrison Street, Coachella, CA 92236
- 1492 Orchard Avenue, Coachella, CA 92236
- 84800 Bagdad Avenue, Coachella, CA 92236
- 84851 Bagdad Avenue, Coachella, CA 92236
- 84900 Bagdad Avenue, Coachella, CA 92236

Financed by the Low Income Housing Tax Credit, these housing options are specifically tailored to farmworkers with families.

Table A-10A: Farmworkers by Occupation

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

Table A-10B: Employment in the Agricultural Industry

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

Homeless Persons

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

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

Because of the precariousness of people experiencing homelessness, the count of these individuals can vary over the course of the year and over extended periods of time. According to the PIT count, there were an estimated 74 persons experiencing homelessness in Coachella in 2023, 67 which were unsheltered.

Emergency Shelters/Transitional Housing

At this time, there are currently no emergency shelters in Coachella. There are two shelters in the neighboring community of Indio, The Coachella Valley Rescue Mission and Martha's Village and Kitchen. These are region serving facilities. With no local resources, there is a need for emergency shelters, SROs, and other temporary housing options in the City. See Programs 1.9 and 5.6. The Governmental Constraints section describes how the City permits emergency shelters in certain zones and any constraints to emergency shelter development.

Resources for People Experiencing Homelessness

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

Disadvantaged Unincorporated Communities

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

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

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

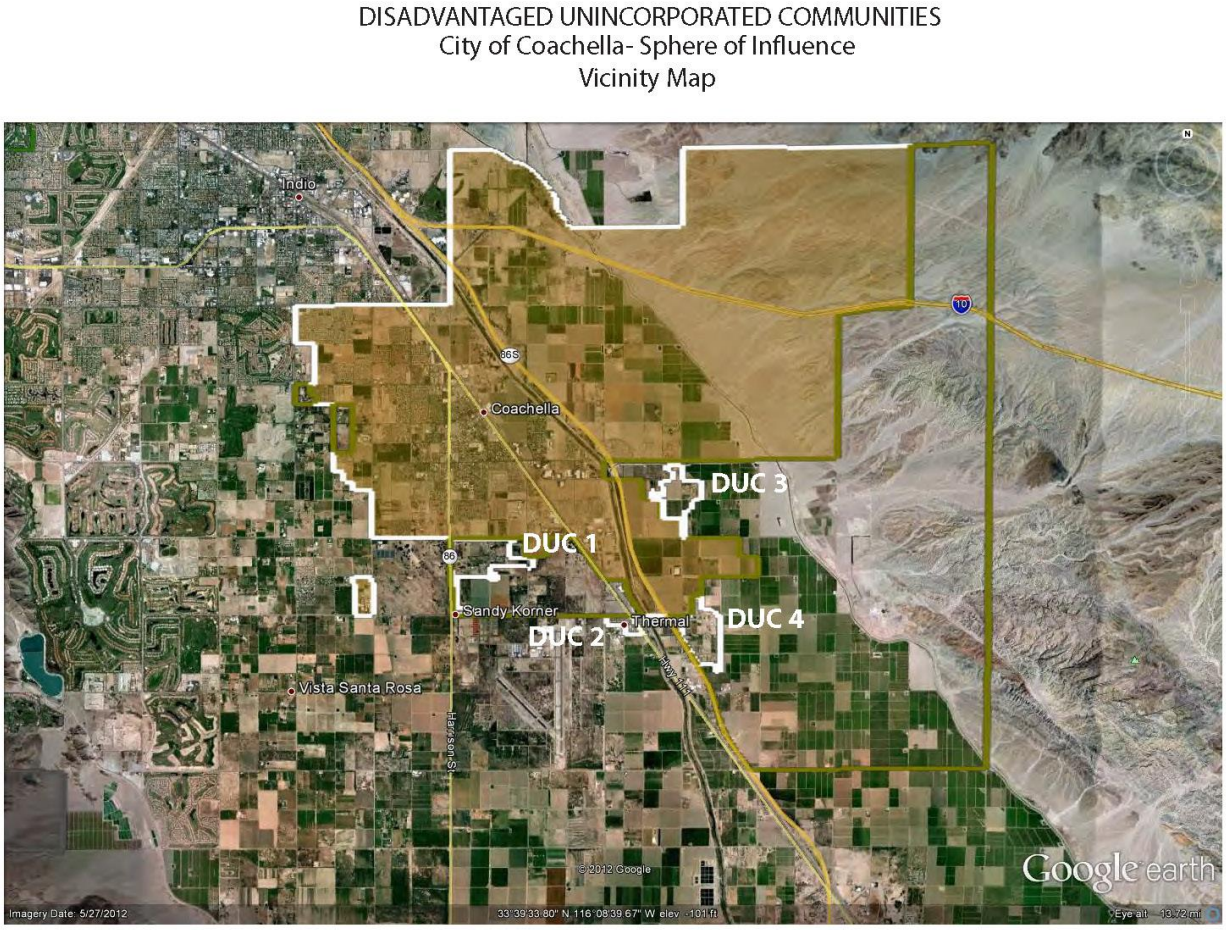
To comply with SB 244, which requires analysis and planning for DUCs, Riverside County LAFCO the City identified and analyzed the needs of four DUCs located in close proximity to Coachella. This analysis is provided in the City's General Plan, adopted 2015. These areas are described in Table A-11 and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

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

Table A-11: Coachella DUCs Analysis

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

Figure A-13: Coachella Area DUCs



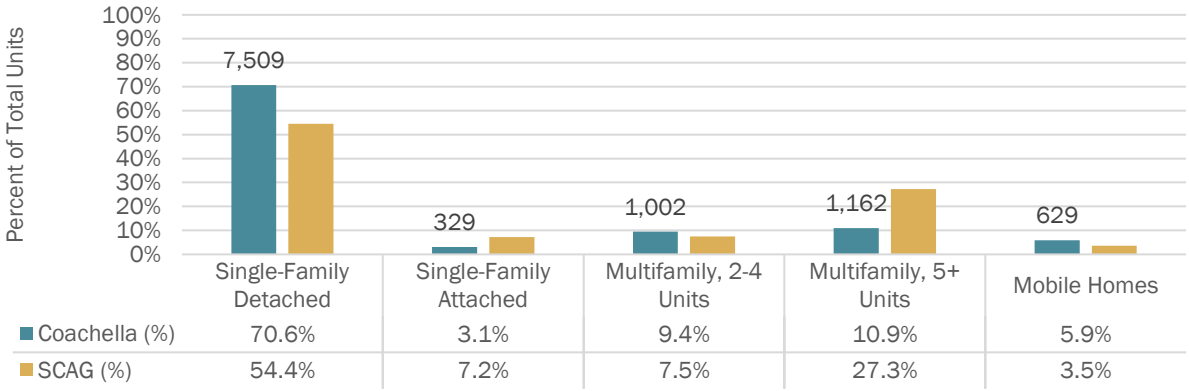
Source: Riverside County LAFCO, 2021

Section A.4 Housing Stock Characteristics

A.4.1 Housing Type and Vacancy

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

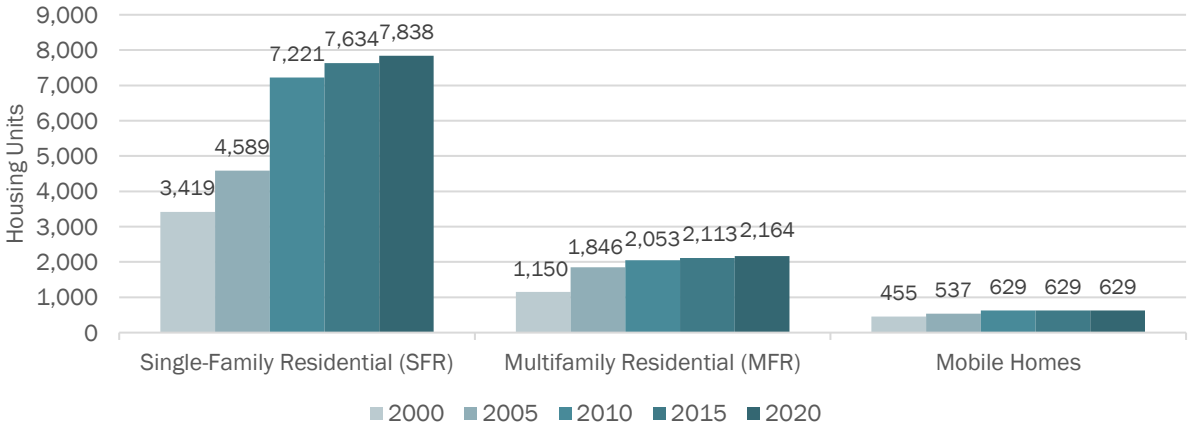
Figure A-14: Housing Type



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

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

Figure A-15: Housing Type Trend



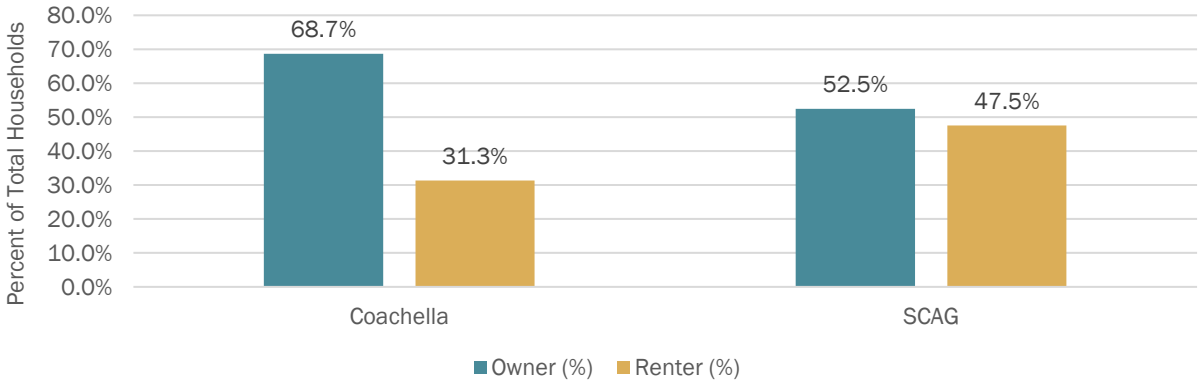
Source: SCAG 2020 Pre-Certified Local Housing Data (CA DOF E-5 Population and Housing Unit Estimates)

A.4.2 Housing Tenure

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

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

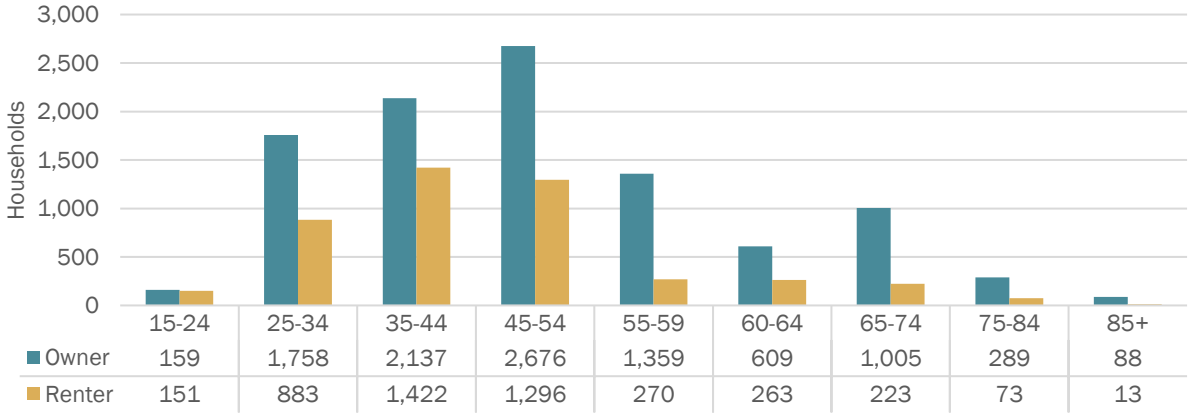
Figure A-16: Housing Tenure



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

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

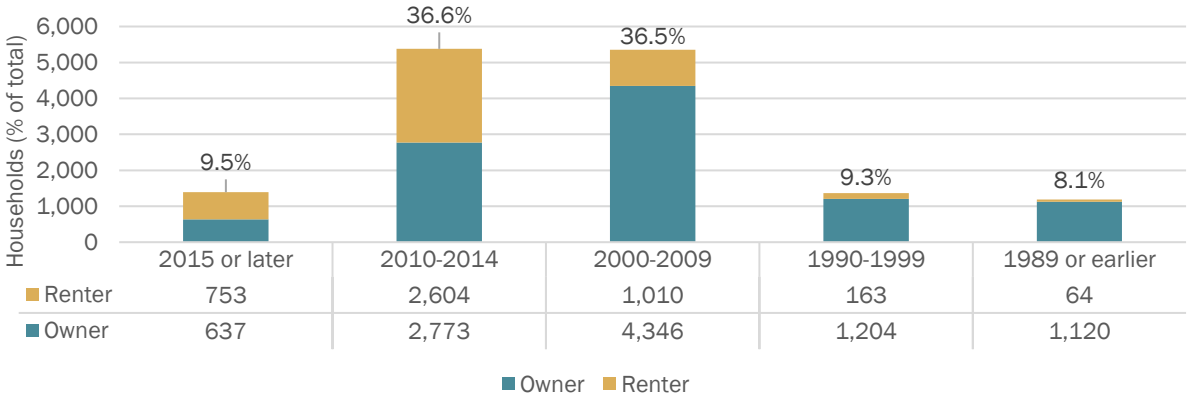
Figure A-17: Housing Tenure by Age



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

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

Figure A-18: Housing Tenure by Year Moved to Current Residence



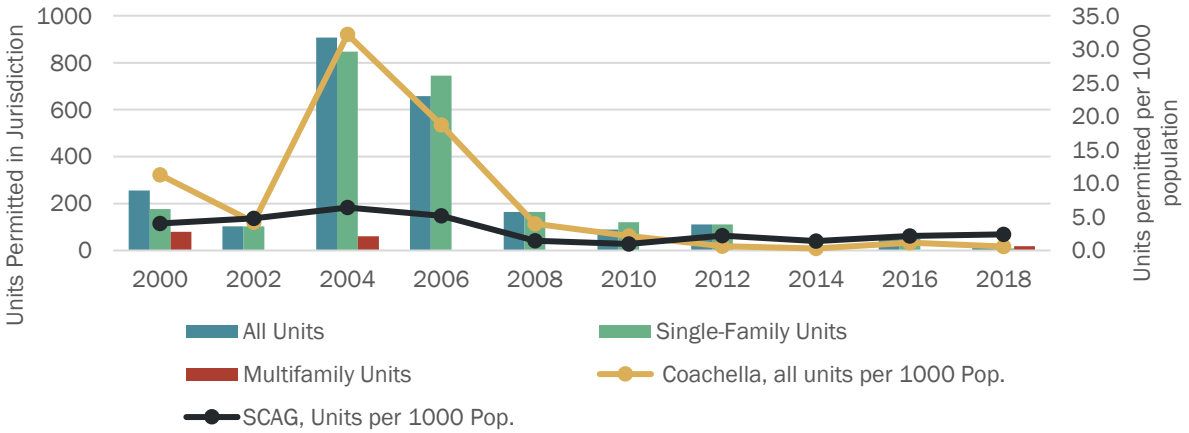
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates

A.4.3 Housing Units Permitted

Housing Units Permitted

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

Figure A-19: Housing Units Permitted



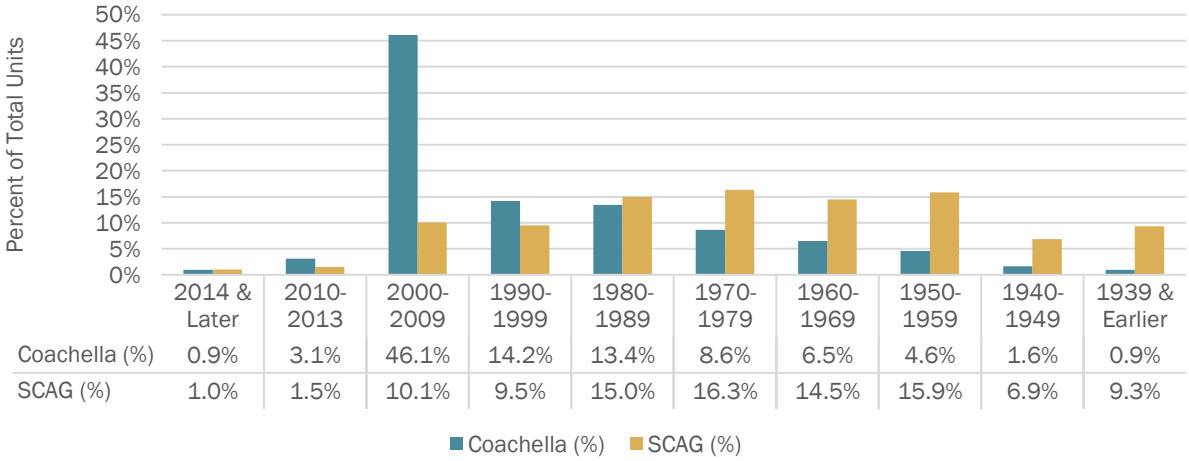
Source: SCAG 2020 Pre-Certified Local Housing Data (Core Logic/Data Quick)

A.4.4 Housing Age and Condition

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

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

Figure A-20: Housing Units by Year Structure Built



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

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

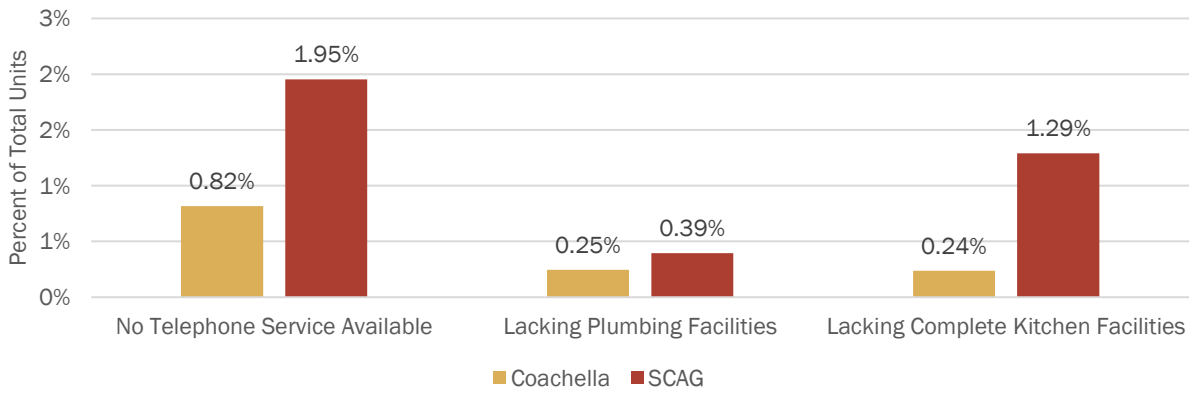
The ACS includes surveys with three factors of what may be considered substandard housing. Of all the housing units in Coachella, 0.82 percent (120 units) lack telephone service, 0.25 percent (36 units) lack plumbing facilities, and 0.24 percent (35 units) lack complete kitchen facilities.

In the past 5 years, Coachella has received approximately 201 code complaints based on housing conditions. The majority of the complaints (>90 percent) were related to illegal, nonconforming buildings rather than substandard housing conditions. Assuming some overlap between housing complaints, the City conservatively assumes approximately 10 housing units in need of rehabilitation, which is less than 0.1 percent of the total housing stock (10,631 units). Housing complaints were not localized in any one part of the City.

Table A-12: Code Enforcement Cases Related to Housing Conditions

	Year					
	2018	**2019**	**2020**	**2021**	**2022**	**Total**
Illegal, Nonconforming Building or Structure	63	58	36	30	1	188
Substandard Housing	4	1	6	2	0	13
Total	**67**	**59**	**42**	**32**	**1**	**201**

Figure A-21: Substandard Housing



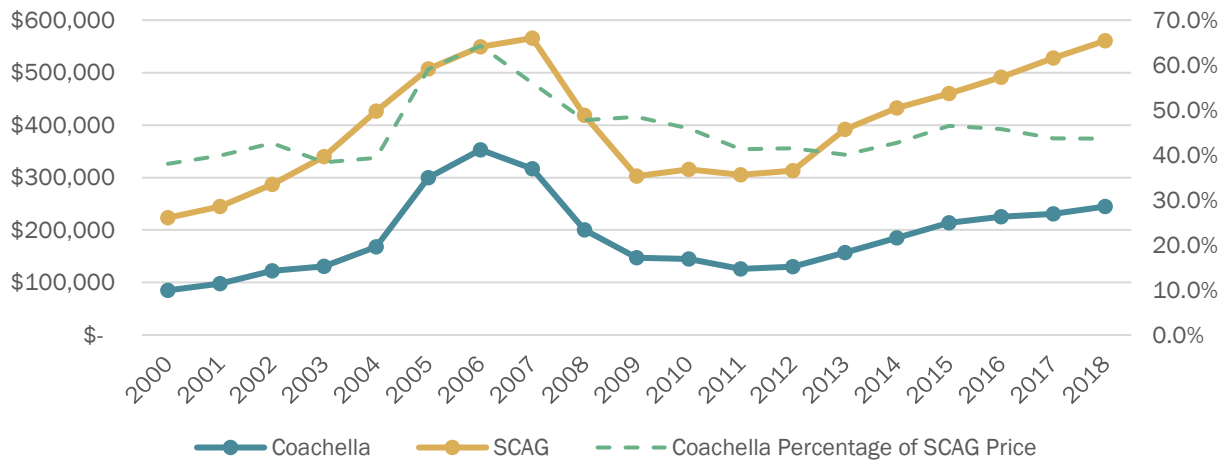
Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

Section A.5 Housing Costs and Affordability

A.5.1 Ownership Costs

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

Figure A-22: Median Homes Sales Prices for Existing Homes



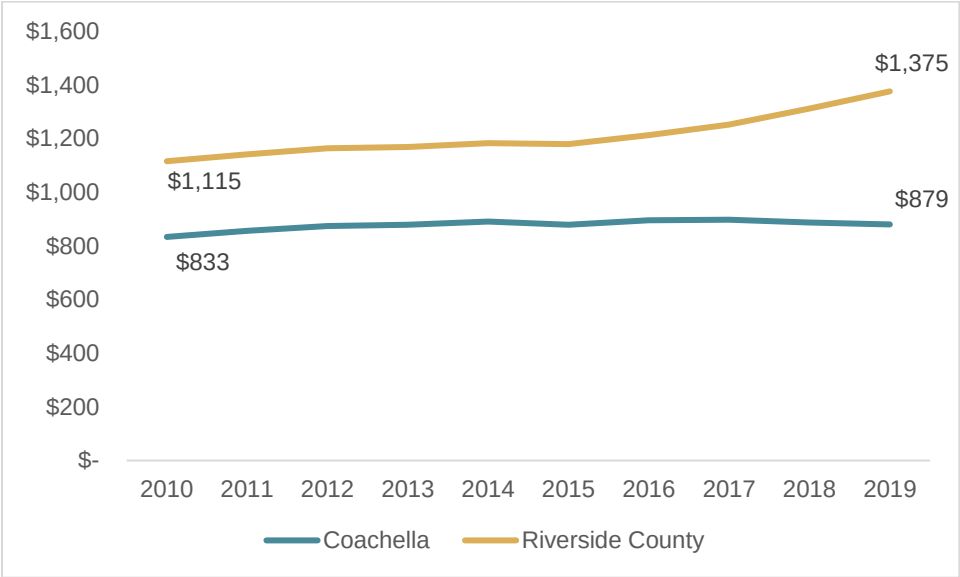
Note: SCAG median home sales price calculated as household-weighted average of county medians

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

A.5.2 Rental Costs

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

Figure A-23: Median Rent



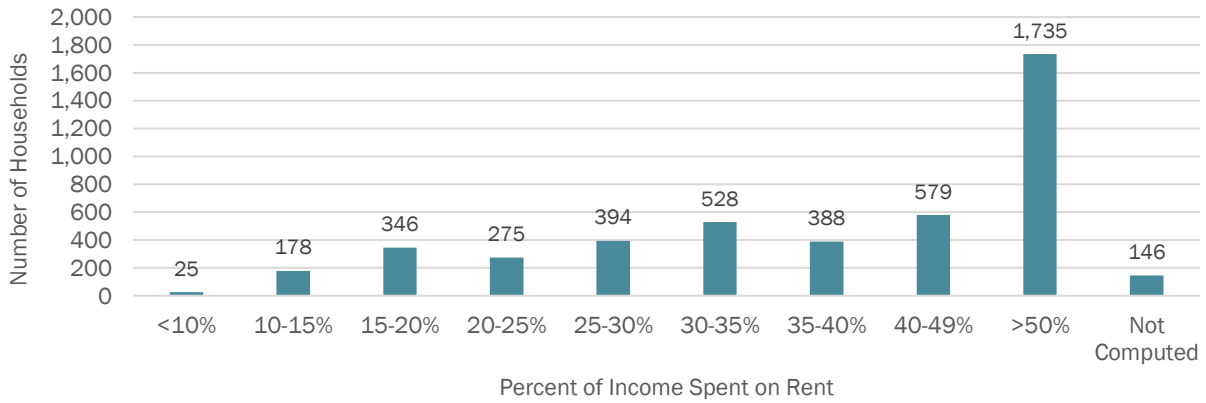
Source: ACS 5-year estimates, 2010-2019, DP04

A.5.3 Overpayment

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

Coachella residents experience a higher rate of housing overpayment than the overall SCAG region. Seven out of ten renters in Coachella are housing cost-burdened. Across Coachella's 4,594 renter households, 3,230 (70.3 percent) spend 30 percent or more of gross income on housing cost, compared to 55.3 percent in the SCAG region. Additionally, 1,735 renter households in Coachella (37.8 percent) are severely cost-burdened and spend 50 percent or more of gross income on housing cost, compared to 28.9 percent in the SCAG region.

Figure A-24: Spending on Rent



Source: SCAG 2020 Pre-Certified Local Housing Data

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

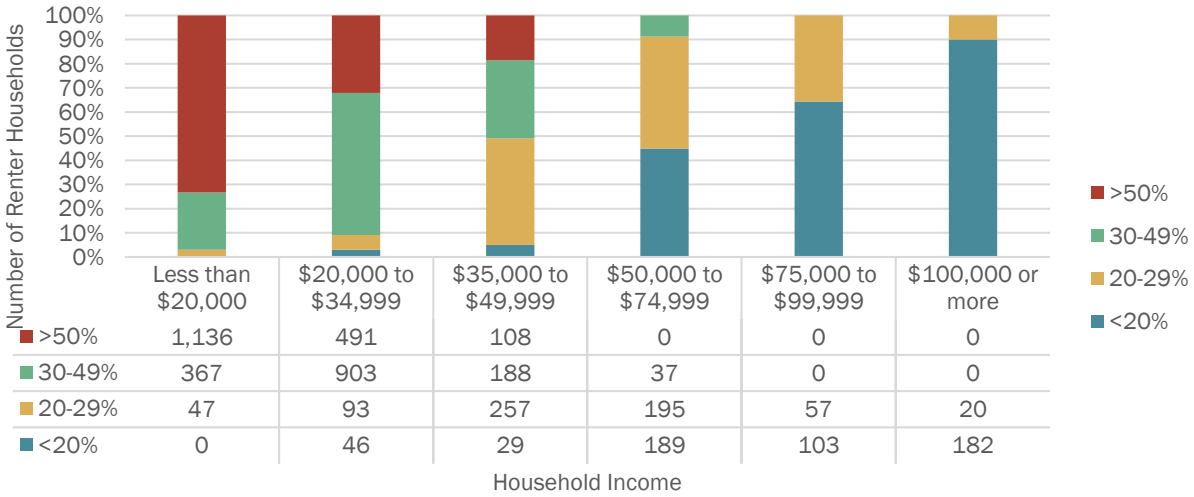
their own home, there are more homeowners than renters that are cost burdened across all other income categories.

Table A-13: Cost Burden by Income

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

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

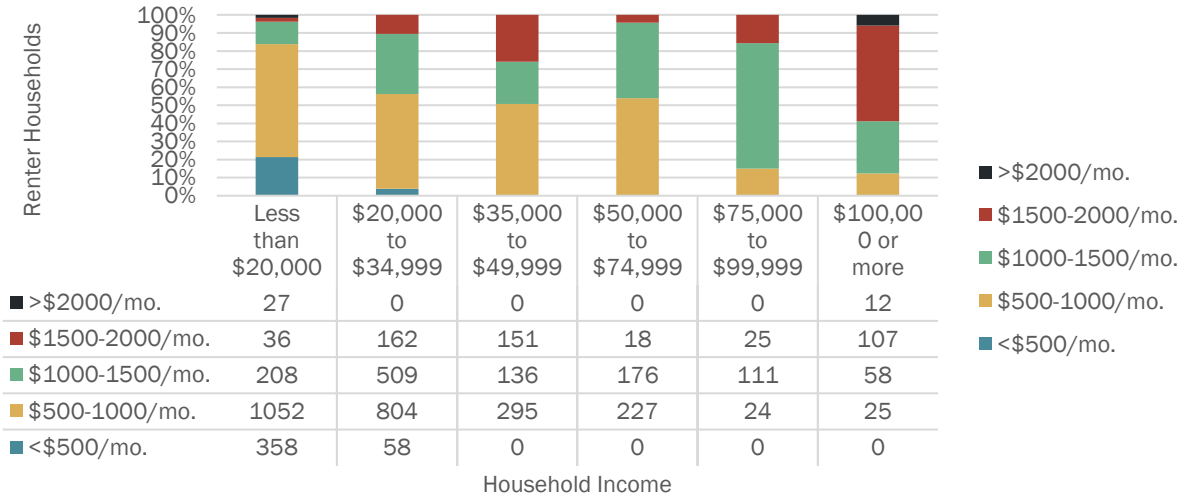
Figure A-25: Spending on Rent by Income



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

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

Figure A-26: Household Income by Total Rent (Cash)

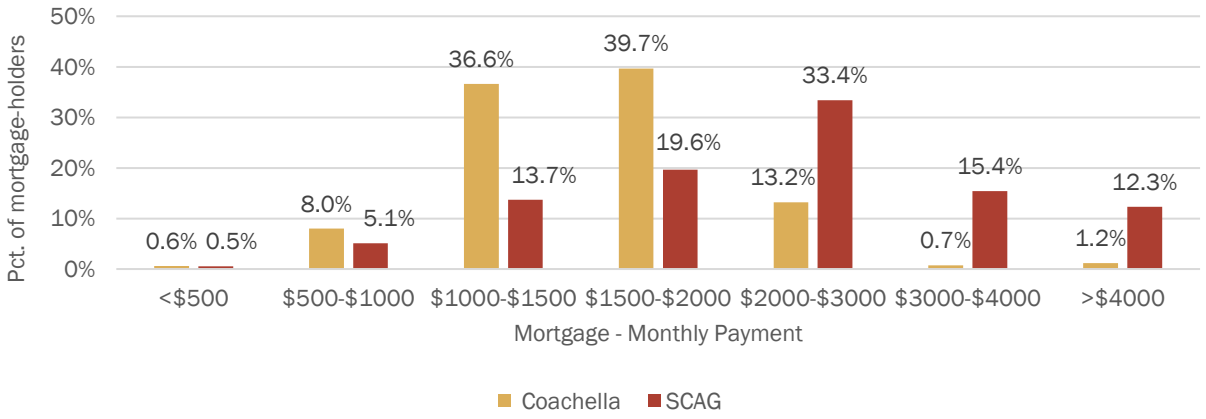


	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>$2000/mo.	27	0	0	0	0	12
$1500-2000/mo.	36	162	151	18	25	107
$1000-1500/mo.	208	509	136	176	111	58
$500-1000/mo.	1052	804	295	227	24	25
<$500/mo.	358	58	0	0	0	0

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

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

Figure A-27: Monthly Owner Costs for Mortgage Holders

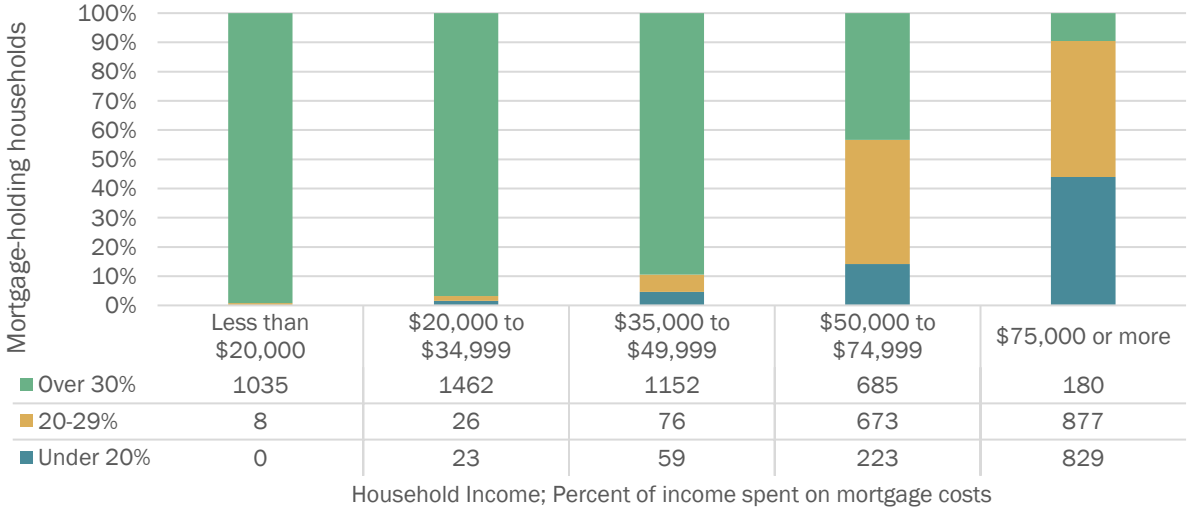


Source: SCAG 2020 Pre-Certified Local Housing Data (American Community Survey 2014-2018 5-year estimates)

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

mortgage-holders are cost-burdened. This is consistent with the findings in Table A-12, showing the number of cost burdened owners, by income level.

Figure A-28: Costs for Mortgage Holders by Income



Source: SCAG 2020 Pre-Certified Local Housing Data

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

Table A-14: Coachella Ability to Pay for Housing for Extremely Low, Very Low-, Low-, and Moderate-Income Households and Fair Market Rents

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

Table A-14: Coachella Ability to Pay for Housing for Extremely Low, Very Low-, Low-, and Moderate-Income Households and Fair Market Rents

	Number of Persons in Households			
	1	**2**	**3**	**4**
Max. Purchase Price 20% down[3]	$154,500	$177,250	$203,750	$227,750
Low				
Annual Income Limit	$42,200	$48,200	$54,250	$60,250
Monthly Income	$3,517	$4,017	$4,521	$5,021
Max. Monthly Gross Rent	$1,055	$1,205	$1,356	$1,506
Max. Purchase Price 5% down[2]	$195,500	$225,000	$254,500	$284,000
Max. Purchase Price 20% down[3]	$257,250	$296,000	$335,000	$373,750
Median				
Annual Income Limit	$52,700	$60,250	$67,550	$75,300
Monthly Income	$4,392	$5,021	$5,629	$6,275
Max. Monthly Gross Rent	$1,318	$1,506	$1,689	$1,883
Max. Purchase Price 5% down[2]	$247,000	$284,000	$320,000	$358,000
Max. Purchase Price 20% down[3]	$325,250	$373,750	$421,250	$471,250
Moderate				
Annual Income Limit	$63,250	$72,300	$81,300	$90,350
Monthly Income	$5,271	$6,025	$6,775	$7,529
Max. Monthly Gross Rent	$1,581	$1,808	$2,033	$2,259
Max. Purchase Price 5% down[2]	$298,750	$343,250	$387,500	$431,800
Max. Purchase Price 20% down[3]	$393,250	$452,000	$510,000	$568,500

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

Source: Zillow Mortgage Calculator

A.5.4 At-Risk Housing Assessment

"At-risk" assisted housing units are multi-family rental housing units that receive government assistance and are eligible to convert to market-rate units due to termination of a rent subsidy contract, mortgage prepayment, or other expiring use restrictions within 10 years of the beginning of the housing element planning period (2021–2031). According to California Housing Partnership (CHP), Coachella has 1,687 housing units assisted by public funds and none of the units are at risk of conversion to market rate housing during the 2021-2029 planning period and/or they are owned by an established non-profit, mission-driven developer and are considered low-risk for conversion. In June 2021, Community Housing Opportunities Corporation (CHOC), a non-profit affordable housing developer, was awarded $22.6 million of financing to construct the Coachella Valley Apartments, which will bring new affordable housing units to Coachella. The project will replace 20 existing units and add 36 new units on 2.97 acres at 84900 Bagdad Avenue in Coachella. The 56-unit project will include one-, two-, and three-bedroom apartments and will ensure the property is no longer at risk of being converted to market-rate apartments and remains affordable. Funding for the $35.3 million project comes from the California Tax Credit Allocation Committee (CTCAC), the Joe Serna Farmworker Grant, Riverside County HOME Funds, and the City of Coachella CFD loan and USDA Rural Development financing.

Appendix B: Sites Inventory & Methodology

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Section B.1 Introduction

B.1.1 Overview and Purpose

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

B.1.2 Regional Housing Needs Allocation

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

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

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

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

B.1.3 Data

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

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

Section B.2 Future Residential Development Potential

B.2.1 4th and 5th Cycle Shortfall

HCD found that the City addressed the 4th Cycle Housing Element shortfall of 1,916 units for lower-income units by rezoning portions of “Zona Central” to RM-Urban and RM- General (ordinance no. 1143) and implementing the minimum density of 20 units per acre requirement in the RM – General and RM – Urban Neighborhood designations. The City received a letter from HCD dated April 7, 2020 indicating the City satisfied the requirements and met the 4th Cycle shortfall of 1,916 units. In addition, the City has also completed Program 1.3 from the 5th Cycle to rezone sufficient sites to accommodate the 5th cycle shortfall of housing need of 2,542 units for lower-income households. On June 23, 2021, the City adopted Ordinance No. 1183, rezoning 29.3 acres to RM-General and 22.6 acres to RM-Urban, for a unit potential of 1,314 (see Table B-1). On October 13, 2021, the City Council approved Ordinance No. 1187 for the Avenue 53 Re-zone Project, which includes rezoning 50.6 acres to RM-Urban, with a unit potential of 1,467 (see Table B-2). As shown in Tables B-1 and B-2, the rezoning meets the State requirements as these sites allow for residential by-right, are established for primarily residential use, and accommodate at least 16 units per site at densities of 20 units per acre (or greater). There is no remaining shortfall to be accommodated in the 6th Cycle.

Table B-1: Ordinance No. 1183 Rezone

Site	Zoning	Density	Size (acres)	Units
1	RM-General	20-25 du/ac	25.4 acres	571
2	RM-Urban	20-38 du/ac	22.6 acres	655
3	RM-General	20-25 du/ac	3.9 acres	88
		Totals	**51.9**	**1,314**
Source: LWC, HCD				

Table B-2: Ordinance No. 1187 Rezone

Site	Zoning	Density	Size (acres)	Units
1	RM-Urban	20-38 du/ac	4.8 acres	139
2	RM-Urban	20-38 du/ac	9.6 acres	278
3	RM-Urban	20-38 du/ac	31.5 acres	914
4	RM-Urban	20-38 du/ac	4.7 acres	136
		Totals	**50.6**	**1,467**
Source: LWC				

B.2.2 Accessory Dwelling Units

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

B.2.3 Entitled and Proposed Developments

The RHNA projection period for the 2021-2029 Housing Element begins on June 30, 2021, and housing developments that have already been proposed or received entitlement but are not expected to be issued a certificate of occupancy until July 1, 2021 or after can be credited toward the 6th Cycle RHNA. Table B-3 lists the information for those projects that can be credited toward the 6th Cycle RHNA. It is assumed most of these projects provide housing affordable to above moderate-income households. Pueblo Viejo Villas, approved in 2020 is a mixed-use project with one and two-bedroom units restricted to households earning 30-60% AMI, and is affordable to low-income households. The project was funded through a variety of sources, including low-income housing tax credit equity, California Affordable Housing and Sustainable Community (AHSC) program, HOME funds and vouchers, and Infill Infrastructure Grant from HCD. This is the first project in the Coachella valley to utilize cap-and-trade funding. The project was developed in the Downtown Center land use designation (with a max density of 65 du/ac). The Tripoli

Apartment project was approved in the Spring of 2022, and will be the second housing development downtown resulting from the City of Coachella and Chelsea Investment Corporation. The proposed project sites on 2.8 acres of vacant land designed Downtown Center in the General Plan and includes 108 residential units of a variety of sizes affordable to residents with low and very low income – less than 60% of area median income. Coachella Valley Apartments was approved in 2020. Proposed by nonprofit Community Housing Opportunities Corporation (CHOC) and funded through sources including Joe Serna Farmworker Grant program, Coachella CFD loan, the project includes 50 replacement units and 60 new one, two, and three-bedroom units over two phases. The project is located in the Neighborhood Center land use designation (max density of 40 du/ac).

Table B-3: Entitled and Proposed Developments

APN	Address	Units	Density	Income Level	Notes
612230014, 612230015, 612230016.	South side of Ave 48, west of Van Buren St, Coachella Village	352	25 du/ac	Above Moderate	Two phases. Phase 2 includes gated units.
765070035, 765070065	NE Corner of Cesar Chavez Street, and 6th, Pueblo Viejo Villas.	105	53 du/ac	Low	Restricted to 30-60% AMI Units reserved for developmental disabilities
768210026	84900 Bagdad Avenue. Coachella Valley Apartments	110 (net 60)	19 du/ac	Low	Affordable project by CHOC. Phase 1- 56 units on 2.97 acres (at 19 du/ac)
768413010	52878 Calle Camacho	1	7 du/ac	Above Moderate	Single Unit
765361001	51-704 Cesar Chavez St.	8	16 du/ac	Above Moderate	Multi-family in Neighborhood Center
601390020	Ave 44, West of Dillon	322	5 du/ac	Above Moderate	Subdivision
768400001	84824 Calle Verde (SW Corner of Calle Techa & Calle Verde)	152	16 du/ac	Above Moderate	Villa Verde Apts., General Plan – Neighborhood General
778081001, 778081003	51392 Cesar Chavez Street	108	39 du/ac	Low	Tripoli housing development
Net New Total		**1,108**			

Source: Coachella Development Status Report, 2021

B.2.4 Assumptions

Table B-4 summarizes maximum density standards for zones and General Plan land use designations that allow for residential.

Table B-4: Maximum Density for Zones and General Plan Designations that Allow Residential

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

Source: City of Coachella Zoning Code; City of Coachella General Plan (2015)

The Zoning Ordinance provides flexibility for development within the required standards, such as density (see Table B-4) and other standards (see Appendix C). Certain factors, such as market demand and developer preference, influences the types of projects that are proposed in Coachella. Table B-5 summarizes assumptions for realistic residential development capacity based on minimum density requirements, understanding of capacity potential given zoning requirements estimated at 20% reduction, General Plan estimated new development averages, and recent development trends from approved, entitled, and/or permitted projects within Coachella (Table B-3).

Although there are instances in which sites are developing above the realistic assumed densities (for example the Coachella Valley Apartments at 19 du/ac in the Neighborhood Center designation, and a recently approved subdivision in the Suburban Neighborhood at 5 du/ac), the analysis conservatively assumed no parcel would develop at greater than the capacity estimate.

When the Zoning Ordinance establishes minimum densities, the assumption is no project will be developed below the minimum. Other zones establish maximum densities for residential projects. The Housing Element makes conservative assumptions on residential density, which accounts for the uncertainty of developer choice within the allowed range. Of the recently entitled projects (see Table B-3), no projects requested densities below the density assumptions for the site inventory (Table B-5). In addition, in zones that allow non-residential development, the City has only seen one 100 percent non-residential development in the past 10 years, as part of infill of an existing commercial shopping center property. The conditions of this development are dissimilar to the sites identified in the sites inventory, based on staff knowledge identified sites have a high likelihood of a residential component. Additionally, all recent projects have included a residential component. Further the city has a conservative assumption on density to account for the unlikely potential of 100 percent non-residential development For example, the 8-unit mixed-use project in the Downtown area is within the Neighborhood Center designation and proposed at 16 units per acre, which is greater than the assumed density of 15 units per acre. Additionally, as discussed above, the Pueblo Viejo Villas is an approved project in the Downtown Center designation, built at 53 units per acre, or 80 percent of the maximum density of 65 units per acre and the Tripoli Apartments are proposed at 38 units per acre, both over the 32 units per acre assumed in Table B-5, below. These projects demonstrate recent trends and the feasibility of affordable, residential development in mixed-use zones that allow 100 percent non-residential, and is built at densities in excess of the assumed density of 32 units per acre. Furthermore, as shown in Table B-5, the City is utilizing a conservative assumption ranging from only 25 to 50 percent of the maximum allowed density. Additionally, since more than 50 percent of the City's lower income RHNA is accommodated on sites that allow mixed-use, the City proposes Program 1.2 to require residential use occupy 50 percent of the total floor area of a mixed-use project on mixed-use sites identified for lower income development in Table B-7.

Table B-5: Realistic Residential Development Capacity Assumptions

Scenario 1: Existing Capacity		Scenario 2: General Plan Capacity	
Existing Zone	**Realistic Density**	**General Plan designation**	**Realistic Density**
Agricultural Reserve (A-R)	1/lot	Agricultural Rancho	1/lot
Agricultural Transition (A-T)	1/lot		
Residential Estate (R-E)	1/lot	Rural Rancho	1 du/ac
Single-Family (R-S)	80% of max 6 du/ac, but no less than 1 per parcel	Suburban Neighborhood	80% of average 5 du/ac = 4 du/ac
Residential Overlay Zone (R-M-4300)	80 % of max 10 du/ac		
Residential Overlay Zone (R-O-6000)	80% of max 7 du/ac		
Residential Mobile Home Park (R-MH)	80% of max 9 du/ac		
Multiple-Family (R-M)	80% of max 20 du/ac	General Neighborhood	80% of average 12 du/ac = 10 du/ac
		Urban Neighborhood	Required minimum 20 du/ac
Neighborhood Commercial (C-N)	6.4 du/ac	N/A	N/A
N/A	N/A	Neighborhood Center	Low end of density range = 15 du/ac
		Downtown Center	50% max 65 du/ac = 32 du/ac
		Urban Employment Center	25% max 65 du/ac = 16 du/ac

B.2.5 Methodology

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

The inventory outlined in this Appendix does not represent all possible development opportunities and does not identify all vacant parcels in the City. Furthermore, the City has several adopted Specific Plans which have planned for new residential and mixed-use development. These Specific Plan areas offer additional capacity for housing development at all income levels. When

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

Site Selection Criteria

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

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

Income Categorization

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

Table B-6: Income Levels by Density

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

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

Capacity Scenarios

As discussed above, two-scenarios were performed for the sites inventory. For each scenario, maximum and realistic unit capacity was calculated for parcels that meet all criteria previously mentioned. Maximum unit capacity was calculated by multiplying the area of a parcel by maximum density in dwelling units per acre (DU/AC). Realistic capacity is calculated by multiplying the area of each parcel by the realistic density for each zone or General Plan designation, shown in Table B-5. The following two sections explains the results for each scenario in greater detail.

Scenario #1: Existing Zoning Capacity

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

Under existing zoning, a total of 175 parcels accommodates a total of 5,423 units for moderate and above moderate-income housing, resulting in a shortfall of 1,759 low-income units and 441 above moderate-income units and (taking into account pipeline projects) a surplus of 845 units for moderate-income households. See Table B-9 to see a summary of these results. Because this scenario was known to result in a shortfall of sites, and a rezoning program will be needed to accommodate the complete RHNA, further site-by-site analysis was not performed. The City will rely on Scenario #2, below.

Scenario #2: General Plan Potential Capacity

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

To understand the potential capacity under the General Plan when rezoning is completed, a second site inventory was conducted using the General Plan land use and maximum and realistic density assumptions in Tables B-4 and B-5, respectively. Since the Zoning Code has not been updated, there are only a few examples of projects developed under the increased density allowances. To ensure a conservative unit estimate, the City assumes projects will generally build at minimum densities, or a reduced percentage of the average density. For areas targeted for mixed-use, such as the Downtown Center and Urban Employment Center, the City assumes residential comes in at 50 percent capacity, or in the Neighborhood Center at the low end of the density range at 15 units per acre. This is below the densities of recently approved affordable projects, including Pueblo Viejo Villas and Coachella Valley Apartments, two affordable projects described above. This scenario results in a shortfall of sites, without zoning regulations in place at the beginning of the planning period (October 15, 2021). As a result, the City proposes Programs 1.1, 1.2, and 1.3 which commits the City to rezoning to implement this scenario, prioritize rezoning the lower income sites in accordance with Government Code Section 65583.2, specifically requirements of subdivisions (h) and (i), require residential use occupy 50 percent of the total floor area of a mixed-use project on mixed-use sites identified for lower income development, and to amend the General Plan to allow 100% residential in certain circumstances, respectively. Additionally, this scenario includes the addition of four City-owned sites adjacent to Downtown along Grapefruit Boulevard that are currently identified as Industrial in the General

Plan. The City has submitted a TCC grant application to develop these sites for affordable housing, and has committed to amending the General Plan to designate these properties as Urban Employment, which allows up to 65 units per acre. (See Program 1.13 for the required General Plan map amendment)

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

Site-by-Site Assessment

To ensure sites selected through the screening analysis are viable for development within the planning period, the City reviewed selected sites for existing conditions (e.g., environmental constraints, lack of infrastructure, ownership, built structures, etc.) that may preclude them from the site inventory. The City also compared the site inventory results to pipeline projects, 5th Cycle sites, and sites currently being rezoned. The analysis included a site-by-site assessment and refinement of sites depending on additional information from direct observation or firsthand experience from City staff. A select number of sites were removed, including those classified as vacant but contain built structures and large undeveloped sites to the north and east of the City not currently connected to city infrastructure. Sites that were originally screened out of the results because they were zoned for manufacturing or in agricultural operations were added back in if they are located adjacent to existing non-manufacturing development (e.g., near Downtown), or they are in process of being rezoned to a residential zone (such as the sites being rezoned to fulfill the 5th Cycle shortfall), or have the potential to redevelop in the planning period. Sites included in the 5th Cycle inventory were updated, as needed, to ensure the right zone assumption and site acreage were reflected in the 6th Cycle inventory. The final General Plan scenario results are provided in Table B-9.

B.2.6 Suitability of Nonvacant Sites

While the City of Coachella has large areas of vacant land that are planned for, and allow, residential development, most of the land east of State Highway 86 and much of the area north of 48th Avenue are not connected to water and sewer lines and are less likely to develop in the next 8 years without significant cost to extend infrastructure. The City has prioritized identification of sites that have existing infrastructure connections and are likely to develop or redevelop in the planning period. Therefore, the City's Housing Element includes nonvacant sites. The City has adequate vacant sites for lower income housing and does not rely on nonvacant sites to accommodate any of the City's lower income RHNA; however, the sites inventory identifies additional nonvacant sites for lower income to demonstrate the City's excess capacity for housing development. The site inventory also identifies larger nonvacant sites to accommodate a portion of the City's above moderate income RHNA. The City conducted an analysis to determine if substantial evidence exists to support the premise that housing can be accommodated on these

sites and/or existing uses on these sites will be discontinued during the planning period (2021-2029).

Nonvacant low income parcels include properties 1 to 8 acres in size with General Plan designations that promote residential mixed-use or multi-family residential development at densities up to 65 units per acre. These sites are mostly developed with commercial uses, with a couple sites used for agricultural production. The above moderate income sites are mostly used for a variety of agricultural operations and do not meet the density or site size thresholds to be considered suitable for lower income development. While agricultural production remains an important part of the Coachella Valley, and the City of Coachella, the City's General Plan envisions these areas to transition to residential uses.

Screening nonvacant sites for potential inclusion in the site inventory included consideration of regional development trends recent and on-going City actions to rezone agricultural sites to residential zones with the support of the property owners, and utilized conservative assumptions in projecting units.

Table B-7 provides an overview of the 8 nonvacant sites that are included in the site inventory for lower income housing (Note: the City has adequate vacant land to fulfill the RHNA requirement for low income). As indicated in Table B-7, all of the sites are proposed to allow 25 to 65 dwelling units per acre.

The sites listed below have a wide variety of uses including agricultural land with accessory buildings, strip malls, a tire shop, a grocery store, a restaurant, and surface parking.

In addition to the sites identified or lower income housing, the City is also analyzing the suitability of redeveloping agricultural sites for above moderate income housing. The sites have been included because of the opportunity for housing development on sites near existing residential, public facility, and commercial uses and amenities, and that have access to water and sewer infrastructure.

Table B-7: Existing Uses on Lower Income Sites

APN	Address	Zone	General Plan	Density (du/ac)	Site Size (acres)	Existing Use	Lower Income Unit Capacity
603281044		C-G	NC	40	0.71	Commercial- strip mall and surface parking	11
603281053		C-G	NC	40	8.13	Commercial- strip mall and surface parking	122
767140002		C-G	GN	25	9.46	Agriculture – unimproved land	95
767140002		R-M	NC	40	9.64	Agriculture with accessory warehouses	145
603310021		C-G	DC	65	0.67	Retail/Commercial- freestanding restaurant and surface parking	11
603310017		C-G	DC	65	1.38	Retail/Commercial- surface parking lot	22
603310024		C-G	DC	65	2.66	Retail/Commercial- grocery store and surface parking	43
603310026		C-G	DC	65	0.74	Retail/Commercial- tire shop and surface parking	12
Total							**461**

Source: City of Coachella, LWC

Development trends in the Coachella Valley and eastern Riverside and Imperial demonstrate the redevelopment of underutilized nonvacant commercial properties, agricultural land, and even vacant commercially zoned infill properties into multi-family and residential mixed-use projects. For instance, in Palm Springs, the 64 @ the Riv housing development completed in 2022 (containing a vacant restaurant, tennis courts, and surface parking) produced 64 units on 5.22 acres for a density of 12 dwelling units per acre. In addition, a commercially zoned property in the Palm Springs Downtown Specific Plan previously approved for a 142-room hotel instead is being developed into an infill mixed-use building including 45 residential units on 0.84 acres for a density of 54 units per acre. In El Centro, to the south, 288 units are proposed on 12.9 acres for a density of 22 units per acre on vacant infill commercial land; per Table B-3, Coachella itself is experiencing affordable residential mixed-use infill development on vacant commercially zoned property in its downtown. Projects like these indicate demand in the Coachella Valley for denser infill multi-family and residential mixed-use development in existing downtowns and commercial corridors; not merely demand for development on vacant land along the peripheries of its communities. These projects also indicate that there may be communities in the Coachella Valley that have a surplus of commercial land that could be converted to meet this residential demand.

Of course, however, demand for the conversion of agricultural land to multi-family housing exists in the Coachella Valley as well. 10 miles south of Coachella, in the unincorporated Riverside

County community of Oasis, the County is processing a mixed-use affordable housing development to construct 160 units agricultural land on 26 acres for a density of 6 units per acre.

Table B-8 identifies four recently developed, planned, and/or proposed residential projects in the Coachella Valley. As stated above, one of these projects is being constructed on a large agricultural site surrounded by existing development, which is similar to conditions in Coachella. The size of the sites ranges from 1 to 26 acres and the existing uses include agricultural and commercial. By-right densities range from about 25 to over 50 dwelling units per acre. Several of the projects in Table B-8 are within the range proposed by the City (see Table B-7, above).

Table B-8: Residential Development on Nonvacant or Commercially Zoned Sites in the Coachella Valley

City/Com-munity	Address	Site Size (ac)	Previous Use	Final Unit Count	Number of Affordable Units	By-Right Density (du/ac)	Density Bonus? Y/N	Year Completed /Status	Calculation of Built Density (du/ac)
El Centro	Northeast corner of 6th Street and Spear Avenue	12.9	Vacant, Commercially Zoned	288	0	25	N	Under review	22
Palm Springs	2000 N. Indian Canyon Drive	5.22	Restaurant, tennis courts, and parking	64	0	30	N	Building permit issued 2017; recently completed	12
Palm Springs	Northeast corner of Belardo Road and Museum Way	0.84	Vacant, current entitlement for 142-room hotel	45	0	-	N	Approved 2021; in plan check	54
Oasis (Unincorporated community in the Coachella Valley)	Southeast corner of 66th Avenue and Middleton Street	26	Agriculture	160	160	-	N	Under review	6

To encourage the redevelopment of nonvacant sites with higher-density residential uses, including housing affordable to lower incomes, the City has multiple programs to facilitate more intensive residential development. These include, but aren't limited to:

- Program 1.1: General Plan Implementation
- Program 1.2: Lower Income Site Rezoning
- Program 1.3: General Plan Amendment
- Program 1.7: Large Sites
- Program 1.13: General Plan Amendment for Certain City-Owned Sites
- Program 5.1: Zoning Code Constraints
- Program 5.3: Parking Requirements
- Program 6.4 Density Bonus
- Program 6.7: Streamlined Approvals

As described above, many of the nonvacant housing sites identified in the City have underperforming uses and/or excess capacity. Based on recent development trends and proactive efforts on the part of the City to encourage redevelopment of nonvacant sites, these sites are likely to provide much need housing in the City of Coachella.

Section B.3 Adequacy of Residential Sites in Meeting RHNA

B.3.1 Summary

The following table summarizes the City's methods for satisfying its RHNA (Table B-9). Taking into account projects in the pipeline, the City has a remaining RHNA of 6,778 units. Development capacity based on existing zoning is 5,423 units, with shortfalls in the lower income and above moderate-income categories. Capacity under General Plan designations is estimated at a realistic 10,003 units with a surplus of 3,225 units above the RHNA. The City commits to amending the Zoning Code and General Plan within three years to fully implement the updated General Plan designations, as outlined in Scenario #2. (see Program 1.1)

Table B-9: Residential Development Potential and RHNA

	Extremely-Low, Very Low and Low	Moderate	Above Moderate	Total
RHNA	**2,032**	**1,367**	**4,487**	**7,886**
Entitled/Proposed Projects[1]	273		835	1,108
Remaining RHNA	**1,759**	**1,367**	**3,652**	**6,778**
Site Inventory Results				
Scenario 1 – Existing Capacity (Zoning Code)		2,212	3,211	**5,423**
Remaining RHNA- Zoning Scenario	**1,759**	**-845**[2]	**441**	
Scenario 2 – Potential Capacity (General Plan)[3]	2,345	1,468	6,190	**10,003**
Remaining RHNA- General Plan Scenario	**-586**[2]	**-101**[2]	**-2,538**[2]	**-3,225**[2]

[1] Considers net new units only.
[2] Negative value indicates a surplus of housing capacity.
[3] Requires rezoning, see Programs 1.1, 1.2, and 1.3.

Source: City of Coachella, LWC 2021

B.3.2 Housing Sites Map

The following maps, Figures B-1 and B-2, show the inventory of adequate sites by income category for each scenario.

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

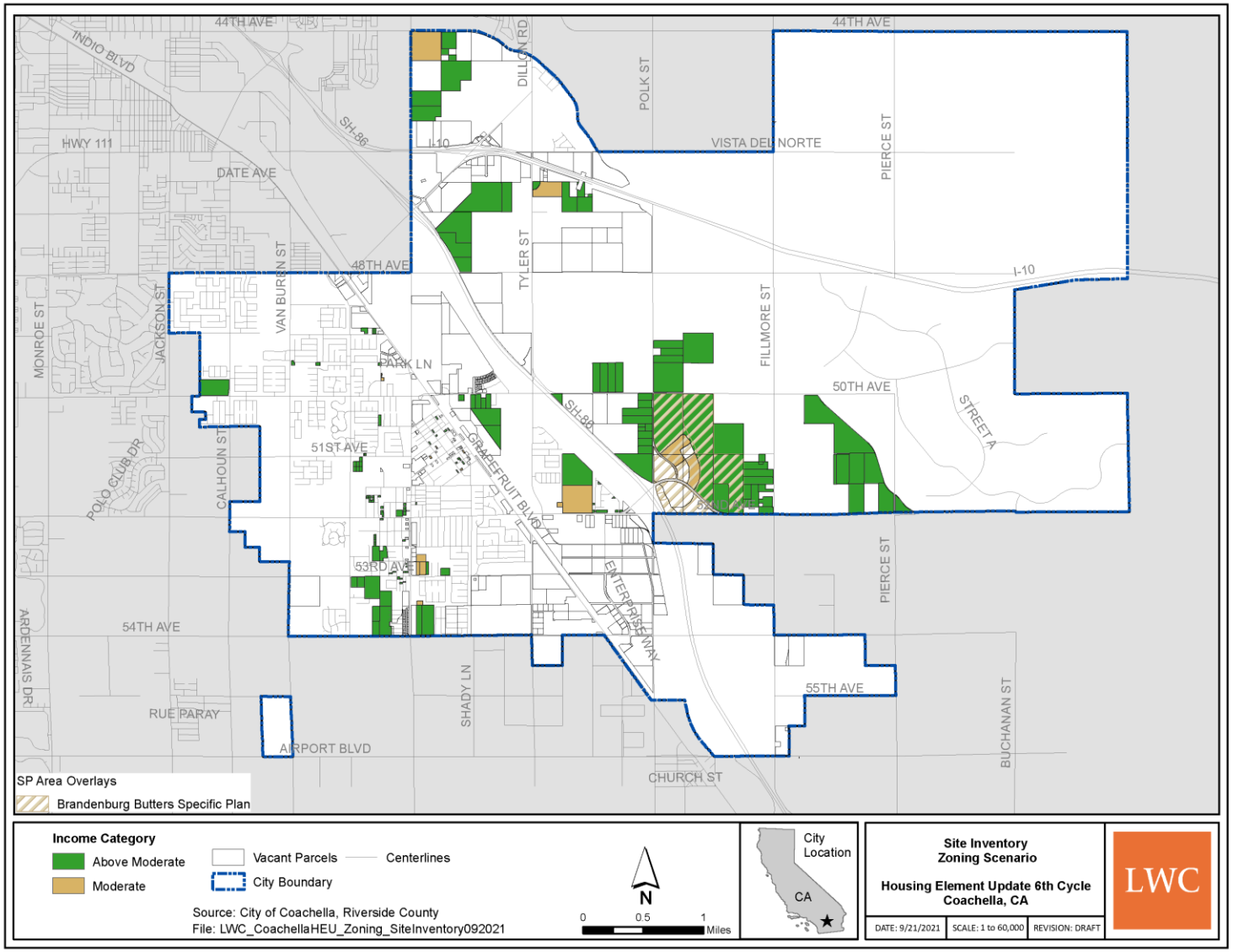
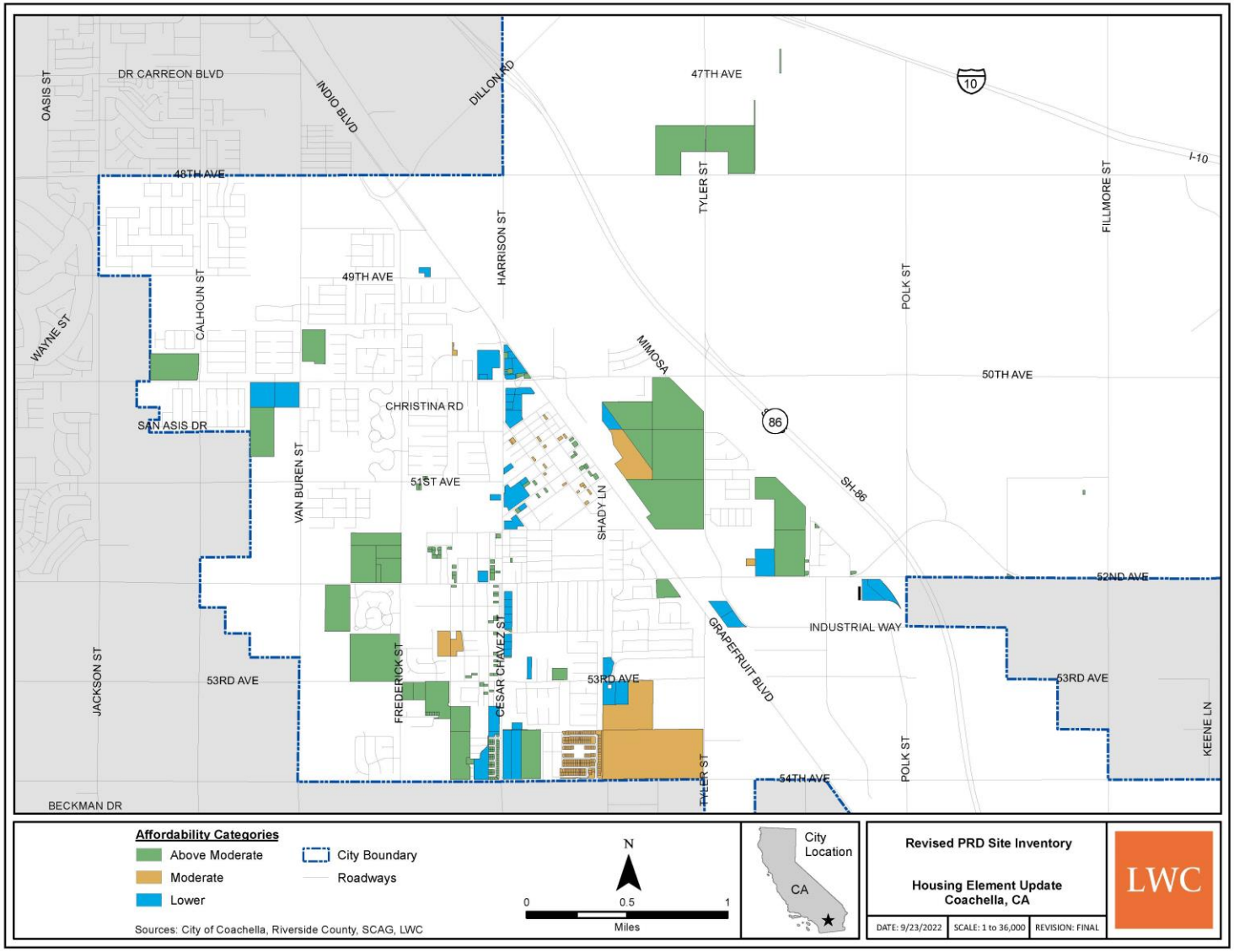


Figure B-2: 6th Cycle Housing Element Site Inventory Map by Income Category for the General Plan Scenario



B.3.3 Housing Sites Table

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

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

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

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

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

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

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
		603150006	Vacant	UN	C-G	29.43	38	20	589	Above Moderate	Yes	
Yes	763060048	763060008	Vacant	UN	R-M	22.48	38	20	450	Above Moderate	Yes	
Yes	612280018	612280018	Vacant	NC	R-S	20.27	40	15	304	Above Moderate	Yes	
Yes	778170010	765450002	Vacant	UE	R-S	17.85	65	16	286	Above Moderate	Y - Requires extension through the adjacent site	
Yes	763060048	763060008	Vacant	UN	R-S	25.45	38	10	254	Above Moderate	Yes	
	778390002	765440022	Vacant	NC	R-S	15.20	40	15	228	Above Moderate	Yes	
Yes	778180003	765460001	Vacant	UE	R-S	10.07	65	16	161	Above Moderate	Y - Requires extension through the adjacent site	
	768440008	765640005	Vacant	SN	R-S	14.85	8	4	59	Above Moderate	Yes	
	768430017	765200008	Vacant	SN	R-S	12.80	8	4	51	Above Moderate	Yes	
	768430010	765200023	Vacant	SN	R-S	7.94	8	4	32	Above Moderate	Yes	
	768430002	765200018	Vacant	SN	R-S	3.42	8	4	14	Above Moderate	Yes	
	768430001	765200012	Vacant	SN	R-S	3.03	8	4	12	Above Moderate	Yes	
	778280011	765420006	Vacant	SN	R-S	2.77	8	4	11	Above Moderate	Yes	
Yes	768254005	765115005	Vacant	NC	R-S	0.49	40	15	7	Above Moderate	Yes	
		603130009	Vacant	NC	R-S	0.44	40	15	7	Above Moderate	Yes	
		603150005	Vacant	UN	C-G	0.33	38	20	7	Above Moderate	Yes	
	778101002	765272002	Vacant	DC	C-G	0.34	65	16	6	Above Moderate	Yes	
	778060002	765261014	Vacant	DC	C-G	0.35	65	16	6	Above Moderate	Yes	
	778113002	765314009	Vacant	DC	C-G	0.28	65	16	5	Above Moderate	Yes	
	778071008	765302021	Vacant	DC	C-G	0.33	65	16	5	Above Moderate	Yes	
	768232014	765093021	Vacant	NC	C-G	0.33	40	15	5	Above Moderate	Yes	
		603150007	Vacant	UN	C-G	0.26	38	20	5	Above Moderate	Yes	
	768254001	765115001	Vacant	NC	R-S	0.27	40	15	4	Above Moderate	Yes	
	778100008	765271024	Vacant	DC	C-G	0.25	65	16	4	Above Moderate	Yes	
Yes	768254004	765115004	Vacant	NC	R-S	0.26	40	15	4	Above Moderate	Yes	
Yes	768254003	765115003	Vacant	NC	R-S	0.27	40	15	4	Above Moderate	Yes	
	768393013	765164016	Vacant	NC	C-G	0.18	40	15	3	Above Moderate	Yes	
	768393012	765164015	Vacant	NC	C-G	0.17	40	15	3	Above Moderate	Yes	
	768383013	765154014	Vacant	NC	C-G	0.18	40	15	3	Above Moderate	Yes	
	768383012	765154013	Vacant	NC	C-G	0.17	40	15	3	Above Moderate	Yes	
	768440008	765640008	Vacant	SN	C-G	0.73	8	4	3	Above Moderate	Yes	
	778060001	765261012	Vacant	DC	C-G	0.18	65	16	3	Above Moderate	Yes	
	768383015	765154017	Vacant	NC	C-G	0.17	40	15	3	Above Moderate	Yes	
	768402019	765522019	Vacant	NC	C-G	0.21	40	15	3	Above Moderate	Yes	
	778242026	765383026	Vacant	NC	C-G	0.19	40	15	3	Above Moderate	Yes	
	778101002	765272002	Vacant	DC	R-M	0.17	65	16	3	Above Moderate	Yes	
	778061006	765262006	Vacant	DC	C-G	0.20	65	16	3	Above Moderate	Yes	
	768440010	765640008	Vacant	UN	C-G	0.13	38	20	3	Above Moderate	Yes	
	768402020	765522011	Vacant	NC	C-G	0.20	40	15	3	Above Moderate	Yes	
Yes	778091005	765292005	Vacant	DC	R-M	0.18	65	16	3	Above Moderate	Yes	
	768450022	765601022	Vacant	NC	C-G	0.10	40	15	2	Above Moderate	Yes	
	778110001	765311001	Vacant	DC	C-G	0.14	65	16	2	Above Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
Yes	768413012	765184013	Vacant	NC	R-S	0.15	40	15	2	Above Moderate	Yes	
	778093002	765294013	Vacant	DC	C-G	0.15	65	16	2	Above Moderate	Yes	
	768450020	765601020	Vacant	NC	C-G	0.12	40	15	2	Above Moderate	Yes	
	778100010	765271029	Vacant	DC	C-G	0.14	65	16	2	Above Moderate	Yes	
	768383010	765154020	Vacant	NC	C-G	0.16	40	15	2	Above Moderate	Yes	
	778280006	765420021	Vacant	NC	C-G	0.15	40	15	2	Above Moderate	Yes	
	778100011	765271028	Vacant	DC	C-G	0.14	65	16	2	Above Moderate	Yes	
Yes	768413014	765184015	Vacant	NC	R-S	0.15	40	15	2	Above Moderate	Yes	
	778061004	765262004	Vacant	DC	C-G	0.14	65	16	2	Above Moderate	Yes	
	768254011	765115011	Vacant	NC	C-G	0.14	40	15	2	Above Moderate	Yes	
	778150001	765361001	Vacant	NC	R-S	0.12	40	15	2	Above Moderate	Yes	
	768450001	765601001	Vacant	NC	C-G	0.11	40	15	2	Above Moderate	Yes	In progress rezone to RM General
	768450019	765601019	Vacant	NC	C-G	0.11	40	15	2	Above Moderate	Yes	In progress rezone to RM-urban
		763080019	Vacant	NC	R-S	0.14	40	15	2	Above Moderate	Yes	
	768450015	765601015	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455004	765606012	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455003	765606013	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768451005	765602003	Vacant	NC	C-G	0.08	40	15	1	Above Moderate	Yes	
	768450002	765601002	Vacant	NC	C-G	0.10	40	15	1	Above Moderate	Yes	
	768222009	765083009	Vacant	SN	R-S	0.21	8	4	1	Above Moderate	Yes	
	768451006	765602010	Vacant	NC	C-G	0.06	40	15	1	Above Moderate	Yes	
	768452006	765603027	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768222006	765083006	Vacant	SN	R-S	0.22	8	4	1	Above Moderate	Yes	
	768460005	765200008	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768451002	765602006	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768393007	765164007	Vacant	SN	R-S	0.18	8	4	1	Above Moderate	Yes	
	768452002	765603014	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	763413018	763413018	Vacant	SN	R-O-6000	0.24	8	4	1	Above Moderate	Yes	
	768454002	765605014	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768222008	765083008	Vacant	SN	R-S	0.26	8	4	1	Above Moderate	Yes	
	768421005	765212037	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768450007	765601007	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455005	765606011	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450016	765601016	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455002	765606014	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450009	765601009	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450013	765601013	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768411018	765182018	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768222003	765083003	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768451003	765602005	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768250003	765111013	Vacant	SN	R-S	0.21	8	4	1	Above Moderate	Yes	
	768250003	765111013	Vacant	SN	R-S	0.23	8	4	1	Above Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	768450018	765601018	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768413008	765184009	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768453006	765604027	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768222005	765083005	Vacant	SN	R-S	0.20	8	4	1	Above Moderate	Yes	
	768460002	765200008	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768450005	765601005	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768453004	765604012	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450021	765601021	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768460003	765200008	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	763411004	763411004	Vacant	SN	R-O-6000	0.25	8	4	1	Above Moderate	Yes	
	768450017	765601017	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450008	765601008	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450003	765601003	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768152019	765623019	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768210036	765070009	Vacant	SN	R-S	0.24	8	4	1	Above Moderate	Yes	
	768454003	765605013	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768460001	765200008	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768451004	765602004	Vacant	NC	C-G	0.08	40	15	1	Above Moderate	Yes	
	768421001	765212033	Vacant	SN	R-S	0.13	8	4	1	Above Moderate	Yes	
	768450010	765601010	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768453001	765604025	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768454004	765605012	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768413018	765184020	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768450012	765601012	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768223001	765084001	Vacant	SN	R-S	0.19	8	4	1	Above Moderate	Yes	
	768450006	765601006	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768453003	765604013	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768411009	765182009	Vacant	SN	R-S	0.21	8	4	1	Above Moderate	Yes	
	768451001	765602008	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768452001	765603025	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768450011	765601011	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768454005	765605011	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768452004	765603012	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768222004	765083004	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768453002	765604014	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768222010	765083010	Vacant	SN	R-S	0.21	8	4	1	Above Moderate	Yes	
	768421022	765212054	Vacant	SN	R-S	0.24	8	4	1	Above Moderate	Yes	
	768454006	765605027	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768250006	765111006	Vacant	SN	R-S	0.32	8	4	1	Above Moderate	Yes	
	763421037	763421037	Vacant	SN	R-O-6000	0.14	8	4	1	Above Moderate	Yes	
	768450014	765601014	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	763422025	763422025	Vacant	SN	R-O-6000	0.15	8	4	1	Above Moderate	Yes	
	768454001	765605025	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	768380001	765151001	Vacant	SN	R-S	0.17	8	4	1	Above Moderate	Yes	
	768452003	765603013	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768450023	765601034	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455001	765606025	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768450004	765601004	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768222007	765083007	Vacant	SN	R-S	0.25	8	4	1	Above Moderate	Yes	
	768460004	765200008	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
	768453005	765604011	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768455006	765606027	Vacant	NC	C-G	0.07	40	15	1	Above Moderate	Yes	
	768210037	765070009	Vacant	SN	R-S	0.24	8	4	1	Above Moderate	Yes	
	778320006	765440021	Vacant	NC	R-S	0.09	40	15	1	Above Moderate	Yes	
	778320006	765440021	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	778341007	765440022	Vacant	SN	R-S	0.04	8	4	1	Above Moderate	Yes	
	768452005	765603011	Vacant	NC	C-G	0.09	40	15	1	Above Moderate	Yes	
	768152020	765623020	Vacant	SN	R-S	0.14	8	4	1	Above Moderate	Yes	
		763080017	Vacant	SN	R-S	0.13	8	4	1	Above Moderate	Yes	
	768422005	765213005	Vacant	SN	R-S	0.11	8	4	0	Above Moderate	Yes	
	768460006	765200008	Vacant	SN	R-S	0.10	8	4	0	Above Moderate	Yes	
	768461036	765200008	Vacant	SN	R-S	0.05	8	4	0	Above Moderate	Yes	
	778191002	778191002	Agriculture	UE	R-S / M-S	48.33	65	16	773.28	Above Moderate	Yes	
	778180004	778180004	Agriculture	UE	R-S	40.77	65	16	652.32	Above Moderate	Yes	
		603110008	Agriculture	UN	R-S	29.78	38	20	596	Above Moderate	Yes	
	778170011	778170011	Agriculture	UE	R-S	32.57	65	16	521.12	Above Moderate	Yes	
	767140006	767140006	Agriculture	GN	R-M	18.61	25	10	181	Above Moderate	Yes	
	768070003	768070003	Agriculture	GN	R-S	14.93	25	10	149.3	Above Moderate	Yes	
	768290003	768290003	Agriculture	SN	R-PUD	37.08	8	4	148.32	Above Moderate	Yes	
	603260050	603260050	Agriculture	GN	R-PUD	12.06	25	10	120.6	Above Moderate	Yes	
	768070002	768070002	Agriculture	GN	R-S	9.84	25	10	98.4	Above Moderate	Yes	
	768070006	768070006	Agriculture	GN	R-S	8.37	25	10	83.7	Above Moderate	Yes	
	768260003	768260003	Agriculture	SN	R-PUD	18.23	8	4	72.92	Above Moderate	Yes	
	768070004	768070004	Agriculture	GN	R-S	5.09	25	10	50.9	Above Moderate	Yes	
	778420004	778420004	Vacant	SN	R-M	5.05	8	4	20.2	Above Moderate	Yes	
	768070005	768070005	Agriculture	GN	R-S	1.32	25	10	13.2	Above Moderate	Yes	In Vista Del Agua SP. Capacity based on Specific Plan buildout in PA10
	603310025	603310025	Retail/Commercial	DC	C-G	0.48	65	16	8	Above Moderate	Yes	
	603310005	603310005	Retail/Commercial	DC	C-G	0.44	65	16	7	Above Moderate	Yes	
	603310022	603310022	Retail/Commercial	DC	C-G	0.36	65	16	6	Above Moderate	Yes	
	603310012	603310012	Retail/Commercial	DC	C-G	0.39	65	16	6	Above Moderate	Yes	
	603310004	603310004	Retail/Commercial	DC	C-G	0.09	65	16	1	Above Moderate	Yes	In Vista Del Agua SP. Capacity based on Specific Plan buildout in PA2

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
Subtotal Above Moderate									**6190**			
	778080006	765321005	Vacant	DC	C-G	6.92	65	32	221	Lower	Yes	
	778020007	765240005	Vacant	DC	C-G	3.61	65	32	115	Lower	Yes	
	778390001	765440021	Vacant	NC	R-S	7.66	40	15	115	Lower	Yes	
	778390001	765440021	Vacant	NC	C-G	6.61	40	15	99	Lower	Yes	
	768440011	765640008	Vacant	NC	C-G	6.19	40	15	93	Lower	Yes	In Vista Del Agua SP. Capacity based on Specific Plan buildout in PA8
	778390003	765440003	Vacant	UE	M-S	4.40	65	20	88	Lower	Yes	
	778081003	765322018	Vacant	DC	C-G	2.54	65	32	81	Lower	Yes	
	778390004	765440004	Vacant	UE	M-S	4.75	65	16	76	Lower	Yes	
	778010017	765240005	Vacant	DC	C-G	2.30	65	32	74	Lower	Yes	
	768430012	765200021	Vacant	NC	C-G	4.30	40	15	64	Lower	Yes	
	778170010	765450002	Vacant	UE	M-S	3.83	65	16	61	Lower	Y - Requires extension through the adjacent site	
	778010017	765220026	Vacant	DC	C-G	1.81	65	32	58	Lower	Yes	
Yes	763060048	763060008	Vacant	NC	R-M	8.09	40	10	39	Lower	Yes	
	778010016	765220026	Vacant	DC	C-G	0.96	65	32	31	Lower	Yes	
Yes	778010013	765240005	Vacant	DC	C-G	0.93	65	32	30	Lower	Yes	
	778010014	765240005	Vacant	DC	C-G	0.84	65	32	27	Lower	Yes	
	768253005	765114004	Vacant	NC	R-S	1.74	40	15	26	Lower	Yes	
	778070002	765301003	Vacant	DC	C-G	0.78	65	32	25	Lower	Yes	
Yes	778280009	765420015	Vacant	NC	R-S	1.56	40	15	23	Lower	Yes	
	603310001	603310001	Vacant	DC	C-G	0.61	65	32	20	Lower	Yes	
Yes	603241005	603241005	Vacant	NC	R-S	1.34	40	15	20	Lower	Yes	
	778071005	765302010	Vacant	DC	C-G	0.59	65	32	19	Lower	Yes	
Yes	778113001	765314008	Vacant	DC	C-G	0.58	65	32	18	Lower	Yes	
	778320006	765430048	Vacant	NC	R-M	1.06	40	15	16	Lower	Yes	
	778280001	765420018	Vacant	NC	C-G	0.99	40	15	15	Lower	Yes	
	768210023	765070035	Vacant	NC	C-G	1.00	40	15	15	Lower	Yes	
	778242022	765383023	Vacant	NC	C-G	0.98	40	15	15	Lower	Yes	in process to rezone to RM (urban)
	778280003	765420020	Vacant	NC	C-G	0.90	40	15	14	Lower	Yes	
	778242025	765383023	Vacant	NC	C-G	0.94	40	15	14	Lower	Yes	
	778280002	765420019	Vacant	NC	C-G	0.90	40	15	14	Lower	Yes	
	778242023	765383023	Vacant	NC	C-G	0.88	40	15	13	Lower	Yes	
	778242026	765383023	Vacant	NC	C-G	0.87	40	15	13	Lower	Yes	in process to rezone to RM (urban)
	778242024	765383023	Vacant	NC	C-G	0.90	40	15	13	Lower	Yes	
	768440012	765640012	Vacant	NC	C-G	0.73	40	15	11	Lower	Yes	
	767140002	767140002	Agriculture	NC	R-M	9.64	40	15	145	Lower	Yes	
	603281053	603281053	Commercial	NC	C-G	8.13	40	15	121.95	Lower	Yes	
	767140002	767140002	Agriculture	GN	C-G	9.46	25	10	95	Lower	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	763131018	763131018	Vacant	Ind	M-H	5.16	65	16	83	Lower	Yes	
	763131017	763131017	Vacant	Ind	M-H	4.06	65	16	65	Lower	Yes	
	763400016	763400016	Vacant	Ind	M-H	3.54	65	16	57	Lower	Yes	
	763400017	763400017	Vacant	Ind	M-H	3.59	65	16	57	Lower	Yes	
	778420016	778420016	Vacant	UE	R-S	2.89	65	16	46.24	Lower	Yes	
	603310024	603310024	Retail/Commercial	DC	C-G	2.66	65	16	43	Lower	Yes	
	603310017	603310017	Retail/Commercial	DC	C-G	1.38	65	16	22	Lower	Yes	
	603310026	603310026	Retail/Commercial	DC	C-G	0.74	65	16	12	Lower	Yes	
	603310021	603310021	Retail/Commercial	DC	C-G	0.67	65	16	11	Lower	Yes	
	603281044	603281044	Commercial	NC	C-G	0.71	40	15	10.65	Lower	Yes	
Subtotal Lower									**2345**			
	778390007	765440007	Vacant	UE	M-S	78.23	65	20	630	Moderate	Yes	
	778180003	765460001	Vacant	UE	M-S	18.29	65	16	293	Moderate	Yes	
	778390005	765440008	Vacant	UE	M-S	29.34	65	20	192	Moderate	Yes	
	768350002	765170002	Vacant	GN	R-S	4.99	25	10	50	Moderate	Yes	
	768400001	765521012	Vacant	GN	R-S	3.52	25	10	35	Moderate	Yes	
Yes	778414040	765440012	Vacant	GN	R-PUD	1.17	25	10	12	Moderate	Yes	
	763060032	763060032	Vacant	GN	R-M	1.07	25	10	11	Moderate	Yes	
	603270017	603270017	Vacant	GN	R-M	0.56	25	10	6	Moderate	Yes	
	778415007	765440012	Vacant	GN	R-PUD	0.51	25	10	5	Moderate	Yes	
	778413023	765440012	Vacant	GN	R-PUD	0.53	25	10	5	Moderate	Yes	
	778191002	765472004	Vacant	UE	M-S	0.14	65	32	5	Moderate	Yes	
Yes	778414039	765440012	Vacant	GN	R-PUD	0.37	25	10	4	Moderate	Yes	
Yes	778054004	765285005	Vacant	GN	C-G	0.32	25	10	3	Moderate	Yes	
Yes	778040002	765251013	Vacant	GN	R-S	0.17	25	10	2	Moderate	Yes	
Yes	778044013	765255013	Vacant	GN	R-S	0.16	25	10	2	Moderate	Yes	
Yes	778105001	765276022	Vacant	GN	R-S	0.17	25	10	2	Moderate	Yes	
	778414041	765440012	Vacant	GN	R-PUD	0.17	25	10	2	Moderate	Yes	
Yes	778104010	765275006	Vacant	GN	R-S	0.18	25	10	2	Moderate	Yes	
Yes	778105012	765276014	Vacant	GN	R-M	0.17	25	10	2	Moderate	Yes	
	778042009	765253009	Vacant	GN	R-S	0.21	25	10	2	Moderate	Yes	
Yes	778400030	765440016	Vacant	GN	R-PUD	0.17	25	10	2	Moderate	Yes	
	778411027	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778415006	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
Yes	778414014	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778410007	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411014	765440012	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
	778411024	765440012	Vacant	GN	R-PUD	0.06	25	10	1	Moderate	Yes	
	778411023	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414007	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778090006	765291009	Vacant	GN	C-G	0.09	25	10	1	Moderate	Yes	
	778405010	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	778414032	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412001	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403018	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410008	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778407005	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410014	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414026	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414017	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413006	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778415005	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403029	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413007	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	in process to rezone to RM (urban). Only 31.5 acres though.
	778405008	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412008	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778413011	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403030	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414003	765440016	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778413022	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403032	765440016	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
	778411003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406010	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413019	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404008	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778104007	765275011	Vacant	GN	R-S	0.09	25	10	1	Moderate	Yes	
	778411010	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413014	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411005	765440012	Vacant	GN	R-PUD	0.06	25	10	1	Moderate	Yes	
	778412007	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778403019	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403022	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405012	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778407006	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411015	765440012	Vacant	GN	R-PUD	0.11	25	10	1	Moderate	Yes	
	778415008	765440012	Vacant	GN	R-PUD	0.07	25	10	1	Moderate	Yes	
	778415008	765440016	Vacant	GN	R-PUD	0.05	25	10	1	Moderate	Yes	
	778414034	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403031	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406005	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	778406004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413013	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411019	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778045007	765256007	Vacant	GN	R-S	0.10	25	10	1	Moderate	Yes	
	778405001	765440016	Vacant	GN	R-PUD	0.11	25	10	1	Moderate	Yes	
	778042007	765253007	Vacant	GN	R-S	0.14	25	10	1	Moderate	Yes	
	778403020	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
Yes	778410015	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413017	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
Yes	778413021	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406009	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412006	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413005	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405007	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403024	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403021	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412009	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414022	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405005	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410013	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412014	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411001	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413018	765440012	Vacant	GN	R-PUD	0.07	25	10	1	Moderate	Yes	
	778406002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412005	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414029	765440012	Vacant	GN	R-PUD	0.12	25	10	1	Moderate	Yes	
	778403043	765440016	Vacant	GN	R-PUD	0.14	25	10	1	Moderate	Yes	
	778406001	765440016	Vacant	GN	R-PUD	0.11	25	10	1	Moderate	Yes	
	778404004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
Yes	778411011	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413001	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410009	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778412013	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414015	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411012	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404009	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414011	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778411016	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778415001	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778412012	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	778411002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410011	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414037	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778407002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410016	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412002	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411026	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403025	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404005	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414013	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	in process to rezone to RM (urban). Only 9.6 ares
	778414038	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414025	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778407001	765440016	Vacant	GN	R-PUD	0.11	25	10	1	Moderate	Yes	
	778414020	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404014	765440016	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
	778415002	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778411009	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404006	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411028	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410002	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411020	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414024	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413016	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414031	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414023	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403026	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413012	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414012	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778410010	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411017	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414002	765440016	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778411007	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413010	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414009	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778412004	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414010	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778404007	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411022	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404011	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	778405013	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414005	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414035	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414036	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778415004	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412011	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414006	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778403023	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778407004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778104009	765275007	Vacant	GN	R-S	0.10	25	10	1	Moderate	Yes	
	778405009	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411025	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778092008	765293008	Vacant	GN	C-G	0.14	25	10	1	Moderate	Yes	
	778404010	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414008	765440012	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778410004	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414018	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414001	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406008	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411008	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414019	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414028	765440012	Vacant	GN	R-PUD	0.12	25	10	1	Moderate	Yes	
	778406006	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414030	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405011	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404012	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410001	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414027	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778412003	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413015	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403017	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406011	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414004	765440016	Vacant	GN	R-PUD	0.09	25	10	1	Moderate	Yes	
	778405006	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410006	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413008	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778405014	765440016	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
	778404013	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778407003	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414021	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411013	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	

Coachella- Site Inventory Table
General Plan Land Use Scenario

In Previous Cycle?	APN	APN_1	Existing Land Use	General Plan	Zoning	Site Size (Acres)	Max Density (du/ac)	Realistic Density (du/ac)	Realistic Capacity (units)	Income Category	Infrastructure?	Notes
	778412010	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413009	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406012	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778411018	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778413020	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778404001	765440016	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
	778411006	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406013	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778410012	765440012	Vacant	GN	R-PUD	0.07	25	10	1	Moderate	Yes	
	778407007	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778054005	765285007	Vacant	GN	C-G	0.08	25	10	1	Moderate	Yes	
	778052013	765283013	Vacant	GN	R-S	0.15	25	10	1	Moderate	Yes	
	778411021	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414016	765440012	Vacant	GN	R-PUD	0.07	25	10	1	Moderate	Yes	
	778415003	765440012	Vacant	GN	R-PUD	0.10	25	10	1	Moderate	Yes	
Yes	778053011	765284011	Vacant	GN	R-M	0.15	25	10	1	Moderate	Yes	
	778406007	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778414033	765440012	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778403028	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
Yes	778403027	765440016	Vacant	GN	R-PUD	0.08	25	10	1	Moderate	Yes	
	778406014	765440016	Vacant	GN	R-PUD	0.11	25	10	1	Moderate	Yes	
	778410005	765440012	Vacant	GN	R-PUD	0.07	25	10	1	Moderate	Yes	
Subtotal Moderate									**1468**			
TOTAL									**10003**			

Appendix C: Housing Constraints

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Section C.1 Introduction

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

Section C.2 Governmental Constraints

C.2.1 Introduction

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

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

C.2.2 Land Use Controls

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

General Plan Land Use Designations

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

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

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

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

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

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

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

Zoning Districts

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

There are a total of seven base zones and three overlay zones as well as ten zones within the La Entrada and Vista Del Agua Specific Plans that allow residential development with various densities and housing types. Table C-2 lists the zones that allow residential development with a description of each.

Table C-2: Residential Zones

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

Table C-2: Residential Zones

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

Table C-2: Residential Zones

Zone		Description
High Density Residential		The HDR land use designation proposes up to approximately 1,832 residential dwelling units within six planning areas on approximately 91.6 acres of the site. As proposed this land use designation will allow a range of 13.0-25 dwelling units per acre, although densities could be lower, and will be located in close proximity to Mixed Use areas proposed in the Specific Plan. The HDR planning areas are mainly located along the major collector/arterial roadways within the Specific Plan and adjacent to the freeway. In addition, HDR uses are anticipated within the Mixed Use areas of the plan (see discussion below).
Mixed Use Residential		The Mixed Use designation proposes development of commercial/retail/office and community uses, along with high density residential uses in strategic locations through the site, associated with three Community Core areas of the project. The primary and largest Mixed Use location is proposed at the intersection of Avenue 50 and Street "A" in the Gateway Village in the northwestern portion of the site. Avenue 50 within this area is proposed to connect to Interstate 10, which will provide this portion of the site freeway access. Two other less intense Mixed Use areas are proposed along the Street "A" corridor. The three Mixed Use areas are connected by the Village Paseo and the off-street trail system on Avenue "A", or a potential future Sunline Transit Agency bus route extension. Totaling approximately 135 acres, the MU designation will allow up to 99 acres of retail commercial and office use and up to approximately 720 high density residential units within 8 planning areas. Commercial development potential associated with the Mixed Use designation is estimated at approximately 1,510,879 square feet of retail commercial and office use based on an average floor area ratio of 0.35. Maximum FAR is 0.45 as outlined in the Development Regulations of this Specific Plan.
Vista del Agua Specific Plan		
Single-Family Residential	R-1 4,000	The range of housing types within the Vista Del Agua Specific Plan includes a variety of single-family dwelling types, R-1 4,000, R-1 5,000 and R-1 6,000 residential are incorporated into four planning areas. These single-family areas are composed of four thousand square foot (4,000 sf) lot minimums, five thousand square foot (5,000 sf) lot minimums and six thousand square foot (6,000 sf) minimum lots. These three (3) minimum lot sizes will allow for a variety of single family detached residences within the proposed community.
	R-1 5,000	
	R-1 6,000	
Multi-Family Residential	Cluster Development	The multi-family residential component to the Vista Del Agua Specific Plan consists of three planning areas. Planning Areas 2 & 3 will contain seventeen point four acres (17.44 ac.). These planning areas are located within walking distance to major thoroughfares, employment centers and commercial services, and therefore will contain the highest density in the Vista Del Agua Specific Plan at twenty units per acre (20 DU/ac.) This multi-family attached designation is characterized by low-rise condominiums or apartment buildings. This development will provide buildings up to three stories in height with recreation and community facilities with common open space areas. Planning Area 4 will contain twenty-two point zero five acres (22.05 ac.). This multi-family area will allow for row townhomes, auto-court townhomes, paired homes, condominiums, or duplex product types. This multi-family component will be developed at a maximum of 12 dwelling units per acre (12 DU/ac.) and will be located at the southwest corner of Street "A" and Avenue 47.
	Multi-Family	
Source: City of Coachella General Plan (2015); La Entrada Specific Plan, Vista del Agua Specific Plan		

Development Standards

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

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

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

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

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

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
		sq.ft. Multi-family (5+ DU): 10,000 sq.ft.							
Mobilehome Subdivision Zone	R-MH	4,500 sq.ft.	9 du/ac max.	20 Min street frontage: 35	5	5	Primary use: 15 ft. Accessory use: 15 ft. Conditional use: 2 stories or 35 ft., whichever is less	N/A	N/A
Neighborhood Commercial Zone	C-N	5,000 sq.ft.	8 du/ac max.	One or both adjoining zones are res.: equal in depth to the avg. of req. front yards of adjoining zones	Adjoining street or res. Zone: 10 Reversed corner lot: no less than the req. front yard of adjoining key lot to the rear	Adjoining res. zone: 10 Adjoining res. Use: 20	2 stories or 35 ft., whichever is less	None	N/A
Senior Housing Overlay Zone	SHO	Multi-family: 20,000 sq.ft. Single-family: 2,500 sq.ft.	Dependent upon base zone	Detached single-family: 20 Additional 1 ft. of setback per every foot in height over 18 ft.	Detached single-family: Interior side: 5 Exterior side: 10	Detached single-family: 10	Single-family detached: 18	N/A	N/A
La Entrada Specific Plan									
Very Low Density Residential	VLDR	10,000 sq.ft	0.5-2.9 du/ac	Living space: 20	Interior: 10 (10% of lot width)	Living space: 15 Porch, balcony, or deck: 10	Primary structure: 25 Accessory structure: 15	60%	N/A

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

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
Low Density Residential	LDR	5,500 sq.ft.	3.0-5.9 du/ac	Living space: 10	Interior: 5 Street: 10	Living space adjacent to street: 15 Living space not adjacent to street: 10 Patio cover, balcony, or deck: 5 Garage: 5-8 or 18+	Primary structure: 30 Accessory structure: 15	65%	N/A
Medium Density Residential (Detached)	MDR	1,925 sq.ft.	6.0-12.9 du/ac	*Facing the street* Living space: 10 *Facing motor court* Living space: 5 *Facing paseo* Living space: 5	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 8 Patio cover, balcony, or deck: 5 Garage: 5-8 or 18+	Primary structure: 36 (2 stories) Accessory: 15	70%	Private: 80 sq.ft. per unit Common: 100 sq.ft. per unit
Medium Density Residential (Attached)	MDR	N/A	6.0-12.9 du/ac	*Facing the street* Living space: 8 *Facing motor court* Living space: 5 *Facing paseo* Living space: 5	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 12 Living space not adjacent to street: 10 (5 on motor court) Patio cover, balcony, or deck: 5 (3 on motor court)	Primary structure: 36 (2 stories) Accessory: 15	70%	Private: 80 sq.ft. per unit Common: 100 sq.ft. per unit

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

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
						Garage: 3-8 or 18+			
High Density Residential (Detached)	HDR	1,750 sq.ft.	13.0-25.0 du/ac	*Facing the street* Living space: 5 *Facing motor court* Living space: 5 *Facing paseo* Living space: 3	Interior or alley: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 5 Patio cover, balcony, or deck: 3 Garage: 3-8 or 18+	Primary structure: 45 (3 stories) Accessory: 15	70%	Private: 80 sq.ft. per unit [1] Common: 100 sq.ft. per unit [1]
High Density Residential (Attached)	HDR	N/A	13.0-25.0 du/ac	*Facing the street* Living space: 5 *Facing motor court* Living space: 5 *Facing paseo* Living space: 3	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 5 Patio cover, balcony, or deck: 3 Garage: 3-8 or 18+	Primary structure: 45 (3 stories) Accessory: 15	75%	Common: 80/48 [2] sq.ft. Private: 100/150 [2] sq.ft.
Mixed Use Residential	MU	N/A	13.0-25.0 du/ac	*Facing the street* Living space: 5 *Facing motor court* Living space: 5 *Facing paseo*	Interior, alley, or motor court: 5 Street: 10	Living space adjacent to street: 10 Living space not adjacent to street: 5 Patio cover, balcony,	Primary structure: 45 (3 stories) Accessory: 15	75%	Common: 80/48 [2] sq.ft. Private: N/A

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

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
				Living space: 5		or deck: 3 Garage: 3-8 or 18+			
Vista del Agua Specific Plan									
Single-Family Residential	R-1 4,000	4,000 sq.ft.	7.0 du	Living area: 12 Porches: 8	Interior: 5 Street: 10 Turn in garage: 3	Main structure: 15 Garage: 5 Patio cover: 5 Second story deck: 10 Accessory structure: 3	Main structure: 35 Accessory structure: 14	55%	Common: 7% of planning area
	R-1 5,000	5,000 sq.ft.	6.0 du	Living area: 15 Porches: 8	Interior: 5 Street: 10 Turn in garage: 3	Main structure: 15 Garage: 5 Patio cover: 5 Second story deck: 10 Accessory structure: 3	Main structure: 35 Accessory structure: 14	55%	Common: 7% of planning area
	R-1 6,000	6,000 sq.ft.	5.0 du	Living area: 17 Porches: 8	Interior: 5 Street: 10 Turn in garage: 3	Main structure: 15 Garage: 5 Patio cover: 5 Second story deck: 10 Accessory structure: 3	Main structure: 35 Accessory structure: 14	55%	Common: 7% of planning area
Multi-Family Residential	Cluster Develop-ment	5,000 sq.ft.	12.0 du	Perimeter building: 15 Interior building: 10	Perimeter building street: 15 Perimeter building property line: 10 Interior	Perimeter building street: 15 Perimeter building property line: 15	40	60%	Common: 7% of planning area

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

Zone	Zone	Min. Lot Size	Density (units/ acre)	Min. Setbacks (ft.)			Max. Height	Max. Lot Coverage	Min. Open Space
				Front	Side	Rear			
					building street: 10 Interior building property line: 0	Interior building: 0			
	Multi-Family	7,200 sq.ft.	20.0 du	Building: 20 Parking: 20	Interior: 5 Street: 10 Turn in garage: 3	Building: 15 Parking: 20	55	60%	Common: 7% of planning area Private ground level: 50 sq.ft. (min: 7 ft. horizontal, 8 ft. vertical)

[1] The standards only apply to detached motor court cluster product types.

[2] 150 sq.ft. of common outdoor open space and 48 sq.ft. of private outdoor open space shall be provided for multi-family flat product types.

Source: City of Coachella Zoning Ordinance; La Entrada Specific Plan, Vista del Agua Specific Plan

Conclusion

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

Parking Standards

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

Table C-4: Parking Rates for Residential Land Uses

Residential Use	Required Number of Spaces
Single-Family, Detached	
R-0-6000 overlay zone	1 enclosed space per unit
In all other zones	2 enclosed space per unit
Multi-Family, Attached Single-Family, Duplexes	
1-bedroom or studio	1 covered space + 2/3 open space per unit
2 or more bedrooms	1 covered space + 1 and 1/3 open space per unit
Boardinghouses, Fraternities and Group Living Quarters	1 space per resident
Convalescent and Sanitariums, Nursing Homes, Rest Homes, Retirement Homes and Similar Establishments	1 space per each 3 licensed beds
Senior Housing Overlay Zone	
Active Retirement Community	
Single-Family Units	2 enclosed parking spaces per unit; 1 space per nonresidential employee on the largest shift.
Townhome/Condominium	2 enclosed parking spaces per unit; 1 space per nonresidential employee on the largest shift; 1 guest space per 5 units.
Apartment	1 space for per bedroom; 1 space per nonresidential employee on the largest shift; 1 guest space per 5 units.
Independent Living Units	1 covered or enclosed parking space per unit; 1 parking space per nonresident employee on the largest shift; one guest space per 5 units.
Congregate Housing	One-half covered or enclosed space per unit; 1 parking space per nonresident employee on the largest shift; 1 guest space per 5 units; 1 space per 2 nonresident employees on the largest shift.
La Entrada Specific Plan	
Single-Family/Residential	2 spaces per du covered or within a garage
Attached/Multi-Family	
Studio/1-bed	1 space per du, covered or within a garage
2+ beds	1 space per du, covered or within a garage 1.33 spaces per unit of open parking
Vista del Agua Specific Plan	
R-1 4,000/5,000/6,000	2 garage spaces
Cluster Planning Development Area	2 spaces per unit, plus 1 non-exclusive space per unit to be located within 150 ft. of the cluster as measured from curb line at the intersection of the public street or private access-way and the shared drive. Minimum of 3 total spaces per unit.
Multi-Family Planning Area	*Private:*

Table C-4: Parking Rates for Residential Land Uses

Residential Use	Required Number of Spaces
	1-bed units - 1.75 spaces, including 1 space in a garage or carport 2-bed units - 2 spaces, including 1 space in a garage or carport 3-bed units - 2.5 spaces per unit, including 2 spaces in a garage or carport *Guest:* 3 to 50 units - 1 space per 4 units 51 to 100 units - 1 space per 5 units 101+ units - 1 space per 6 units
Source: City of Coachella Zoning Ordinance; La Entrada Specific Plan, Vista del Agua Specific Plan	

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

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

Conclusion

Generally, the parking standards in Table C-4 present a constraint to the development of housing. A point of clarity could be made regarding the fractional “open space per dwelling unit” applying to multi-family units. Multi-family units in other comparable jurisdictions tend to require an extra space or fraction dedicated for guest spaces or some other specified use. If the Zoning Ordinance is intentionally requiring 1.6 spaces per dwelling unit, without qualifying the open space for guests,

this requirement is generally more than most jurisdictions require and constrains the development of dense multi-family development. In addition, requiring 1.6 spaces for a studio dwelling unit will constrain the development of dense multi-family development, or affordable housing typologies whereas much parking is not needed. While the Zoning Ordinance does offer potential relief from parking requirements through shared and off-site parking, these can only be achieved in certain circumstances and require a Conditional Use Permit, even if the use is allowed by right. The Zoning Ordinance could provide more alternative parking reduction solutions such as lowering the requirement when providing bicycle parking, for affordable projects, or for projects near transit (see Program 5.3 to modify parking regulations).

Provisions for a Variety of Housing

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

Table C-5: Housing Types Permitted by Base Zone

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

Table C-5: Housing Types Permitted by Base Zone

Housing Type	Base Zones								
	A-R	A-T	R-E	R-S	R-0-6000	R-M	R-MH	C-N	SHO
P = Permitted (Primary Use) A = Permitted (Accessory Use) C = Conditionally Permitted N = Not Permitted [1] Limited to second story.									
Source: City of Coachella Zoning Ordinance									

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

Housing Type	Vista Del Agua Specific Plan					La Entrada Specific Plan				
	Single-Family			Multi-Family						
	R-1 4,000	R-1 5,000	R-1 6,000	Cluster	Multi-Family	VLDR	LDR	MDR	HDR	MU
Single-Family	P	P	P	P	--	P	P	P	P	P [1]
Duplex	--	--	--	--	--	--	--	P	P	P
Multi-Family	--	--	--	P	P	--	--	--	P	P
Live/Work	--	--	--	--	--	--	--	C	C	--
Mobile Home Parks	--	--	--	--	--	N	N	N	N	--
Secondary Housing Units (ADUs)	--	--	--	--	--	P	P	P	--	--
Senior Housing Facilities	--	--	--	--	P	C	C	P	P	P
P = Permitted (Primary Use) A = Permitted (Accessory Use) C = Conditionally Permitted N = Not Permitted [1] Townhomes only.										
Source: Vista Del Agua Specific Plan, La Entrada Specific Plan										

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

Emergency Shelters: Emergency shelters are allowed in the M-S Manufacturing Service Zone by-right, without discretionary review. Outside of any Specific Plans, emergency shelters are only permitted in the M-S zone. Emergency shelters must comply with the following criteria:

1. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services;
2. The shelter shall provide at least one qualified on-site supervisor at all times, plus one attendant for each fifty (50) occupants;
3. A shelter shall not be approved when another homeless shelter is existing within three hundred (300) feet of the proposed site;
4. Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone;
5. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds;
6. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities; and
7. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.

The above development standards, with the exception of the parking and separation requirements, comply with Government Code Section 65583(a)(4)(A), which requires that emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone and certain, objective standards. Though setback requirements are not among the approved objective standards, all uses in the M-S zone are subject to a 30-foot setback where they abut a residential zone. The number of required parking spaces does not reflect the parking necessary to only accommodate shelter staff. Therefore, these requirements will be amended to be consistent with state law, which requires sufficient parking for emergency shelter staff, provided that it is not more parking than is required for other residential or commercial uses within the same zone (Government Code §65583(a)(4)(A)). Furthermore, state law only allows a separation requirement of up to 300 feet between emergency shelters. A program has been included to amend the number of parking spaces require and separation requirement to be consistent with the state law (e.g., limitation of a maximum separation requirement of 300 feet) (Program 1.9).

Parcels in the M-S Manufacturing Service Zone are predominantly located along Grapefruit Blvd./Highway 111, with others located to the north along Interstate 10, to the east adjacent/south of 52nd Ave., and to the south on land owned by the Augustine Band of Cahuilla Indians west of Harrison St. There are a total of 86 M-S zoned parcels in the City, with an average lot size of 6.6 acres.

Of these M-S parcels, 15 are vacant, with an average lot size of five acres, totaling 351.5 acres of vacant land in the M-S Zone. Four of these parcels are within a half-mile of transit, food, and medical service, including:

- APN 603-232-016 (3.8 acres) – Near City's northern border along Avenue 48; features an existing occupiable building (29,180 sf) and for-sale as of May 2023
- APN 778-030-005 (14.5 acres) – Near Downtown, occupied by four industrial buildings leased to the Union Pacific Railroad
- APN 778-191-004 (7.92 acres) – Near Downtown, vacant
- APN 778-180-001 (2.57 acres) – Near Downtown, vacant

According to the 2023 Riverside County Homeless Point-in-Time (PIT) Count, there were an estimated 74 persons experiencing homelessness in Coachella, of which 67 were unsheltered (see Appendix A, Section A.3.5).The City conservatively assumes a rate of one bed per 600 square feet. Considering these assumptions, the 10.49 acres of vacant land near downtown could accommodate over 700 emergency shelter beds.

In addition, the City has hundreds of acres of vacant land in other zones that allow residential uses with access to amenities and services. Most specifically, there are 25.44 acres of land in the Downtown Center, which is applied in the core of the City, closest to the majority of City services and transit. Using a similarly conservative square footage estimate, the City has capacity on vacant parcels in the Downtown Core for over 1,800 beds. The table below outlines the vacant land capacity and corresponding General Plan designation. For more information on these sites, see Appendix B, Section B.3.3 (Housing Sites Table).

Table C-7: Vacant Land Area

Land Use Designation	Vacant Land (Acres)
Downtown Center (DC)	25.44
General Neighborhood (GN)	343.79
Neighborhood Center (NC)	92.48
Suburban Neighborhood (SN)	57.49
Urban Employment Center (UE)	169.78
Urban Neighborhood (UN)	78.08

As indicated in Program 1.1 of the Housing Element, the City relies on the General Plan land use designations for the site inventory, as the General Plan land use designation is a more accurate and recent reflection of the land use policy across the City. AB 2339, among other things, requires cities to accommodate emergency shelters in zones which also allow residential development. The City includes Program 1.14 to amend the Zoning Code to comply with AB 2339.

Farmworker Housing: The Zoning Ordinance does allow for farmworker housing, specifically designated as either "Farm labor camps" or "Facilities used for the purposes of providing shelter for migrant agricultural works" in the A-R, A-T, and R-O-6,000 zones by Conditional Use Permit.

Neither of these uses are defined in Chapter 17.06 (Definitions) to help further distinguish their use. The Zoning Ordinance has not been amended to comply with Health and Safety Code §17021.5 and §17021.6 which requires employee housing for six or fewer persons to be treated as a single-family structure and residential use in a residential zone and employee housing consisting of no more than 36 beds in group quarters designed for use by a single family or household to be treated as an agricultural use in a zone that allows agricultural activities. No conditional use permits, zoning variances, or other zoning clearance are to be required. As shown in Table A-10, 9.2 percent of Coachella workers are employed in farming, fishing, and forestry occupations in Coachella. Given the proximity to farmland located just outside City limits, there is a high demand for this residential housing type. The City proposes Programs 1.10 and 5.10 to facilitate housing for farmworkers.

Manufactured Homes and Mobile Home Parks:

The City does not have standards or requirements for manufactured homes on permanent foundations. To ensure manufactured homes are explicitly allowed in residential areas, as required by state law, the City proposes Program 5.7.

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

1. Lot Requirements:
    a. Minimum lot size: 5 acres.
    b. Density: One mobilehome for each 4,500 sq. ft. of gross lot area.
    c. Lot width and depth shall be determined by the Planning Commission or City Council when the Conditional Use Permit is considered.
2. Yard Requirements:
    a. Front Yard: 25 feet minimum.
    b. Side Yard: 15 feet minimum.
    c. Rear Yard: 15 feet minimum.
3. Requirements for Individual Mobilehome Sites within a Mobilehome Park:
    a. Minimum individual site size shall be 3,000 sq. ft.
    b. Each site shall have a minimum width of 35 feet.
    c. Each mobilehome shall be set back at least five feet from the edge of any interior site roadway.
4. Height Limits:
    a. Height limits shall be those in the zone in which a mobilehome park is authorized.

5. Distance Between Buildings and Mobilehomes:
    a. There shall be a minimum average distance between mobilehomes of twenty (20) feet; except that where placed end to end, the distance may be reduced by ten (10) feet.
    b. There shall be a minimum distance between mobilehomes and accessory buildings of fifteen (15) feet.
    c. There shall be a minimum distance between accessory buildings of ten (10) feet.
6. Useable Open Space:
    a. A common recreational-leisure area shall be provided for each mobilehome park. Such recreational-leisure area shall be for the purpose of providing usable open space for the residents of the mobilehome park and shall not be for the use of the general public.
    b. The size of such recreational-leisure area shall be equal to at least four hundred (400) square feet for each mobilehome site. Cabanas, swimming pools, decks, game areas, and similar uses may be included in such an area.

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

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

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

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

1. Efficiency: 600 square feet
2. One-bedroom: 750 square feet
3. Two-bedroom: 900 square feet

4. Each additional bedroom: 150 square feet

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

Single Room Occupancy (SROs): A Single Room Occupancy unit is considered a small, affordable housing unit that can serve as an entry point into the housing market for people who previously experienced homelessness. The R-O 6000 overlay zone allows for “boardinghouses, transient occupancy facilities, and other such facilities needed for emergency housing”, subject to Conditional Use Permit approval. The R-M zone allows for boarding and lodging houses as an accessory use. Neither zone provides criteria to specify how these uses must be developed or procedures to encourage their development. The City must update the Zoning Ordinance to provide a more specific use definition for SROs and provide development standards and procedures to allow for their development in specific zones. See Program 5.9.

Supportive and Transitional Housing: Chapter 633 of Senate Bill 2 requires that supportive and transitional housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. The Zoning Ordinance does not mention Supportive and Transitional Housing as permitted uses in zones which allow residential dwellings. The lack of specific references to these required residential use types displays a deficiency in the Zoning Ordinance. The City must update the Zoning Ordinance to include Supportive and Transitional Housing as a residential use to avoid any potential impediments to their development. See Program 5.6.

Housing for Persons with Disabilities

The Lanterman Developmental Disabilities Services Act (§5115 and §5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units. Persons with disabilities normally have a number of housing needs that include accessibility of dwelling units, access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. Title 24 of

the California Code of Regulations ensures that new housing developments comply with and federal requirements for accessibility.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations and the Americans with Disabilities Act (ADA)) and federal requirements for accessibility. The City defines a family as "a person or persons living together as a single housekeeping unit in a residential building" which is not based on relationship of the household or the number of persons. The City's definition does not unnecessarily constrain living configurations conducive to persons with disabilities.

The Zoning Ordinance does not provide a specific use for Residential Care Facilities with associated thresholds for the amount of people allowed to live on-site. The Zoning Ordinance contains uses such as Convalescent homes, rest homes, and sanitaria, Congregate Housing Community, and Continuum of Care. While only two base zones and one zone within the Vista del Agua Specific Plan allow these types of uses, four out of the five zones within the La Entrada Specific Plan allow assisted living-type uses either permitted by-right or by Conditional Use Permit with no thresholds for distinction. The Zoning Ordinance does not explicitly reference housing for persons with disabilities beyond senior homes with assisted living accommodations. To address this constraint the City proposes Program 5.8 to update their regulations to accommodate for persons with disabilities, distinguish residential care use types, and allow for any residential care facility with 6 or fewer persons to be allowed by-right.

Reasonable Accommodation

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

Incentives for Affordable Housing

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

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

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

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

Replacement Policies

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

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

Inclusionary Housing

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

Short-Term Rentals

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

C.2.3 Building and Housing Codes and Enforcement

City Building Code

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

Code Enforcement

The City's Code Enforcement Division enforces the City Code on a complaint basis and investigates violations of city ordinances regulating public health, buildings standards, and land use, among others. The Housing Element includes Policies B.d and B.e, as well as Programs 2.1, 2.2, and 2.4, to help maintain Code-compliant housing conditions.

C.2.4 Permits and Procedures

Permits and Procedures

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table C-8 identifies approvals and/or permits that could be required for planning entitlements along with their corresponding approval body.

Table C-8: Review Authority

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

The development review and permitting process is administered by the Development Services Department, including both the Planning Division and Building Division. A typical single-family development must submit a planning application, accompanied by a site plan and building plan sets, which is then reviewed and decision is made by the Planning Commission at a public hearing. Affordable housing projects would be considered for administrative review. Multi-family development of more than three dwelling units is subject to architectural review, approved by the Planning Commission, which makes a decision after conducting a public hearing. Affordable projects consistent with the zoning code and General Plan would be processed administratively. Developments of four or more dwelling units are subject to an additional pre-application review process. SB-35 eligible affordable projects are handled administratively at the City of Coachella and no hearings are required. Any residential development projects that involve a Tentative Tract Map, Change of Zone, and/or General Plan requires both Planning Commission and City Council. Due to the Zoning Map and General Plan inconsistency many development projects require a Zone Change as well. Multi-family projects typically require two public hearings prior to approval, with additional hearings required for projects subject to a CUP or requesting a Variance. The inconsistency between the Zoning Code regulations and the General Plan vision contributes to a lengthier and more uncertain review process. The Housing Element includes programs to align the Code with the General Plan which will clarify the entitlement process and reduce the need for rezonings as part of project approval.

The time lapse between project approval and building permit issuance varies and depends on both staff review times as well as when the applicant submits the permit application following entitlement. Staff does not control the timing of application submittal relative to project entitlement. In 2020, the City issued building permits for 158 new single family housing units, as part of the Valencia and Escondida Pointe projects. For those projects, the City has observed a lapse of approximately 10.5 months between project entitlement approval and building permit issuance, with some permits issued in as little as 4.5 months. These projects provide both market rate above moderate-income housing for ownership. Also issued building permits in 2020 was the 104-unit deed-restricted affordable project, Pueblo Viejo Villas. The project was entitled in 2017 and permits were issued three years later in 2020.Architecture Review: Chapter 17.72 (Architecture Review) establishes the intent, process, and requirements for the architectural review process. The stated intent of the process is to determine whether a proposed development will properly comply with the architectural guidelines of the City and the provisions and development standards required by this chapter or as prescribed by the planning director, or other authorized agent. The submission of a site plan is required to conduct an architectural review. The chapter establishes thresholds for approval by the Planning Director or the Planning Commission. The Planning Director is the approving authority for developments of three units or less and projects that involve 500 square feet of new multifamily residential square footage. The Planning Commission is the approval authority for any residential project involving more than three dwelling units.

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

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

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

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

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

R-M Zone- All development

Architectural review is required for all new development in the A-T, R-M, C-N, and SHO zones. Mobilehomes require architectural review in the A-R, A-T, R-E zones, and must comply with specific criteria. No specific architectural design criteria are mentioned for the R-M, C-N, and SHO zones or for single-family developments in the A-T zone. Besides the architectural review process, development in the City is not subject to any other design review guidelines which may impact housing supply and affordability.

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

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

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

1. Requirement of yards other than the minimum size required by this chapter;

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

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

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

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

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

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

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

While the four specific procedures described above are clearly described within their respective chapters/sections, the Zoning Ordinance does not present objective criteria to evaluate a project for compliance with the Architecture Review and Conditional Use processes without clear findings. An architectural review process with no objective criteria presents uncertainty for an applicant and likely leads to a protracted approval process which may result in delays in approval, added cost to the entitlement process, and uncertainty for prospective developers. Additionally, residential uses do not have specific criteria and conditions listed in the Conditional Use chapter. The list of potential conditions gives the Planning Commission wide-ranging discretion on how to condition certain projects for approval. The subjectivity throughout the approval processes presents a constraint to the development of housing. To reduce the potential constraint in the development review process, the Housing Element includes Program 5.12.

Permit and Development Fees

Table C-9 details the City's processing fees for all planning entitlements. One or more of the entitlements would be required to process a residential project.

Table C-9: Development Service Fees

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

Table C-9: Development Service Fees

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

Impact Fees

Table C-10 details the impact fees dependent on residential use type. The City's impact fee schedule contains fees for single family and multi-family on a per-unit basis.

Table C-10: Impact Fees

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

Note:
[1] Affordable Housing is exempted from TUMF and Art in Public Places fees.
[2] 0-8 Units per acre: $1,245.00; 8.1-14 units per acre: $518.00; More than 14 units per acre: $228.00.

Source: City of Coachella, Development Impact Fees 2017

The impact fees in Table C-10 display the cost of a single-family unit totaling $17,372.81 and a multi-family unit totaling $8,540.23, not including the Multi-Species and Art in Public Places impact

fees. These totals show that the impact fees for multi-family units are approximately half the cost of a single-family unit. The impact fees do not present a constraint to the development of multi-family housing.

Streamlined Approvals

California Senate Bill 35 ("SB 35"), codified at Government Code Section 65913.41, became effective January 1, 2018.The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 requires cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above-moderate and lower income levels to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The City complies with state requirements of SB 35 as part of project review as projects are proposed. To ensure continued compliance facilitate this process the City proposes Program 6.7 to adopt local procedures consistent with SB 35.

Transparency

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

C.2.5 On and Off-site Improvements

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

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

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

While improvements such as curbs, gutters, drainage, and street trees are typical of jurisdictions in the region, the requirement of traffic signals, bicycle paths, and undergrounding all utility lines may increase the cost associated with new residential subdivisions due to the added costs of these improvements. However; these improvements are intended to ensure new projects provide appropriate amenities for future residents and should not be removed.

Section C.3 Non-Governmental Constraints

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

C.3.1 Housing Supply/Conditions

Market Overview: For-Sale

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

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

Market Overview: Rental

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

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

C.3.2 Development Costs

Land Costs

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

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

Construction Costs

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

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

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

C.3.3 Availability of Financing

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

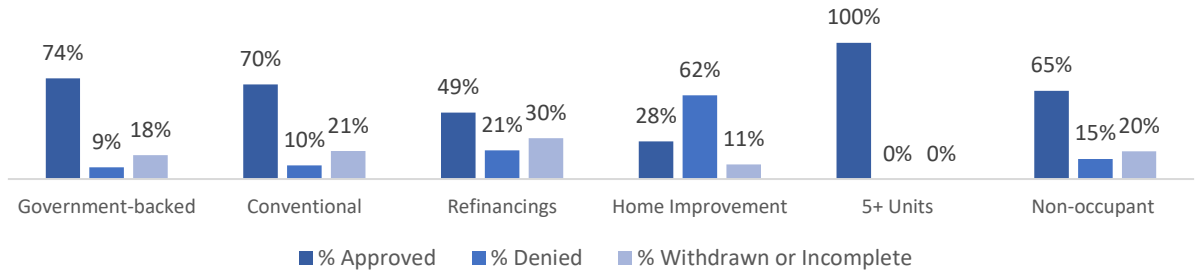
There was a total of about 340 loan applications for either government-backed or conventional loans in Coachella in 2019. The approval rate for both types of loans was about 70 percent. However, driven by continued low mortgage interest rates, there were 449 applications for refinancing. These applications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

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

Table C-11: Total Home Loan Applications

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

Figure C-1: Home Loan Application Disposition



Source: HMDA, 2019

C.3.4 Summary

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

While market conditions are not the main constraint to housing development in Coachella, market conditions may shift during the next eight years. In order to encourage housing development, the Housing Element includes programs to streamline approvals, as project delays can increase economic costs, as well as review fees to ensure they are not a constraint to development.

Section C.4 Environmental and Infrastructure Constraints

C.4.1 Environmental Constraints

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

The City certified an Environmental Impact Report (EIR) for a General Plan Update in February 2015 (EIR SCH No. 2009021007). The General Plan EIR analyzed the impacts of the General Plan policies and objectives. Per the EIR, there are no environmental constraints related to hazardous materials and soil that would impede the development of housing at the capacities identified in the sites inventory and analysis. Additional analysis will be required if there is future rezoning to development standards above those outlined in the General Plan Update.

C.4.2 Infrastructure Constraints

Drainage

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

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

Water

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

In September 2009, CVWD and the City signed a Memorandum of Understanding (2009 MOU) to assist in ensuring a sufficient and reliable water supply for development projects within the City in a manner consistent with CVWD's Water Management Plan as amended from time to time. Under the terms of the 2009 MOU, various means are identified by which the City can provide for the supply of supplemental water to offset the demands associated with development projects approved by the City. For instance, under the 2009 MOU the City can participate in funding CVWD's acquisition of supplemental water supplies to offset demands associated with newly approved projects within the City's SOI. In February 2013, CVWD and the City signed a Memorandum of Understanding (2013 MOU) regarding implementation of the 2009 MOU. Among other things, the 2013 MOU further specifies the mechanism by which the City can finance and acquire supplemental water supplies from CVWD to meet the projected demands of new development projects, including the 6th Cycle RHNA, and establishes a process for preparing and adopting Water Supply Assessments and Written Verifications for such projects.

Sewer

The City's wastewater treatment facilities are managed by the Coachella Sanitary District and are under the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB). In order for wastewater treatment facilities to be in operation, they must comply with all requirements of the CRBRWQCB with annual reporting to monitor treatment practices. This regulatory framework ensures that wastewater treatment facilities that will be used to service the development under the City's General Plan Update, including total capacity to accommodate the RHNA, and will comply with wastewater treatment requirements of the Regional Water Quality Control Board. In addition to the regulatory system, policies proposed in the General Plan Update require that adequate wastewater treatment capacity exist or be online before new development can be completed. Ensuring this additional capacity is in place prior to the occupation of new development would prevent plant overdemand and overflows of untreated wastewater into local waterways, preventing the exceedance of any requirements for treatment of wastewater and the associated environmental impacts associated with such. In the event that a wastewater treatment facility exceeds applicable requirements, new development will have to ensure a wastewater treatment facility that can handle the growth from new development before construction, either through the upgrades of additional facilities or the construction of new facilities. Understanding

this constraint, the City proposes Program 2.6 to consider requiring developers to plan for and construct oversize infrastructure improvements to build capacity for new growth. This program will particularly address the needs of Disadvantaged Unincorporated Communities (DUCs) in the City's sphere of influence, which often experience poor access to services and resources and limited or no infrastructure improvements. However, the cost of infrastructure investment in undeveloped areas of the city in and of itself poses a constraint to future housing development.

Appendix D: Existing Programs Review

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Section D.1 Existing Housing Programs Review

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

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

Affordable housing production benefits lower-income household groups, as well as special needs populations (such as female-headed households and senior households) because these households are also typically more affected by affordability issues due to limited and/or fixed incomes. As noted below, the City has worked throughout the 5th Cycle to coordinate with non-profit developers to secure funding for housing for other special needs groups. The City will continue these programs in the 6th Cycle and has proposed additional programs this Cycle to facilitate housing for farmworkers and persons experiencing homelessness.

Table D-1: Existing Housing Element Programs Review

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix E: Public Outreach Summaries

Appendix E: Public Outreach Summaries

E1. Focus Group Meetings
E2. Steering Committee Meetings
E3. Public Workshop
E4. Study Session

E1. Focus Group Meetings

LWC

MEMO

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

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

Date: May 6, 2021

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

Focus Group Overview

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

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

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

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

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

Summary of Feedback

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

A. Coachella Housing Needs

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

B. Housing and Development Constraints

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

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

C. Policy/Program Recommendations

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

LWC

Coachella

Housing Element Update

April 2021

Agenda

- What is the Housing Element
- Update Process
- Discussion

What is the Housing Element

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

Housing Element must:

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

Other Mandatory General Plan Elements:

Land Use

Mobility

Conservation

Open Space

Safety

Noise

What is the Housing Element

Housing Element Components

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

What is the Housing Element

Regional Housing Needs Allocation (RHNA)

Regional Housing Needs Assessment or RHNA:

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

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

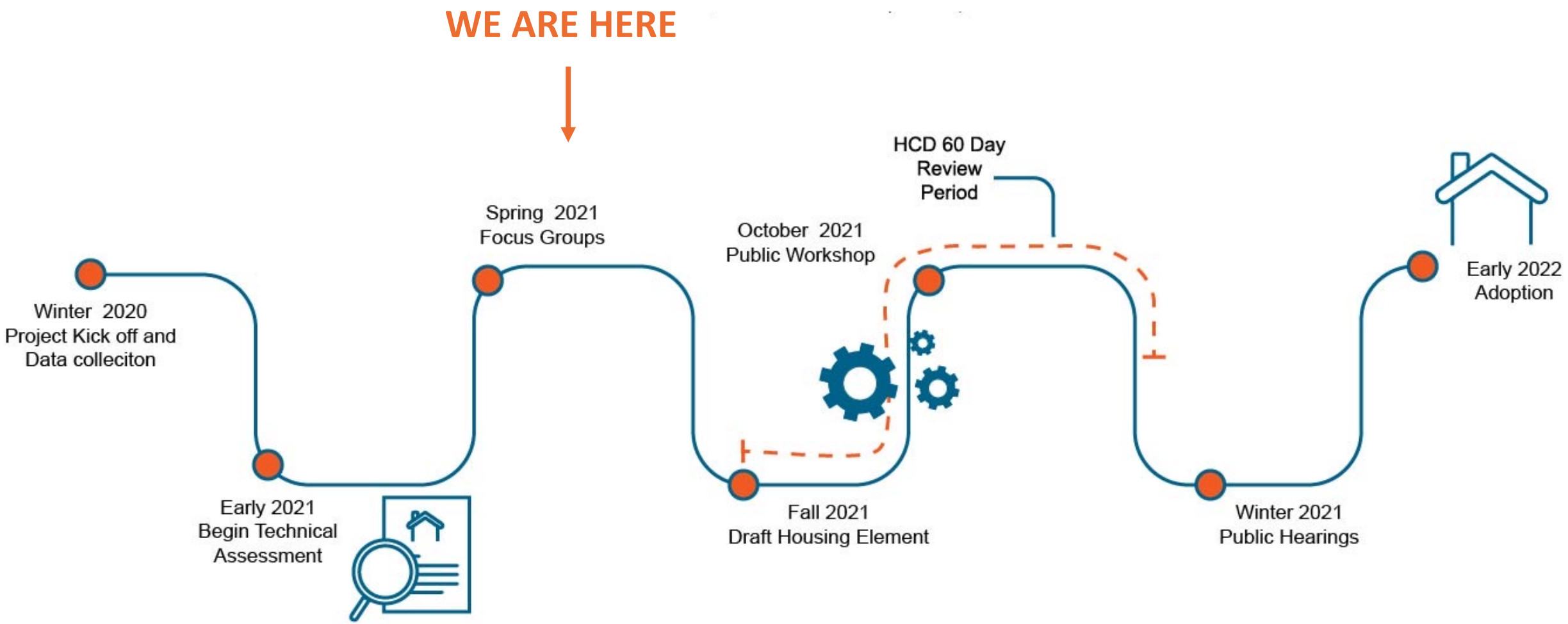
Coachella City Median income 4-person household: $34,224
Riverside County Median income 4-person household: $67,00

What is the Housing Element

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

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

Update Process



Update Process

Focus Groups - Why We Are Here

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

Focus Group Protocols

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

Discussion

Appendix B: Focus Group Discussion Questions

Community and Housing Advocates

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

Housing Developers

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

E2.- Steering Committee Meetings

6th Cycle Housing Element Update

City of Coachella

Steering Committee Meeting Notes

Date: July 26, 2021

Time: 5:00 PM

Attendees:

Lisa Wise Consulting, Inc.:

- Kathryn Slama
- David Bergman
- Lindsey Squirewell

City of Coachella:

- Gabriel Perez, Assistant Community Development Director

Steering Committee:

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

1. Introductions

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

LWC

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

2. Steering Committee Overview

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

3. Discussion

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

LWC

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

LWC

6th Cycle Housing Element Update

City of Coachella

Steering Committee Meeting Agenda

Date: August 16, 2021

Time: 5:00 PM

Attendees:

Lisa Wise Consulting, Inc. (LWC):

- Kathryn Slama
- David Bergman
- Lindsey Squirewell

City of Coachella:

- Gabriel Perez, Assistant Community Development Director

Steering Committee:

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

1. Technical Assessment Discussion

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

LWC

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

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

2. Draft Implementation Plan

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

LWC

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

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

6th Cycle Housing Element Update

City of Coachella

Steering Committee Meeting #3 Agenda

Date: August 27, 2021 **Call-In Number:** +1669 900 6833

Time: 5:00 PM **Meeting ID:** 825 3325 0937 **Passcode:** 888689

Link: https://us02web.zoom.us/j/82533250937?pwd=a2FCLzZVRUJuZ1lpVzkrcVNIcmlaUT09

1. **Welcome**
2. **Draft Housing Element Release**
   a. Goals and Policies/ Programs Discussion
4. **Public Workshop Preparation – October 14th**
   a. Ideas for Workshop Format
   b. Outreach
5. **Next Steps**
   a. Joint Study Session of City Council and Planning Commission Nov 8 at 5 p.m.

E3.- Public Workshop

City of Coachella
6th Cycle Housing Element Update
Public Workshop

Thursday, October 14, 2021, at 6:00 pm
Zoom Webinar

Introduction

On October 14, 2021, the City of Coachella (City) hosted a virtual public workshop for the 6th Cycle Housing Element Update project. Gabriel Perez, Community Development Director, opened the meeting and explained the intent of the workshop is to provide information about the Housing Element Update process and answer questions. The presentation was available in English and live Spanish translation. Director Perez introduced additional City staff and the Consultant Team, Lisa Wise Consulting Inc. (LWC). Kathryn Slama, Senior Associate and project manager, and David Bergman, Director, presented on behalf of LWC. The presentation addressed the following topics:

1. Housing Element Overview
2. Process and Public Outreach
3. Housing Needs and Conditions in Coachella
4. Public Review Draft Housing Element
5. Next Steps for the Coachella Housing Element Update
6. Questions and Discussion

Format

The public workshop was facilitated by City staff, with a presentation from LWC. Due to COVID-19 conditions, the meeting was held virtually via Zoom. Public participants were able to access the meeting by computer or by phone in English or Spanish. Participants were encouraged to provide feedback on the presentation and Housing Element document verbally at the meeting or by Zoom comment box. Over 20 people virtually attended the public workshop.

The City prepared a community workshop notice in English and Spanish that was published on the project website, Coachellahousingelement.com and distributed by the City. (see below).

City of Coachella

Housing Element Update
Community Workshop Notice

The City of Coachella will hold a virtual Community Workshop for the purpose of introducing, discussing, and accepting comments concerning the 2021- 2029 Housing Element Update project. The meeting will be held on **Thursday, October 14, 2021 at 6:00 pm.** The meeting will be held via Zoom as a webinar. Please view the **Meeting Instructions** below.

The Housing Element is one of the seven mandated elements of the City of Coachella General Plan. It sets forth the City's strategy to preserve and enhance the community's residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters related to housing.

The City of Coachella, along with all other California cities and counties, is required to adequately plan to meet the housing needs of everyone in our community. The City is currently updating the 6th Cycle Housing Element for the 2021-2029 eight-year period.

The foundation of the Housing Element is the Regional Housing Needs Assessment (RHNA), in which the State estimates each region's housing needs for all income groups for the upcoming eight years. The City of Coachella's RHNA target for the 2021-2029 planning period is 7,886 new residential units. The Housing Element identifies vacant sites that are considered the most appropriate for residential development and have adequate capacity to accommodate the RHNA estimate.

More information regarding the Housing Element can be found on the City's web site at the following https://www.coachellahousingelement.com/.

SUMMARY

The Housing Element Update:
- Will cover the 2021-2029 planning period
- Provides an assessment of current and future housing needs, and the resources and constraints related to those needs.
- Provides a comprehensive strategy that establishes the basis for housing goals, policies, and programs.

PUBLIC REVIEW

Draft will be available for review and comment from September 29, 2021 through November 30, 2021 and may be accessed at the following locations:

- On the City's Housing Element Update web page at https://www.coachellahousingelement.com/
- City Hall Community Development Department, 53990 Enterprise Way, Coachella, CA
- Coachella Library, 1500 Sixth Street, Coachella, CA

MEETING INSTRUCTIONS

PLEASE NOTE: The Community Workshop will be conducted pursuant to the Governor's Executive Order N-29-20 and as outlined below.

1. Public comments may be received either in person, via email, or telephonically, or via Zoom with a limit of 250 words, or three minutes:
2. Written comments may be submitted to the City Council electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required.
3. Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

Zoom Meeting Information:
- Zoom Link to join the webinar: https://us02web.zoom.us/j/85201593097?pwd=U3VDd0NsS1BNa1k0UXRzeDhsT3BRZz09
- Or Telephone, Dial: (669) 900-6833
- Webinar ID: 852 0159 3097
  Passcode: 417976

Zoom meeting instructions are provided on the Housing Element Web page.

QUESTIONS OR COMMENTS

Email us at gperez@coachella.org or visit the Housing Element web page at https://www.coachellahousingelement.com/

Ciudad de Coachella

Aviso de Taller Comunitario para la Actualización del Elemento de Vivienda

La Ciudad de Coachella llevará a cabo un Taller Comunitario virtual con el propósito de presentar, discutir y aceptar comentarios sobre el proyecto de la Actualización del Elemento de Vivienda 2021-2029. La reunión se llevará a cabo el **Jueves 14 de Octubre del 2021 a las 6:00 pm.** La junta se llevará a cabo a través de Zoom como un seminario web. Por favor de seguir las **instrucciones de la reunión** a continuación.

El Elemento de Vivienda es uno de los siete elementos obligatorios del Plan General de la Ciudad de Coachella. Establece la estrategia de la Ciudad para preservar y mejorar el carácter residencial de la comunidad, ampliar las oportunidades de vivienda para todos los segmentos económicos y proporcionar orientación y dirección para la toma de decisiones del gobierno local en todos los asuntos relacionados con la vivienda.

Se requiere que la Ciudad de Coachella, junto con todas las demás ciudades y condados de California, planifiquen adecuadamente para satisfacer las necesidades de vivienda de todos en nuestra comunidad. La Ciudad está actualizando el Elemento de Vivienda del Sexto Ciclo para el período de ocho años 2021-2029.

La base del Elemento de Vivienda es la Evaluación de Necesidades de Vivienda Regional (RHNA), en la cual el Estado estima las necesidades de vivienda de cada región para todos los grupos de ingresos durante los próximos ocho años. El objetivo de RHNA de la Ciudad de Coachella para el período de planificación 2021-2029 es 7,886 nuevas unidades residenciales. El elemento de vivienda identifica los sitios vacantes que se consideran los más apropiados para el desarrollo residencial y tienen la capacidad adecuada para acomodar la estimación de RHNA.

Para más información sobre el Elemento de Vivienda visite la página web de la ciudad https://www.coachellahousingelement.com/.

RESUMEN

Actualización del Elemento de Vivienda:
- Cubrirá el periodo de planificación de 2021-2029
- Proporciona una evaluación de las necesidades de vivienda actuales, futuras, los recursos y limitaciones relacionados con esas necesidades.
- Proporciona una estrategia integral que establece las bases para las metas, pólizas y programas de vivienda.

REVISION PUBLICA

El Elemento preliminar estará disponible para revisión y comentarios del 29 de Septiembre 2021 hasta el 30 de Noviembre 2021 y puede ser localizado en:

- En la página web de la Actualización del Elemento de Vivienda https://www.coachellahousingelement.com/
- Departamento de Servicios de Desarrollo de la Ciudad de Coachella – 53990 Enterprise Way, Coachella, CA 92236
- Biblioteca de Coachella - 1500 6th Street, Coachella, CA 92236

INSTRUCCIONES PARA LA JUNTA DE ZOOM

TENGA EN CUENTA: El Taller Comunitario se llevará a cabo de conformidad con la Orden Ejecutiva del Gobernador N-29-20 como se describe a continuación.

1. Los comentarios públicos se pueden recibir en persona, por correo electrónico o por teléfono, o mediante Zoom con un límite de 250 palabras o tres minutos:
2. Los comentarios escritos pueden enviarse al Ayuntamiento de forma electrónica por correo electrónico a gperez@coachella.org. Se requiere la transmisión antes del inicio de la junta.
3. Español: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

INFORMACIÓN DE LA JUNTA DE ZOOM
- Enlace de Zoom para unirse al seminario web: https://us02web.zoom.us/j/85201593097?pwd=U3VDd0NsS1BNa1k0UXRzeDhsT3BRZz09
- teléfono, marque: (669) 900-6833
- Identificación del seminario web: 852 0159 3097
  Passcode: 417976

Las instrucciones para la junta de Zoom se proporcionan en la página web del Elemento de Vivienda.

PREGUNTAS O COMENTARIOS

Envíenos un correo electrónico a gperez@coachella.org o visite la página web del Elemento de Vivienda en https://www.coachellahousingelement.com/

The City remains available to accept comments or answer questions via phone or email.

Summary of Comments

The following is a summary of questions and comments from members of the public and the subsequent discussion held during the public workshop:

- **How can interested persons participate in the Housing Element Update process?** There are many ways to participate in the Housing Element Update process. The steering committee meetings included non-profit and for-profit developers, faith-based groups, and the housing authority, among others. This workshop is another way to participate. Additional opportunities for participation include the November 8, 2021, 5 p.m. City Council and Planning Commission study session and an upcoming online survey (expected the week of October 25, 2021)

- **What does "affordable housing" mean?** "Affordable" is a technical term that refers to the amount of income spent on housing (no more than 30%) relative to income categories set by the State (e.g., Extremely Low, Very Low, Low, Moderate) based on a region's Area Median Income (AMI), in this case, for Riverside County. The AMI metric is often used on the scale of the household, instead of on the scale of individual persons. Affordable housing generally includes below market-rate housing and can come in a variety of all kinds of building types, including duplexes, courtyard housing, and apartments.

- **How is the City ensuring that Coachella residents won't be displaced, including low-income persons of color? The City should look at inclusionary zoning ordinances, rent control, land trusts, and types of anti-displacement strategies.** The idea behind a housing element update is to ensure that cities have enough space available to produce housing attainable to persons at all income levels, including below market-rate housing. Many of the sites identified by the City that will be used for complying with the City's Regional Housing Needs Allocation (RHNA) are on vacant land, so they will not remove existing housing. In addition, the program recommendations (e.g. anti-displacement strategies) will be included for consideration at the upcoming City Council and Planning Commission study session scheduled for November 8, 2021.

- **How will the City prevent segregation of neighborhoods based on income levels and the concentration of poverty?** The City is sensitive to this issue. Pursuant to state law, the City will conduct an analysis to "affirmatively further fair housing" and investigate areas that may be segregated by income, race, etc. Once that analysis is complete, the City will be able to identify any pockets of concentrated poverty and see whether any low-income housing sites are identified there, and develop programs or policies as appropriate.

- **The City should have its Code Enforcement Division help rehabilitate existing housing, such as small loans for residents to make repairs.** The City does provide a Residential Rehabilitation Program to residents (as funding is available), and will continue to advertise this on its website, share information with service organizations, and post information in City Hall. Please also see Program 2.1 of the Housing Element Update.

- **Does the Housing Element Update consider climate goals and proximity to transit in its analyses?** Yes, the Housing Element Update promotes housing near jobs and transit to reduce climate impacts that occur on account of commutes.

E4.- Study Session

City of Coachella
6th Cycle Housing Element Update
City Council/Planning Commission Joint Study Session

Monday, November 8, 2021, at 5:00 pm
Zoom Webinar and In-Person at the Coachella City Hall Council Chambers

Introduction

On November 8, 2021, the City of Coachella (City) hosted an in-person/virtual joint City Council/Planning Commission study session for the 6th Cycle Housing Element Update project. Mayor Steven Hernandez opened the meeting and introduced Gabriel Perez, Community Development Director, who explained the intent of the study session was to review the draft Housing Element Update, as well as to receive comment and answer questions. The presentation was available in English and live Spanish translation. Director Perez introduced the Consultant Team, Lisa Wise Consulting Inc. (LWC). Kathryn Slama, Senior Associate and project manager, and David Bergman, Director, presented on behalf of LWC. The presentation addressed the following topics:

1. Housing Element Overview
2. Process and Public Outreach
3. Housing Needs and Conditions in Coachella
4. Public Review Draft Housing Element
5. Public Workshop
6. Next Steps for the Coachella Housing Element Update
7. Questions and Discussion

Format

The study session was facilitated by Mayor Hernandez, Planning Commission Chair Virgen, and Director Perez, with a presentation from LWC. Due to COVID-19 conditions, the meeting was held virtually via Zoom with the option for in-person attendance at the Coachella City Hall Council Chambers. Public participants were able to access the meeting by computer or by phone in English or Spanish. Participants were encouraged to provide feedback on the presentation and Housing Element document verbally at the meeting or by Zoom comment box. Over 15 people attended the study session via Zoom.

The City noticed the study session on the City's website and according to standard public meeting procedures.

City Hall Council Chamber
1515 Sixth Street, Coachella, California
(760) 398-3502 • www.coachella.org

PUBLIC NOTICE

NOTICE AND CALL OF
JOINT
COACHELLA CITY COUNCIL &
COACHELLA PLANNING COMMISSION

STUDY SESSION

November 08, 2021
5:00 PM

NOTICE IS HEREBY GIVEN that the City Council and Planning Commission of the City of Coachella will hold a study session on **Monday, November 08, 2021**, commencing at 5:00 p.m., or as soon thereafter as is possible.

AGENDA

Said study session shall be for the purpose of discussing the following:

1. **Housing Element**

[Note: Study Sessions are special meetings of the City Council that are conducted informally. No action is contemplated other than familiarization of the Council on specific topics and potential referral to a future agenda.]

Pursuant to Assembly Bill 361,
along with the Governor's State of Emergency Declaration issued on March 4, 2020,
this meeting may be conducted via teleconference.

This meeting's options will be either in-person or via Zoom:

In-Person Meeting Location: Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA	**If you would like to attend the meeting via Zoom, here is the link:** https://us02web.zoom.us/j/83926861900?pwd=RFF0ZmhGaFYmb3RqTU1EWFRlbVp4Zz09 Or One tap mobile : 16699006833,,83926861900#,,,,*392045# Or Telephone: US: +1 669 900 6833 **Webinar ID: 839 2686 19008** **Passcode: 392045** **Spanish:** El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**

Agenda Page 2 **Study Session - Joint Meeting with the City Council and Planning Commission** **November 08, 2021**

- **In Real Time:**
  If participating in real time via Zoom or phone, during the Public Comment Period, use the "**raise hand**" function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
- **In Writing:**
  Written comments may be submitted to the City Council electronically via email to citycleric@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
- If you wish, you may leave a message at (760) 262-6240 before 4:30 p.m. on the day of the meeting.

- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

The meeting was recorded and posted on the City's webpage (https://coachellaca.swagit.com/play/11092021-715) so it may be viewed at any time. The City remains available to accept comments or answer questions via phone or email.

Summary of Comments

The following is a summary of questions and comments from both City Council and Planning Commission members, as well as questions and comments from members of the public. Three emails were also entered into the record.

- **Elected and appointed officials want to receive Housing Element Update materials sufficiently in advance of meetings to be more prepared.**

- **Does the fact that the median income in Riverside County is higher than the median income in Coachella present opportunities for Coachella?** While grants and other funding for affordable housing are very competitive, the relative lower income of Coachella residents is a factor that could help proposed affordable housing projects in Coachella score higher for receiving funding or tax credits from programs through Riverside County or the State. Additionally, because the income limits are based on County-wide figures, a larger proportion of Coachella's households will qualify for below market rate housing.

- **The City should look at its last (5th cycle) housing element update to see how it has been recently promoting affordable housing. The City has 560 units in the pipeline; 106 currently under construction. Let's promote our successes.** The City does look at how it has performed over the last housing cycle through its current housing element

update. The housing element update will highlight how many affordable units have been built since the start of the last housing cycle.

- **Affordable housing units in the City should be high-quality. Coachella residents that live in affordable housing units should not feel inferior to other residents, especially because of the quality of their housing. We want residents to feel at home and not segregated.** While capacity constraints such as lot coverage restrictions can negatively impact the profitability of housing projects, and therefore in part the type of materials used for construction of affordable housing units, the Housing Element Update team will work to ensure affordable housing is not distinct from market-rate housing. The City can consider programs to require projects to provide the same type of fixtures and appliances for market rate and affordable units.

- **The City needs to update its Zoning Ordinance and Zoning Map to be consistent with its General Plan.** The City currently is circulating a request for qualifications (RFQ) to this effect.

- **The City should address senior housing needs, both in the short and long term. Senior housing should be near amenities, as some senior may not have reliable transportation or may not be able to drive. The City should also streamline senior housing projects.**

- **The City should ensure sufficient housing for veterans and needs to collaborate with developers to build affordable housing.**

- **Housing prices continue to increase, whereas household incomes are remaining stagnant in Coachella. What can be done to combat this?** The housing element is a roadmap for the production of affordable housing units, or the supply side of housing. While access to high paying employment is a challenge, the housing element does not address this directly. Moreover, the City is looking into how to reduce governmental constraints that artificially increase the cost of housing, such as particular minimum lot sizes.

- **Although the City has high homeownership rates, most homeowners in Coachella are cost-burdened by the cost of their housing. This is a problem for families.**

- **The City should consider adopting an inclusionary zoning ordinance.**

- **The City should encourage different types of housing (e.g., "missing middle" housing). This includes condominiums and fourplexes, etc. These types of housing should also be near amenities, such as access to medicine, jobs, churches, and counseling centers. We can look at the Zona Central between Avenue 50 and 52 to continue the grid.** The housing element update promotes a diversified housing stock—everything from detached single-family housing to missing middle housing to federally subsidized, traditional affordable housing. The Housing Element acknowledges that access to amenities is an important factor in remaining competitive for subsidies and grant

funds for affordable housing and will continue to work with developers to align sites for housing with high opportunity areas.

- **Can the City require that first-time homebuyers have priority over others when submitting offers to purchase a home?** The housing element team is not aware of any such programs in California. First-time homebuyer programs do exist where cities provide access to low interest rates or other types of funding, or education programs for first-time homebuyers. In some cities, first-time homebuyers experience difficulties in buying housing when they must compete with short-term rentals. The City does participate in a first-time homebuyer assistance program through Riverside County.

- **The City should consider a bond instrument, community revitalization investment authority, a transit occupancy tax, and/or inclusionary zoning geared towards housing. The City should also incentivize developers to build affordable housing, and increase fees for developers that don't build it.**

- **The City should streamline affordable housing projects (have a quick turnaround time for plan check and reviews).**

Screenshots

Screenshots from the Public Hearing are included below:

City of Coachella
Steven Hernandez
Megan Beaman-Jacinto
Denise Delgado
Frank Figueroa
David Bergman
Stefano Richichi
Kathryn Slama
zoom

Appendix F: Affirmatively Furthering Fair Housing (AFFH)

Contents

Appendix F: Affirmatively Furthering Fair Housing (AFFH) F-1

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Section F.1 Introduction

Assembly Bill 686, signed in 2018, establishes a statewide framework to affirmatively further fair housing (AFFH) with the goal of achieving better economic and health outcomes for all Californians through equitable housing policies. AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. Housing elements are now required to address the following five components:

- **Inclusive and Equitable Outreach:** A summary of fair housing outreach and capacity that includes all economic segments of the community.
- **Assessment of Fair Housing:** An assessment of fair housing issues, including integration and segregation patterns, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs for all identified populations
- **Analysis of Sites Inventory:** An evaluation of whether the sites inventory of the Housing Element improves or exacerbates conditions for fair housing.
- **Identification of Contributing Factors:** The identification and prioritization of contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** The identification of fair housing goals and actions that directly address the contributing factors outlined above. The housing element should include metrics and milestones for evaluating progress and fair housing results.

This section documents four of the five components of the AFFH components. The summary of AFFH-related outreach is included in Appendix E.

F.1.1 Notes on Figures and Analysis

This Appendix contains geospatial data downloaded from HCD's AFFH Data and Mapping Resources Hub. Additional analysis is sourced from the Census American Community Survey (ACS) and HCD's pre-certified data, where appropriate.

Section F.2 Assessment of Fair Housing

F.2.1 Fair Housing Outreach and Enforcement

Fair housing complaints can be an indicator of housing discrimination. Fair housing issues can arise through discrimination against an individual based on the protected classifications of disability, race, national origin, familial status, disability, religion, or sex when renting or selling a dwelling unit.

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency responsible for eliminating housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO services and activities include investigating fair housing complaints, conducting compliance reviews, ensuring civil rights in HUD programs, and managing fair housing grants.

The City refers residents to the Fair Housing Council of Riverside County and the Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing services for its residents. The Inland Fair Housing and Mediation Board (IFHMB) provides fair housing services to urban and unincorporated areas of Riverside County including Coachella. IFHMB offers training workshops and presentations about fair housing laws and the services and resources available through the agency. Workshops and presentations are offered for housing providers, city staff, and the public throughout the year. Topics covered in these workshops include federal and state fair housing laws, examples of discriminatory activities, suggested actions to avoid discrimination complaints, and providing resources such as brochures and other literature. The city provides residents with an online form through their website that allows people to submit fair housing complaints for a quick response time.

The City will maintain this partnership and will provide information regarding available fair housing services on the City's website. The fair housing services provided by both the Fair Housing Council of Riverside County and IFHMB include providing information, investigation, education, conciliation, and/or referrals of housing discrimination complaints free of charge to individuals. It also provides fair housing workshops that are offered year-round to educate housing providers, tenants, homeowners, and financial and lending institutions on the key aspects of fair housing law. Further, their mediation departments provide information to landlords, tenants, mobile home park owners, and mobile home residents regarding their rights and responsibilities under the California Landlord and Tenant Laws, and facilitates negotiations between parties in housing-related disputes.

This section discusses the fair housing services available to residents in the City and the corresponding organizations that provide fair housing services to both providers and consumers of housing, as well as the nature and extent of fair housing complaints received by the fair housing provider. In general, fair housing services include investigating and resolving housing discrimination complaints; discrimination auditing and testing; and education and outreach, such as disseminating fair housing information through written materials, workshops, and seminars. The City refers residents to the Fair Housing Council of Riverside County and the Inland Fair Housing and Mediation Board (IFHMB) to provide fair housing services for its residents by disseminating educational information, performing investigations, local conciliation, and/or referrals of housing discrimination complaints free of charge to individuals. It also involves fair housing community workshops that are offered year-round to educate housing providers, tenants, homeowners, and financial and lending institutions on the key aspects of fair housing laws. From 2015 through 2017, the IFHMB provided fair housing services to 45 City residents. Of these individuals, 97 percent were lower-income earners. The largest race/ethnic group that was

provided fair housing services were Hispanic people. Through these, the City is well able to effectively disseminate fair housing resources and educational material through community outreach and other fair housing services provided to the residents of the City.

According to the California Department of Employment and Fair Housing, from 2009 through 2013, there were 17 fair housing cases in the City. Within this period, the highest number of fair housing cases filed were on the basis of race/color, resulting in 9 cases, followed by familial status with seven cases. Sexual orientation and having a national origin from Mexico had zero housing cases filed within the same period. Further, data from the California Department of Housing and Community Development's (HCD) AFFH data viewer tool shows that from 2013 to 2021 there were fewer than 0.5 fair housing equal opportunity inquiries per 1,000 people in the City, as reported by the U.S. Department of Housing and Urban Development. This includes 23 total inquiries within the 2013-2021 period of which one was on the basis of disability, one on the basis of race, two on the basis of familial status, one on the basis of sex, and the rest were uncategorized. The disposition count for these inquiries was zero, while most were categorized as a failure to respond or to not be a valid issue. Office of Fair Housing and Equal Opportunity (FHEO) data indicate that six inquiries were made in the City from Jan. 2013 to March 2021 on account of familial status (1), national origin (2), and no reason listed (3). The city does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights. There are no known fair housing lawsuits in the City.

City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. The City complies with State and federal housing laws as follows:

- Fair Housing Act; Title VI of the Civil Rights Act of 1964 – the City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- American Disabilities Act – the City complies with the ADA through building permit review and issuance and as described in Appendix C (Housing Constraints, Section C.2.2, Housing for Persons with Disabilities).
- California Fair Employment and Housing Act (FEHA) and FEHA Regulations – the City complies with FEHA and its regulations through referrals to legal assistance organizations, such as Fair Housing Council of Riverside County and the Inland Fair Housing and Mediation Board (IFHMB). The Housing Element includes policies and programs to continue to provide Fair Housing information in person and online, educate landlords and tenants regrading Fair Housing laws and tenant rights.
- Review Process (Government Code Section 65008) – The City Zoning Code is written to ensure that the City reviews affordable development projects in the same way as

market-rate developments except in cases where affordable housing projects are eligible for preferential treatment. City's actions regarding the development of housing for persons and families of very low, low, moderate, and middle incomes, or emergency shelters for the homeless, are not discriminatory. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding group homes, emergency shelters, and reasonable accommodation procedures).

• Assembly Bill 686 (Government Code Section 8899.50) – Appendix F of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.

• Equal Access (Government Code Section 11135 et. seq.) – the City complies with anti-discrimination requirements by offering translation services for all public meetings and offers accessibility accommodations to ensure equal access to all regardless of membership or perceived membership in a protected class.

• Density Bonus Law (Government Code Section 65915) – the City implements a density bonus program, as described in Appendix C (Housing Constraints) The Housing Element includes a program to ensure the City complies with recent updates to the Density Bonus Law.

• Senate Bill 35 (Government Code Section 65913.4). The Housing Element includes a program to comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.

• Housing Accountability Act (Government Code Section 65589.5) – the City complies with the HAA by following established review periods and timelines. Housing Element includes programs to develop objective design standards to facilitate non-discretionary review of housing projects in compliance with the HAA.

• No-Net-Loss Law (Government Code Section 65863) – the City has documented compliance with sufficient capacity for RHNA, with a surplus capacity of over 3,000 units across all income categories. The City will ensure compliance with no-net-loss via required annual reporting to HCD.

F.2.2 Integration and Segregation

This section analyzes integration and segregation, including patterns and trends, related to populations with protected characteristics.

Race and Ethnicity

According to the United States Census, American Community Survey (ACS), approximately 72 percent of the Coachella population belonged to a racial minority group in 2019 (this is the most recent year that data is available). Coachella has more non-white racial and ethnic groups than Riverside County where this population comprises about 40 percent of the County's total

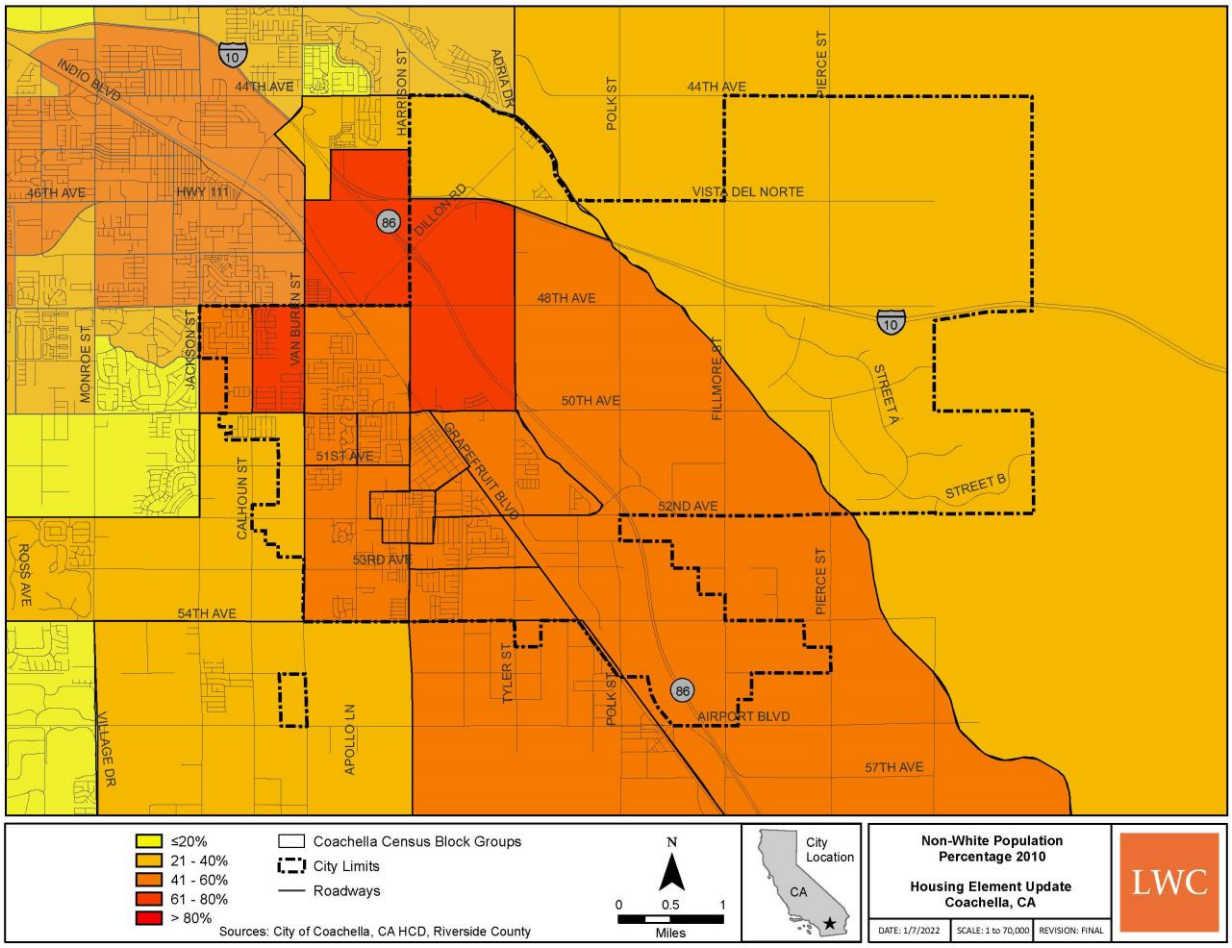
population. Coachella has fewer White residents at about 28 percent of the population than the county at about 60 percent. In Coachella, 98 percent of the population of is Hispanic or Latino (of any race), compared to 48 percent of the population of Riverside County (see Appendix A, Housing Needs Assessment, Section A.2.3).

Figure F-1 provides Coachella's historic non-white population percentages by block group from 2010 census data. Two block groups had non-white populations at that time that were between 21 and 40 percent and two block groups had percentages between 61 and 80 percent. The rest of the city at that time was in the 41 to 60 percent range. Surrounding areas of the city had similar levels of non-white populations in the 2010 census data.

Figure F-2 shows the non-white population percentage by census block group for 2018. The majority of block groups in the city had non-white populations above 80 percent. One block group in the northern portion of the city had a non-white population percentage of about 35 percent, one block group in the west had a non-white population of about 55 percent, and one block group had a non-white population of about 64 percent to the east.

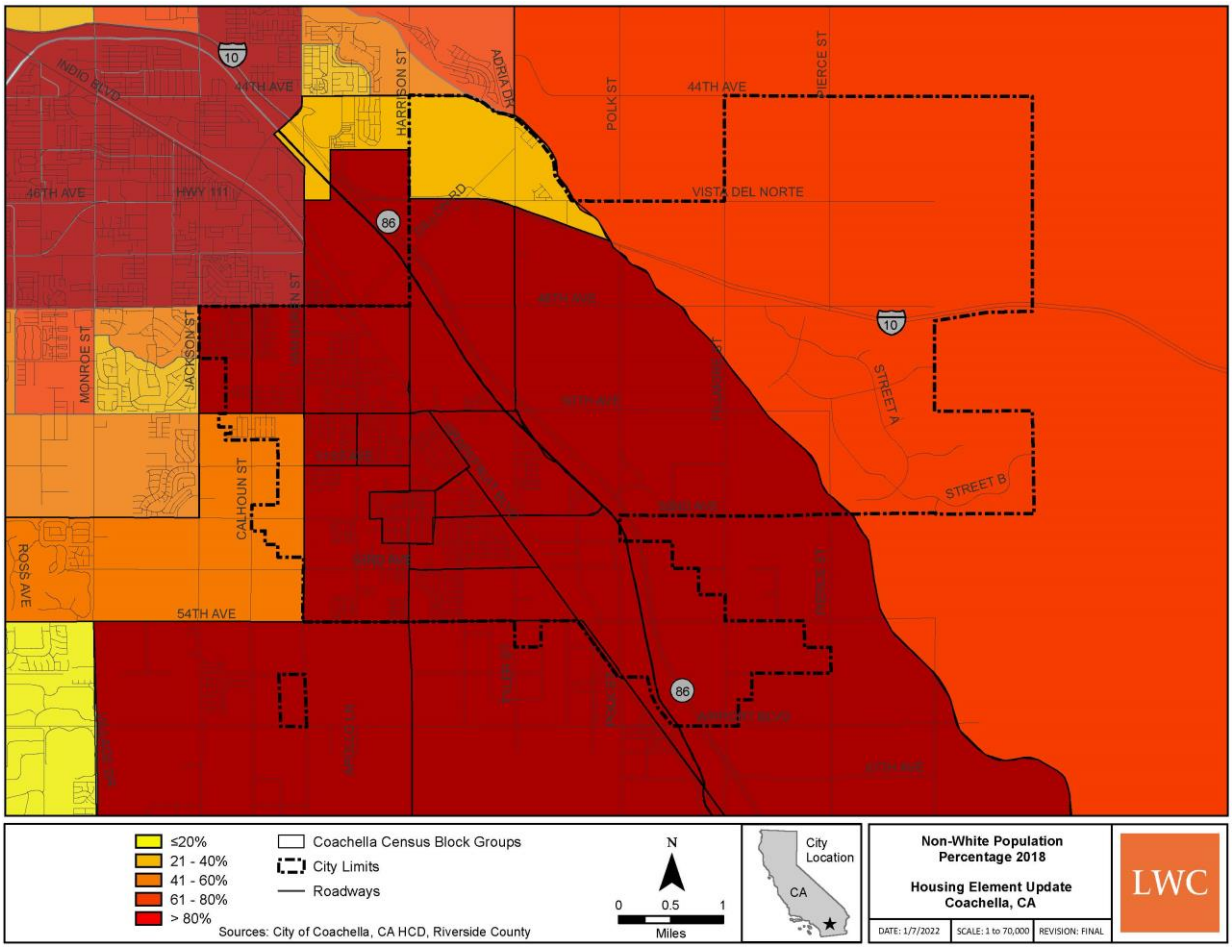
The city had higher percentages of non-white population overall in 2018 as compared to 2010 according to census data. The 2018 ACS data showed an increase in non-white population percentages in all block groups in the city over 2010 levels. Coachella contains a racial and ethnic composition that is different from the region with a higher proportion of non-white population than the county, but it has a similar racial and ethnic composition to the block groups adjacent to the city.

Figure F-1: Non-White Population Percentage (2010)



Source: HCD AFFH Spatial Data

Figure F-2: Non-White Population Percentage (2018)



Source: HCD AFFH Spatial Data

Disability

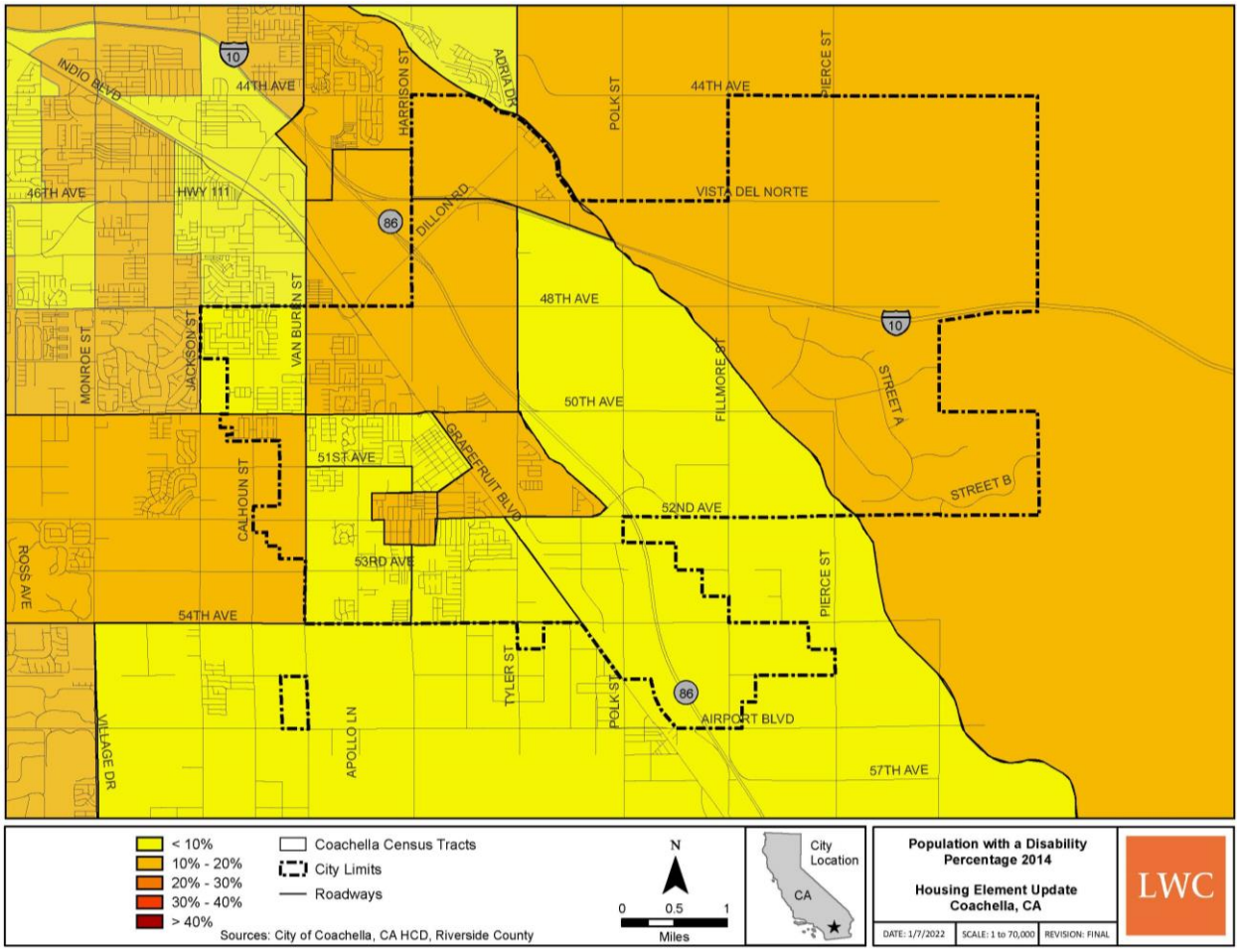
People are considered to have a disability if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Figure F-3 presents the census data for 2010 and 2014 for percentage of population with a disability and Figure F-4 shows the ACS 2015 to 2019 data for percentage of population with a disability.

According to the 2015 to 2019 ACS, approximately 8.0 percent of Coachella residents had a disability at that time, compared to 11.6 percent countywide (Table F-1). About half of Coachella's census tracts had less than 10 percent of residents experiencing disability while the other half had between 10 and 20 percent during both five-year time periods. The distribution of this population is not appreciably different from the block groups adjacent to the city.

Table F-1: Percentage of Population with a Disability (2019)

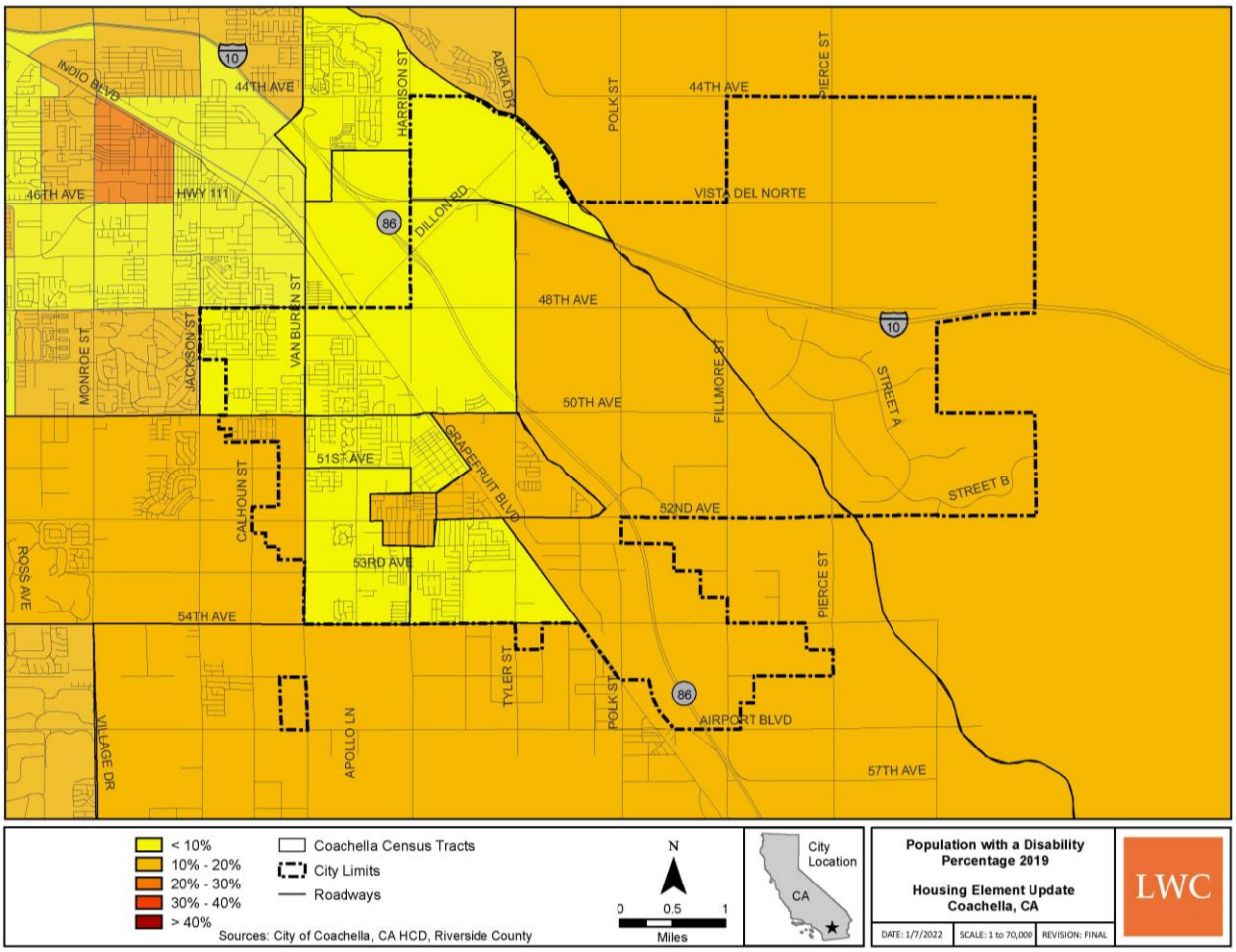
Year	Coachella		Riverside County
	Number	Percentage	Percentage
2019	3,635	8.0%	11.6%
Source: ACS 2019 5-Year Estimates, Table S1810			

Figure F-3: Percentage of Population with a Disability (2010 - 2014)



Source: HCD AFFH Spatial Data

Figure F-4: Percentage of Population with a Disability (2015 - 2019)



Source: HCD AFFH Spatial Data

Familial Status

Familial status refers to the presence of at least one child under 18 years old. Examples of familial status discrimination include refusal to rent to families with children, eviction of families once a child joins, confinement of families to specific floors of a building, and overly restrictive rules regarding children's use of common areas.

According to the 2015 to 2019 ACS, 31.0 percent of households in Coachella have one or more children under the age of 18. The city's share of households with children present is lower than that of the county overall at 37.6 percent. It is higher than the surrounding neighboring jurisdictions of Indio (26.6 percent), La Quinta (23.9 percent), and Palm Desert (16.8 percent). Approximately 18.6 percent of married-couple households in Coachella have one or more children under the age of 18 versus 23.4 percent in the county overall (Table F-2).

Figure F-5 shows the approximate distribution of children in married couple households in Coachella. The estimated percentages of children residing within married couple households are

highest in northern and western portions of the city at over 80 percent according to the most recent ACS data. This estimate ranges from about 53 percent to about 78 percent in other census tracts of the city.

Single parent households are also a fair housing protected class. Coachella has 5.3 percent of households comprised of male or female single-parent households with children. Female-headed households are of particular concern because they may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households. An estimated 4.8 percent of households in Coachella are single female-headed households with children (Table F-3).

As shown in Figure F-6, Coachella has some variability in the estimated percentages of children in single female-headed households. The number of children in female-headed households varies across the city from about 9 percent in the north to about 30 percent in the southern portion according to the ACS data.

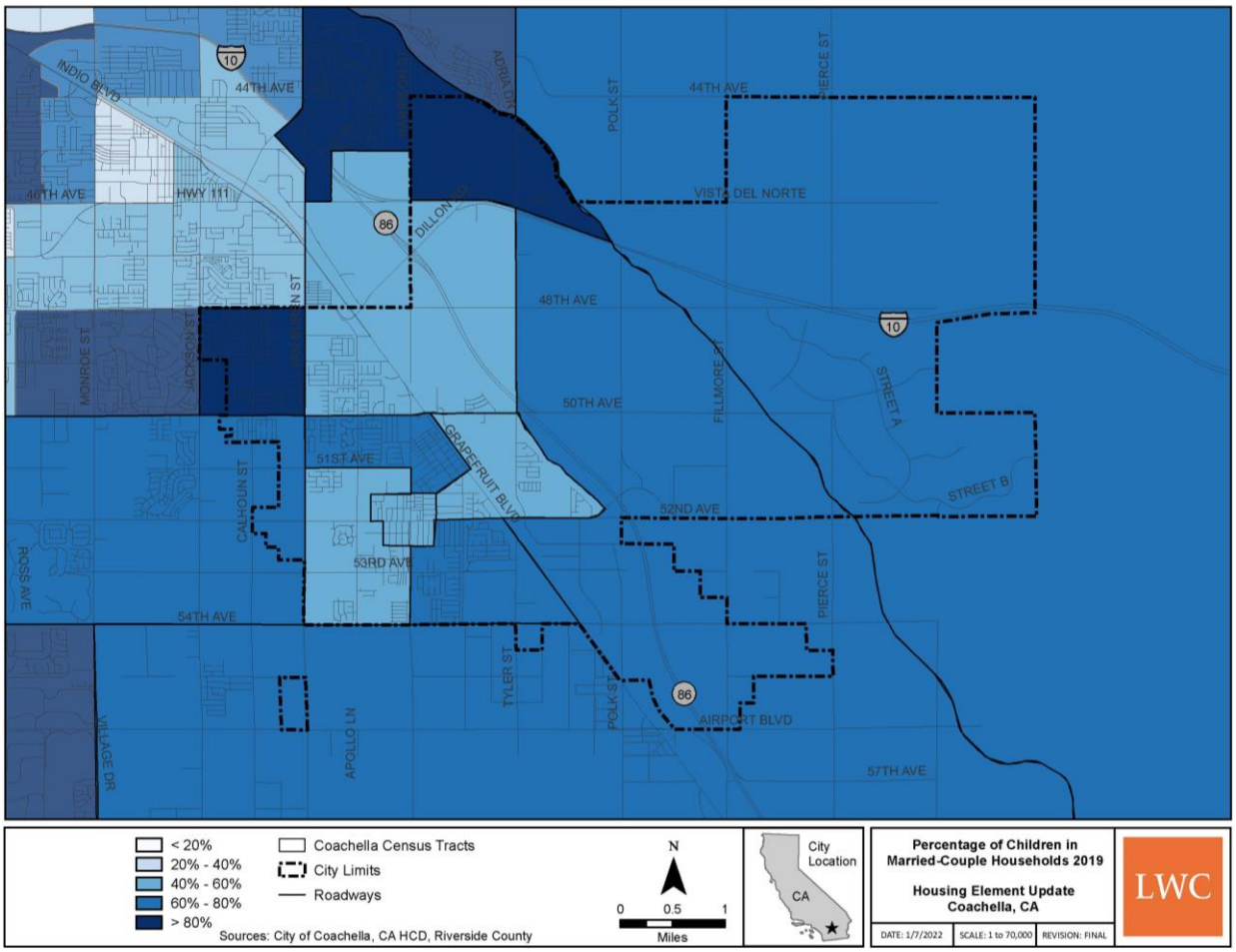
Table F-2: Percentage of Married-Couple Households with Children

Year	Coachella	Riverside County
2019	18.6%	23.4%
Source: ACS 2019 5-Year Estimates, Table DP02		

Table F-3: Percentage of Female-Headed Households with Children, No Spouse/Partner Present

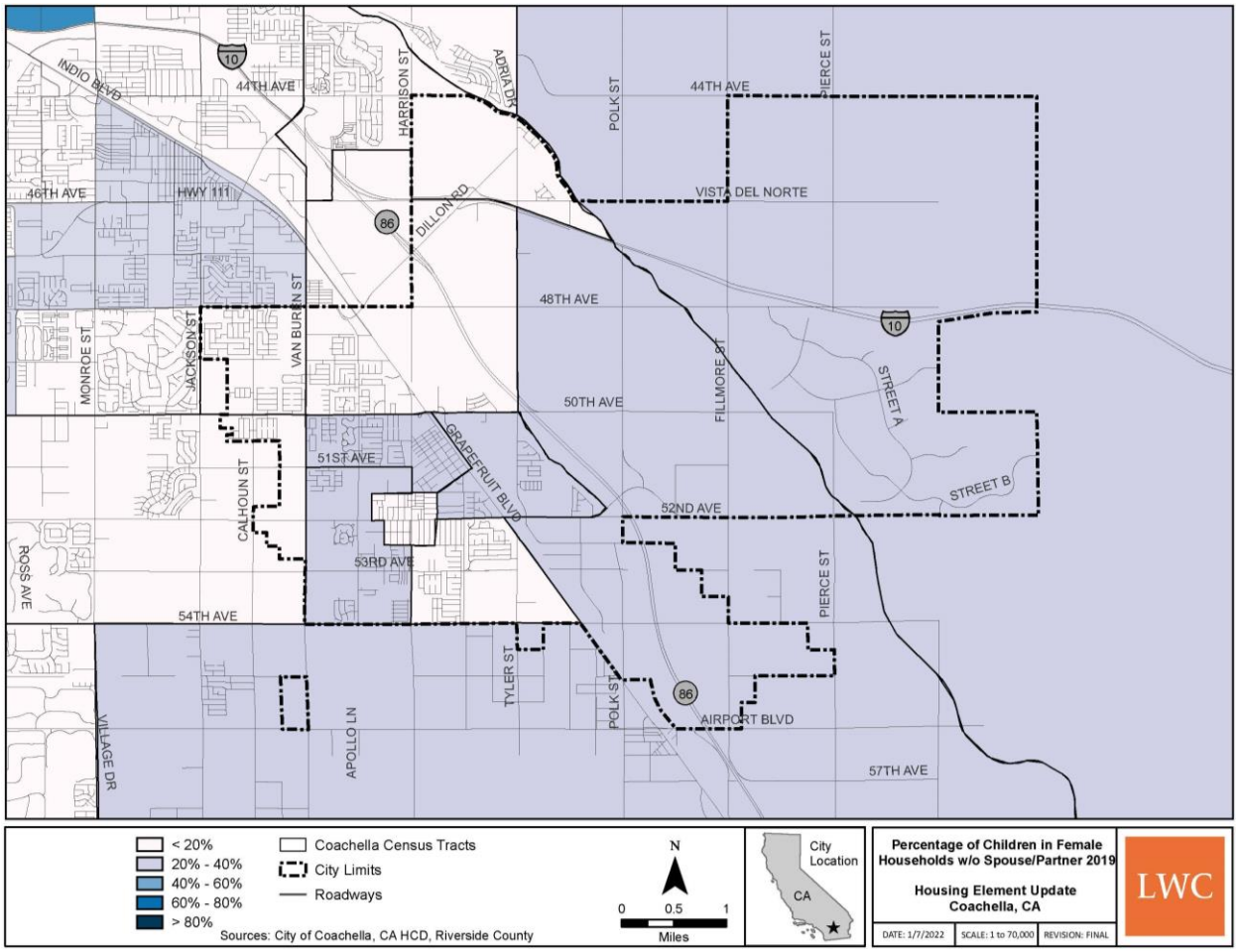
Year	Coachella	Riverside County
2019	4.8%	5.1%
Source: ACS 2019 5-Year Estimates, Table DP02		

Figure F-5: Children in Married-Couple Households (2015 - 2019)



Source: HCD AFFH Spatial Data

Figure F-6: Children in Female-Headed Households with No Partner Present (2015 - 2019)



Source: HCD AFFH Spatial Data

Income

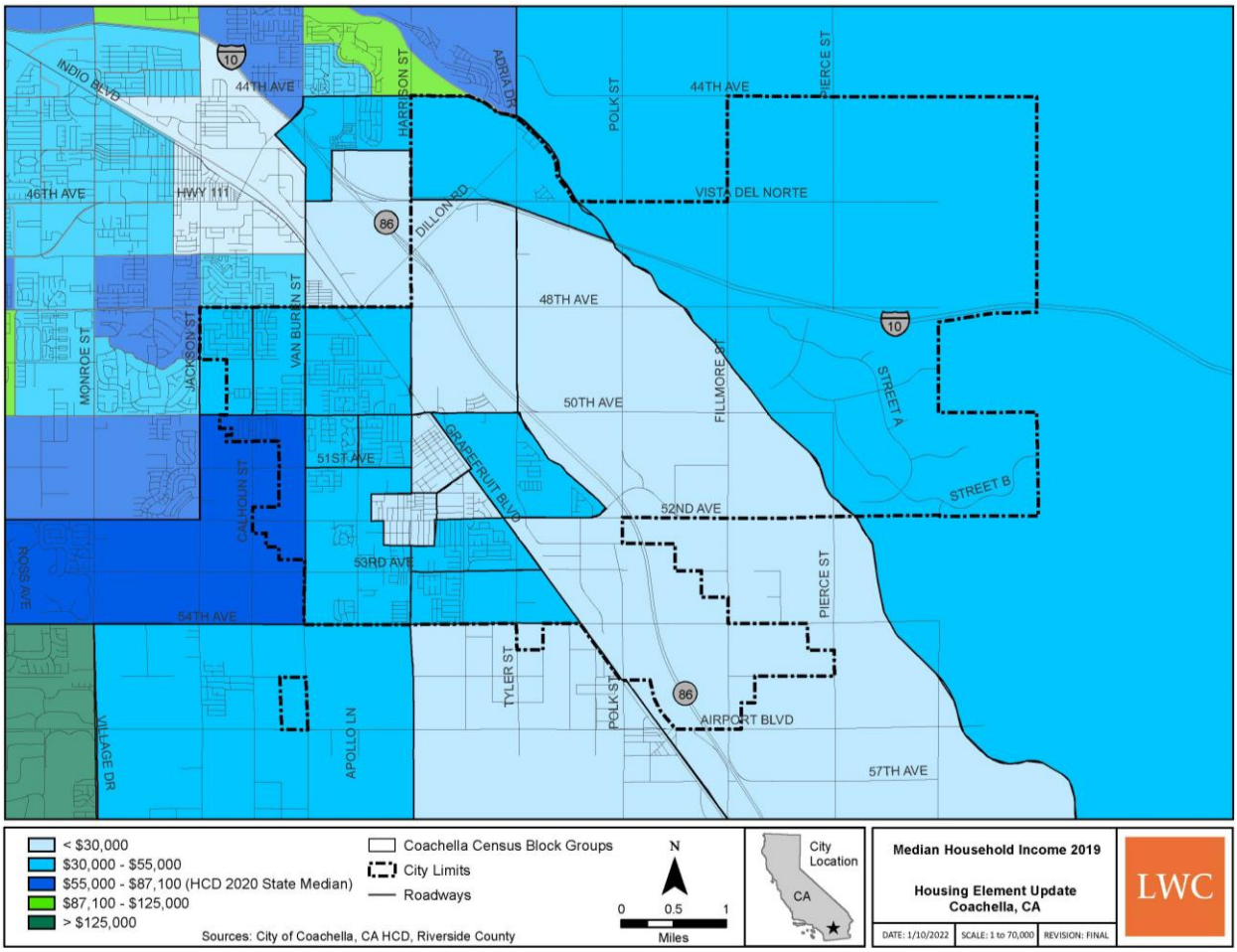
According to the 2015 to 2019 ACS, the median household income in Coachella is $34,224, which is about half of the Riverside County median of $67,005 over the same period. Median household incomes in Coachella and Riverside County for 2019 are presented in Table F-4.

Figure F-7 displays the distribution of median household income by census block group in Coachella. Variations in household income are observed in adjacent block groups in the city with five block groups exhibiting median household income levels below $30,000. Most of the city has incomes in the $30,000 to $55,000 range, below the 2020 state median income of $87,100. One overlapping census block in a western portion of the city contains the next highest median income range ($55,000 to $87,100).

Table F-4: Median Household Income

Year	Coachella	Riverside County
2019	$34,224	$67,005
Source: ACS 2019 5-Year Estimates, Table S1901		

Figure F-7: Median Household Income (2015 - 2019)



Source: HCD AFFH Spatial Data

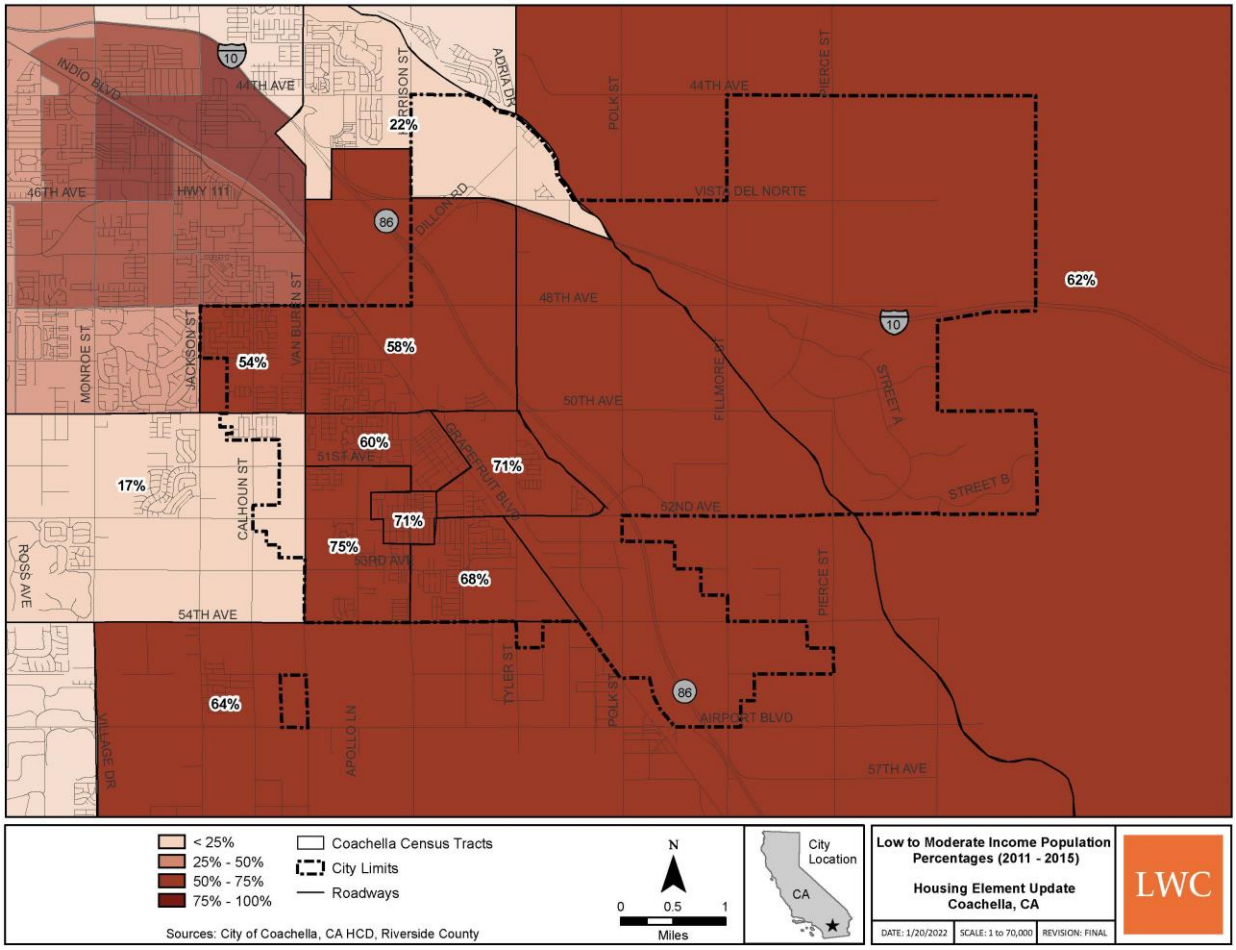
Low to Moderate Income Households

Figure F-8 displays income distribution across Coachella by showing the estimated percentage of low to moderate (LMI) income households by census tract. Most of the tracts in Coachella have more than 50% LMI households. The percentages within these tracts rage from 54 to 71 percent.

Two tracts that extend beyond city limits to the north and west contain approximately 22 percent and 17 percent of LMI households, respectively. Levels of LMI households are similar to Coachella to the north, east, and south of the city and generally lower to the west of the city. This

pattern reflects the general trend within the Coachella Valley of the number of LMI households increasing from southwest to northeast.

Figure F-8: Low to Moderate Income Population (2011 – 2015)



Source: HCD AFFH Spatial Data

Income is also disaggregated by race and ethnicity to further understand local patterns of segregation and integration. The poverty rates among racial and ethnic groups in Coachella and Riverside County are presented in Table F-5. Although the citywide poverty rate was 21.8 percent in 2019 compared to 13.7 percent for Riverside County, not all racial and ethnic groups in Coachella have the same likelihood of experiencing poverty.

The data presented in Table F-5 shows that city residents identifying as “Some Other Race” alone have the highest poverty rate of 24.3 percent as compared to 11.4 percent in the county (second lowest). Note that it is a common occurrence in communities with large Hispanic populations to select “Some Other Race”, as the distinction between race and ethnicity is sometimes unclear to census respondents. White residents have a poverty rate of 17.0 percent and make up 27.8 percent of the city population. These two groups combined account for approximately 98 percent

of the city population. The poverty rate for Hispanic or Latino individuals of any race in Coachella is 22.0 percent and this group constitutes 97.3 percent of the city population.

Black, American Indian, and two or more race residents experience poverty at high rates relative to their share of the population. These groups each represent less than 1 percent of the population but they each have poverty rates of about 5 percent according to ACS data.

Table F-5: Poverty by Race/Ethnicity (2019)

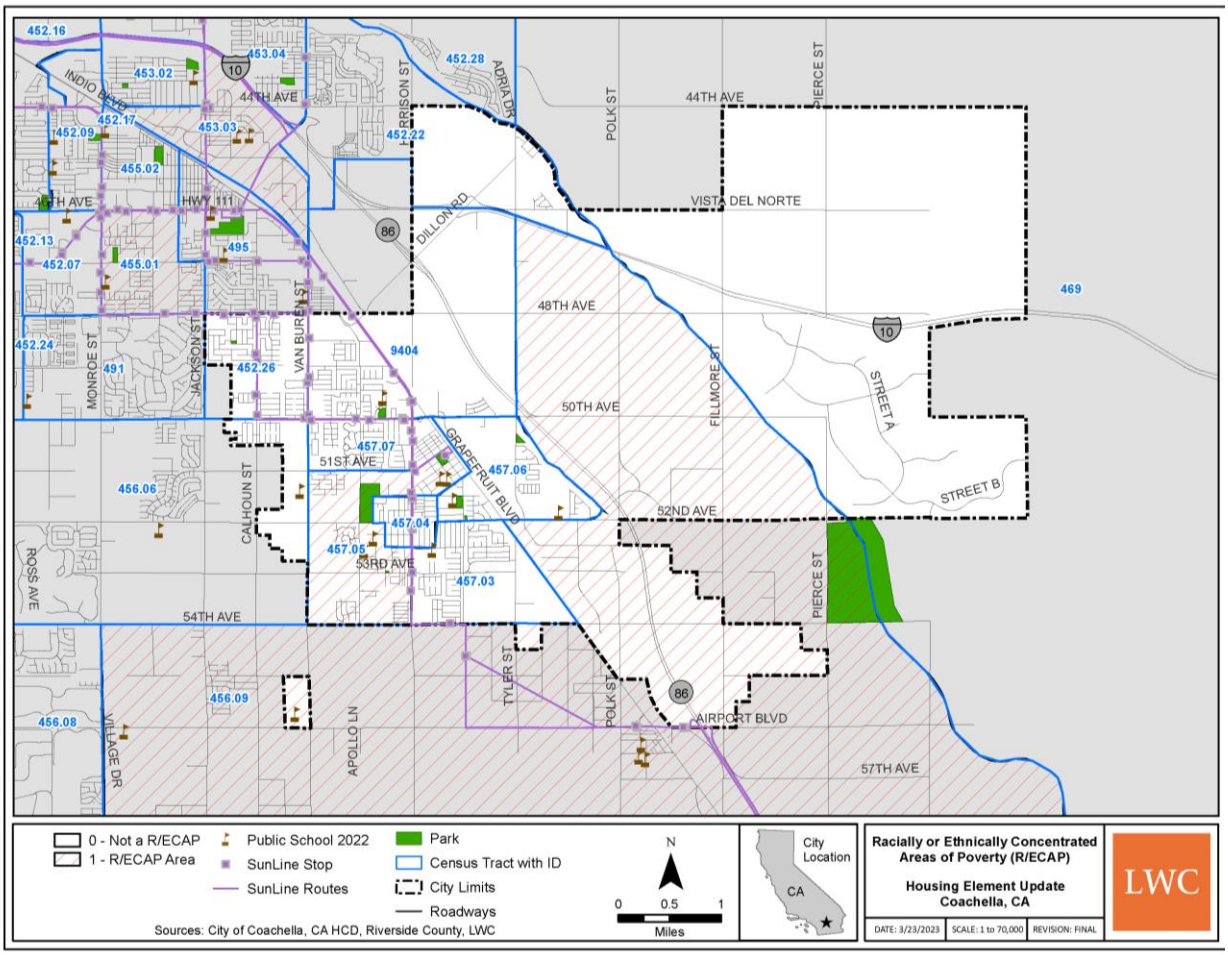
Race/Ethnicity	Coachella			Riverside County
	Number in Poverty	Poverty Rate	% of Total Population	Poverty Rate
Total population below poverty level estimate	**9,814**	**21.8%**	**-**	**13.7%**
White alone	2,130	17.0%	27.8%	12.0%
Black or African American alone	13	4.9%	0.6%	17.5%
American Indian and Alaska Native alone	21	5.4%	0.9%	20.8%
Asian alone	0	0.0%	0.3%	11.3%
Native Hawaiian/Other Pacific Islander alone	0	0.0%	0.0%	13.0%
Some Other Race alone	7,632	24.3%	69.7%	18.2%
Two or more races	18	5.5%	0.7%	11.4%
Hispanic or Latino origin (of any race)	9,683	22.0%	97.3%	16.7%
Source: ACS 2019 5-Year Estimates, Table S1701				

F.2.3 Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-white population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower.

R/ECAPs may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. Figure F-9 shows the portions of Coachella identified as R/ECAPs, with Census tracts labelled, alongside the location of schools, parks, and public transit routes. Coachella contains portions of two Census tracts identified as R/ECAP areas: Tract 456.09 and Tract 457.05.

Figure F-9: Racially/Ethnically Concentrated Areas of Poverty (2009 - 2013)



Source: HCD AFFH Spatial Data

Tract 457.05

Tract 457.05 is more densely populated and entirely within City limits, allowing for a more accurate analysis of demographic characteristics as they relate to Coachella residents and fair housing problems. Table F-6 provides a summary of selected demographic characteristics and AFFH indicators for this tract.

Tract 456.09

Tract 456.09 covers two sections to the City's south and east, with most of its area outside City boundaries. The portions of Tract 456.09 within the City are still sparsely-populated; as of 2022, the area between the Whitewater River and the Coachella Canal is almost entirely zoned for agricultural and commercial uses, while the area bisected by Highway 111 is zoned almost

entirely for manufacturing or heavy industrial use.[1] There is limited transit access and schools in this tract. This tract's R/ECAP status is likely the result of it containing several disadvantaged unincorporated communities (DUCs) directly outside City limits (Shady Lane, Cocopah, Thermal, and Fillmore Street; also see Appendix B, Section A.3.5) and unpermitted, informal mobile home parks.[2] It also contains land owned by the Augustine Band of Cahuilla Indians including the Tribe's Augustine Casino, Temalpakh Farm, Cahuilla Ranch event venue.[3]

Portions of Tract 456.09 within City limits are identified as priority expansion areas as Coachella continues to grow. For example, Coachella's General Plan includes policy direction to prioritize new residential development in the "Central Coachella Neighborhoods" subarea, envisioning a series of walkable, interconnected communities with a mix of housing types and amenities. However, for current residents, this portion of the City still has very limited access to local services and amenities, which continue to be concentrated in older, western neighborhoods west of Highway 86. The transition of land use in this area and its incorporation into the City's mobility and open space networks will address these concerns.

Table F-6: R/ECAP Analysis of Census Tract 457.05

Selected Demographic Characteristics (2019)	
Total Population	9,353
Total Households	3,249
Average Household Size	2.88
Hispanic or Latino Origin (of any race)	97.9%
Median Age	32.5
Owner-Occupied Housing Units	43.6%
Renter-Occupied Housing Units	51.8%
AFFH Indicators	
Integration and Segregation	
Median Income	$31,582
Poverty Rate	35.9%
Low/Moderate-Income Population	74.5%
Non-White Population	98.9%
Disability Rate	7.7%

[1] City of Coachella, Official Zoning Map, https://www.coachella.org/home/showpublisheddocument/8840/638015980867630000 (2022)
[2] City of Coachella, General Plan Update, Land Use + Community Character (2015)
[3] Augustine Band of Cahuilla Indians, About Us. https://augustinetribe-nsn.gov/about-us/

Table F-6: R/ECAP Analysis of Census Tract 457.05

Access to Opportunity	
TCAC Opportunity Area Composite Score	High Segregation & Poverty
Job Proximity Index	3
CalEnviroScreen Score	54.1
Displacement Risk	
Overcrowding Rate	25.0%
Renter Overpayment Rate	71.0%
Homeowner Overpayment Rate	47.1%
Source: ACS 2019 5-Year Estimates	

Tract 457.05 shares many demographic characteristics with tracts elsewhere in the City as shown in other subsections of this Appendix. Nearly all households in this tract are Hispanic or Latino (of any race) at 97.9 percent and earn a median household income of $31,582, well below the County median, with a poverty rate of 35.9 percent. Household tenure is slightly majority renter-occupied (51.8 percent), and though both renters and homeowners experience high housing cost overpayment rates, a greater proportion of renter households (71 percent) experience a housing cost burden (see Section F.2.5 below for further analysis).

In the General Plan, Tract 457.05 is included in the “West Coachella Neighborhoods” subarea, which has seen a significant number of homes and retail centers built in recent decades. However, while some neighborhoods within this subarea are more walkable and built on a traditional street grid, Tract 457.05 is characterized by a “patchwork” development pattern that includes conventional subdivisions and auto-oriented roadways, reducing overall connectivity. General Plan policy encourages infill development of vacant and underutilized parcels and the retrofit of existing neighborhoods to promote walkability, slow traffic, and increase access to parks and recreational opportunities.

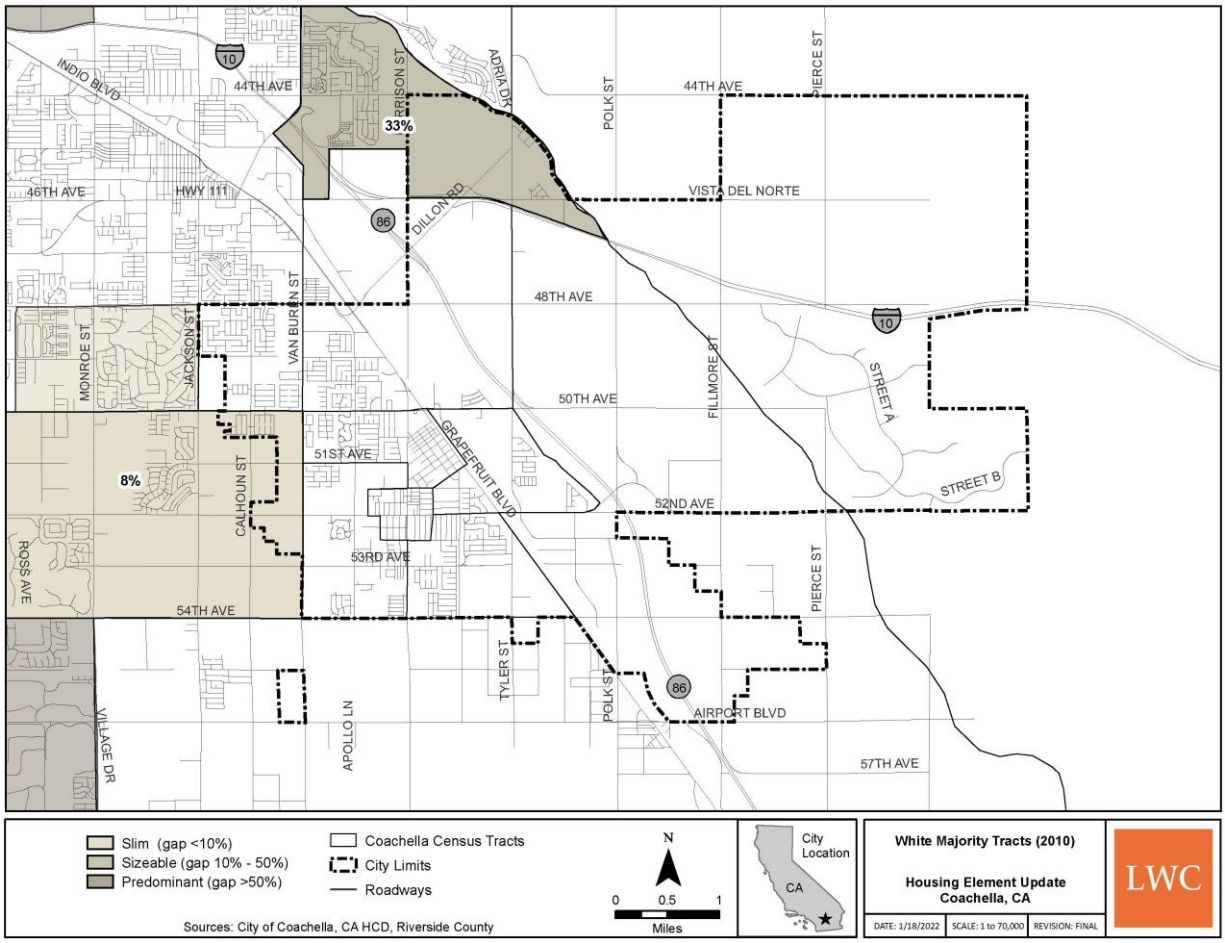
During the 5th Cycle Housing Element Update, six projects were identified as already entitled and have since been completed. As shown below in Section F.3 (Sites Inventory), further parcels in Tract 457.05 are identified in the 6th Cycle’s Sites Inventory. Appendix B (Sites Inventory & Methodology) explores the anticipated affordability categories of these parcels in greater detail, but their development in-line with General Plan policies will enhance the services and amenities in this tract, which already features close proximity to several schools, Bagdouma Park, and the Route 8 SunLine bus which connects the neighborhood to the rest of the City (and a transfer point Downtown).

Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is $125,000 or greater (which is slightly more than double the national median household income in 2016).

However, HCD has adjusted the RCAA methodology in consideration of California's higher levels of diversity by lowering the white population percentage threshold to 50 percent. According to 2010 data available from HCD for this evaluation and provided in Figure F-10, Coachella has two census tracts are that are predominantly (greater than 50 percent) white majority where the population percentage gap between the next largest racial group is 33 percent in the north and 8 percent in the west, but these areas do not contain median incomes above $125,000 (Figure F-7). Therefore, no census tracts within Coachella meet the criteria to be considered a RCAA.

Figure F-10: White Majority Tracts (2010)



Source: HCD AFFH Spatial Data

F.2.4 Access to Opportunity

One important component of fair housing is a neighborhood's access to opportunity, which correlates relative place-based characteristics of an area, such as education, employment, safety, and the environment, with critical life outcomes, such as health, wealth, and life expectancy. Ensuring access to opportunity means both investing in existing low-income and underserved communities, as well as supporting residents' mobility and access to 'high resource' neighborhoods.

In February 2017, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force to provide research and evidence-based policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty and (2) encouraging access to opportunity through land use policy and affordable housing, program design, and implementation.

HCD and TCAC prepared opportunity maps to identify census tracts with the highest and lowest resources. High resource areas are areas with high index scores for a variety of opportunity indicators. Examples of indicators of high resources areas include high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards**.**

High resources tracts are areas that offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Census tracts in the city that are categorized as moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators.

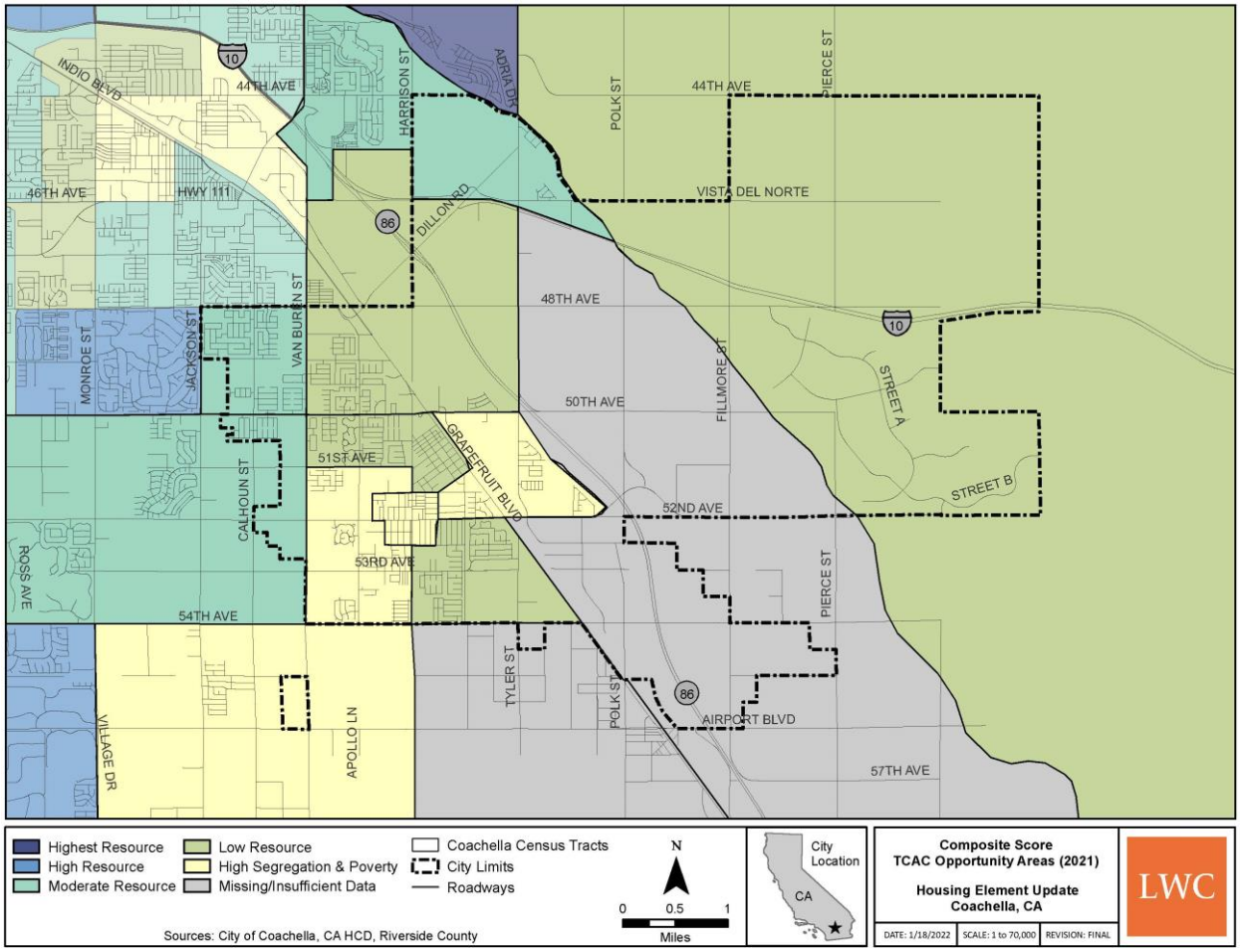
Low resources areas are characterized as having fewer opportunities to employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

The opportunity maps inform TCAC, which oversees the Low-Income Housing Tax Credit Program, to distribute funding more equitably for affordable housing in areas with the highest opportunity. The analysis evaluates total access to opportunity and categorizes this access as high, moderate, or low, but also individually assesses opportunity access across more specific indicators, such as education, transportation, economic development, and environment.

TCAC Opportunity Areas – Composite Score

The 2021 TCAC Opportunity Areas Composite Score provides an aggregate index of three domains: economic, education, and environmental. Census tracts with higher composite scores indicate higher resource and higher opportunity areas overall. Coachella contains four composite score categories: moderate resource, low resource, high segregation and poverty, and missing/insufficient data (Figure F-11). Composite scores are in the moderate resource category in northern and western areas of the city. The high segregation and poverty areas are located in the southwestern portions of the city. Composite scores generally increase from east to west in the region.

Figure F-11: TCAC Opportunity Areas 2021 - Composite Score

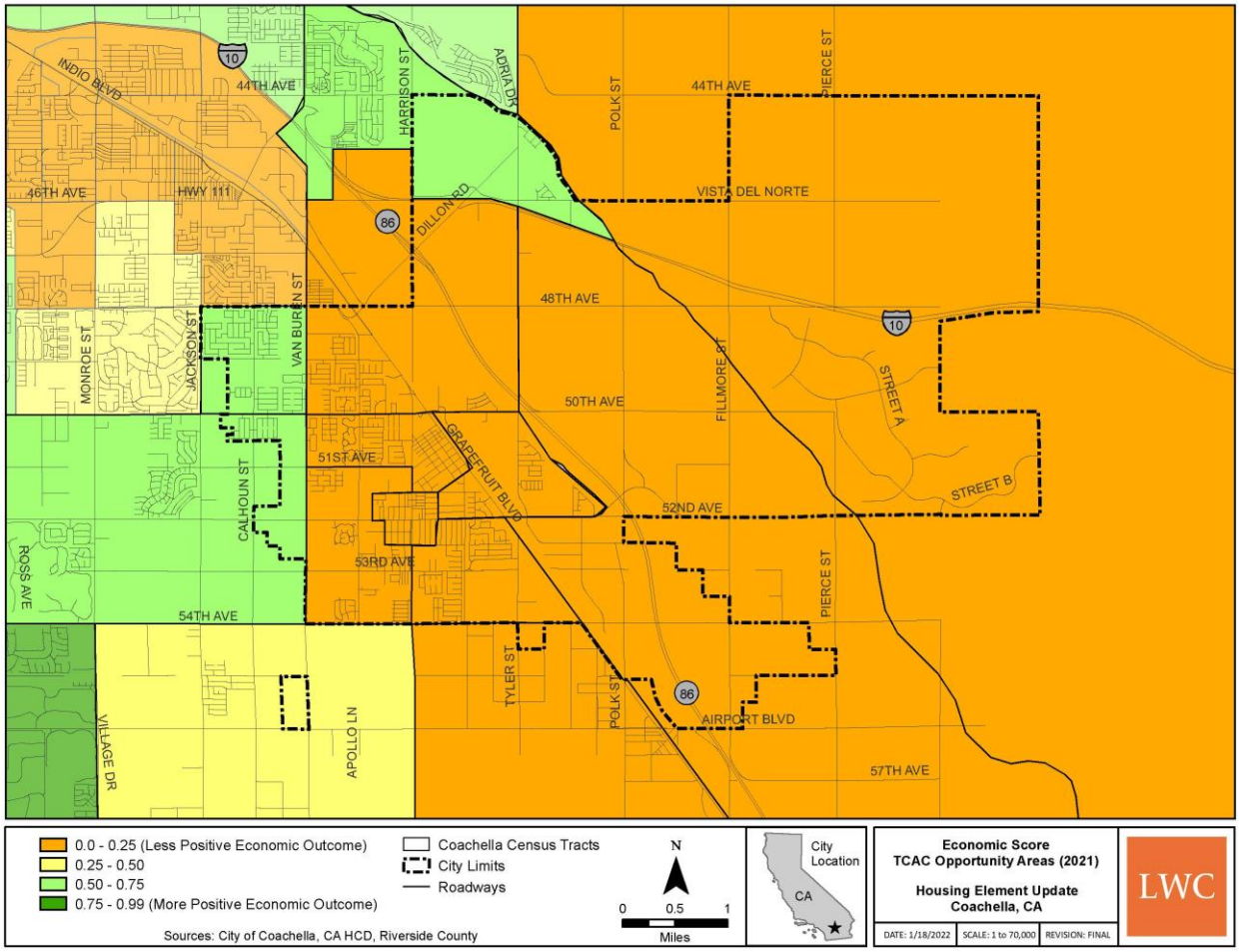


Source: HCD AFFH Spatial Data

Economic Score

The 2021 TCAC Opportunity Areas Economic Score for a census tract is based on poverty, adult education, employment, job proximity, and median home value indicators. The score is broken up by quartiles, with the highest quartile indicating more positive economic outcomes and the lowest score indicating least positive outcomes. Most of the city's census tracts are in the lowest economic score quartile of 0.0 to 0.25 as shown in Figure F-12, indicating less positive economic outcomes for residents. Northern and western portions of the city have economic scores in the 0.5 to 0.75 range. Scores are generally different in Coachella than in the areas adjacent to the city. Economic scores generally increase from east to west in the surrounding areas.

Figure F-12: TCAC Opportunity Areas 2021 - Economic Score

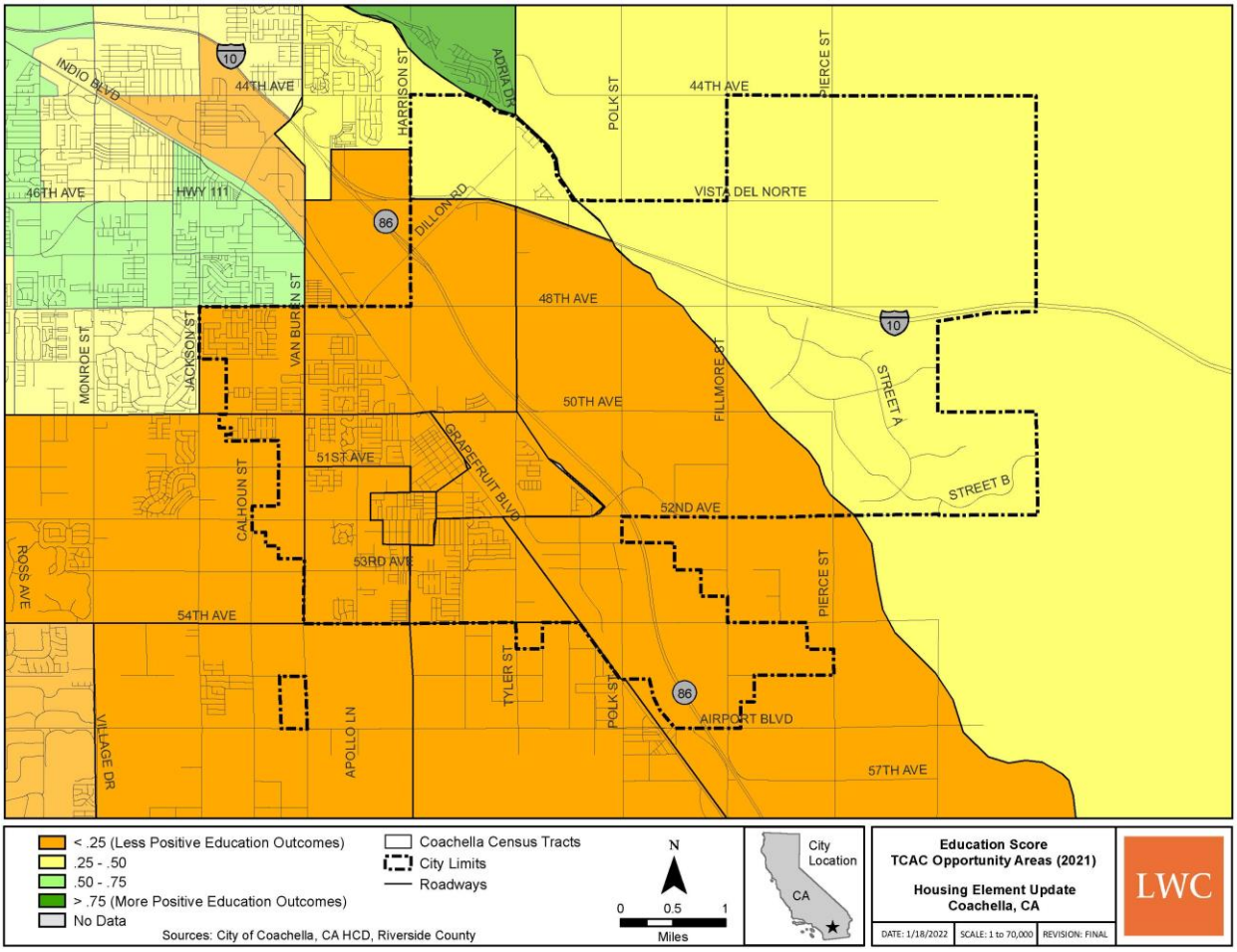


Source: HCD AFFH Spatial Data

Education Score

The 2021 TCAC Opportunity Areas Education Score for a census tract is based on math and reading proficiency, high school graduation rate, and student poverty rate indicators. The score is broken up by quartiles, with the highest quartile indicating more positive education outcomes and the lowest quartile signifying fewer positive outcomes. As shown in Figure F-13, the city mostly contains the lowest education score of less than 0.25 overall suggesting that students of various ages generally have less positive educational outcomes. One census tract in the northern portion of the city had education scores in the next higher quartile. Education scores are generally different in Coachella than in the areas to the east of the city with the scores generally increasing from east to west across the region.

Figure F-13: TCAC Opportunity Areas 2021 - Education Score

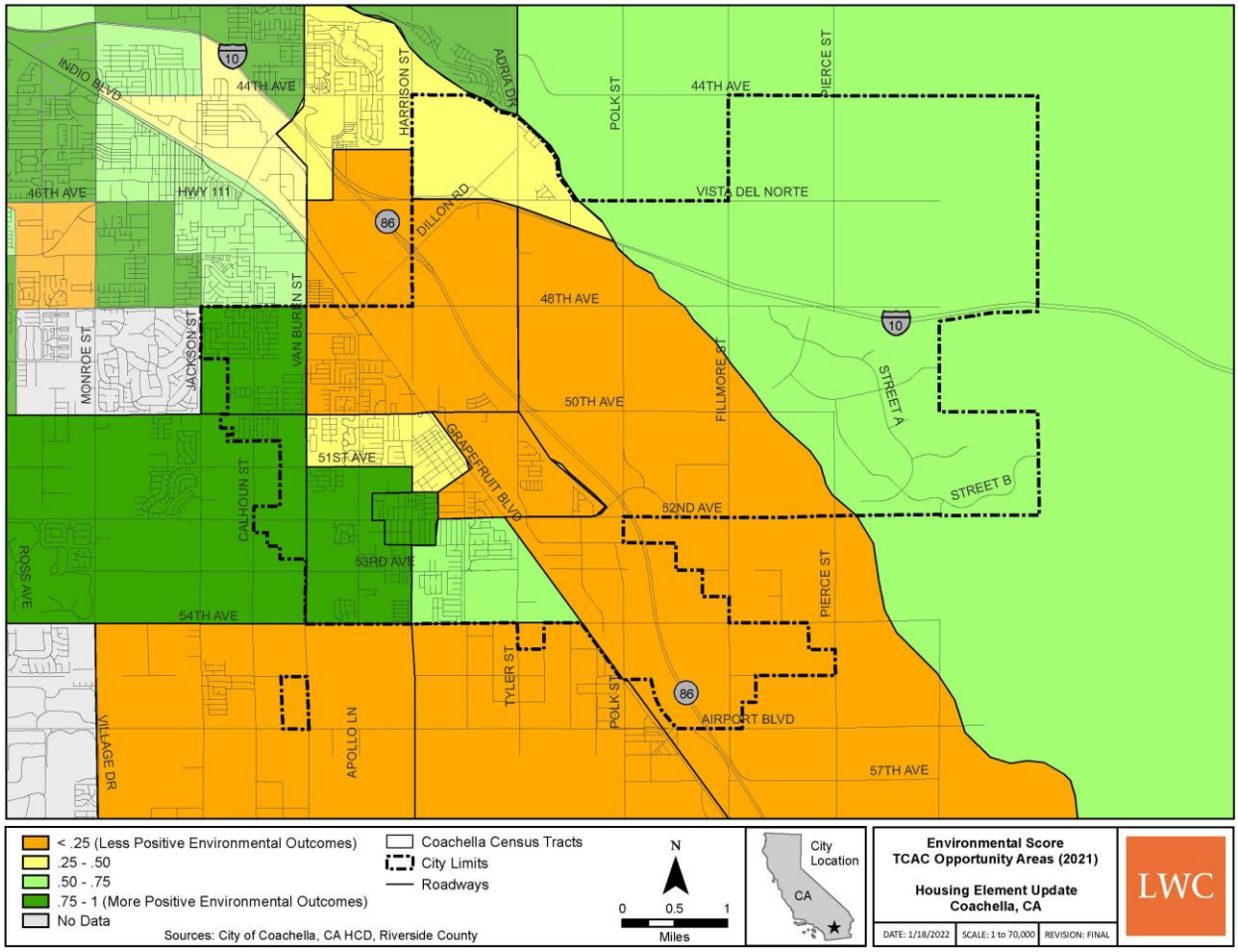


Source: HCD AFFH Spatial Data

Environmental Score

Environmental scores for census tracts presented in Figure F-14 are based on 2021 TCAC Opportunity Areas Environmental Scores that reflect environmental risk. The scores are divided into quartiles with higher scores representing more positive environmental outcomes and lower scores indicating least positive environmental outcomes for residents living there. The city has a range of environmental scores with tracts in each quartile range indicating that residents are exposed to relatively higher or lower environmental risk factors depending on location (Figure F-14). Environmental scores are relatively similar in Coachella when compared to the surrounding areas with the scores generally improving from east to west across the region.

Figure F-14: TCAC Opportunity Areas 2021 - Environmental Score

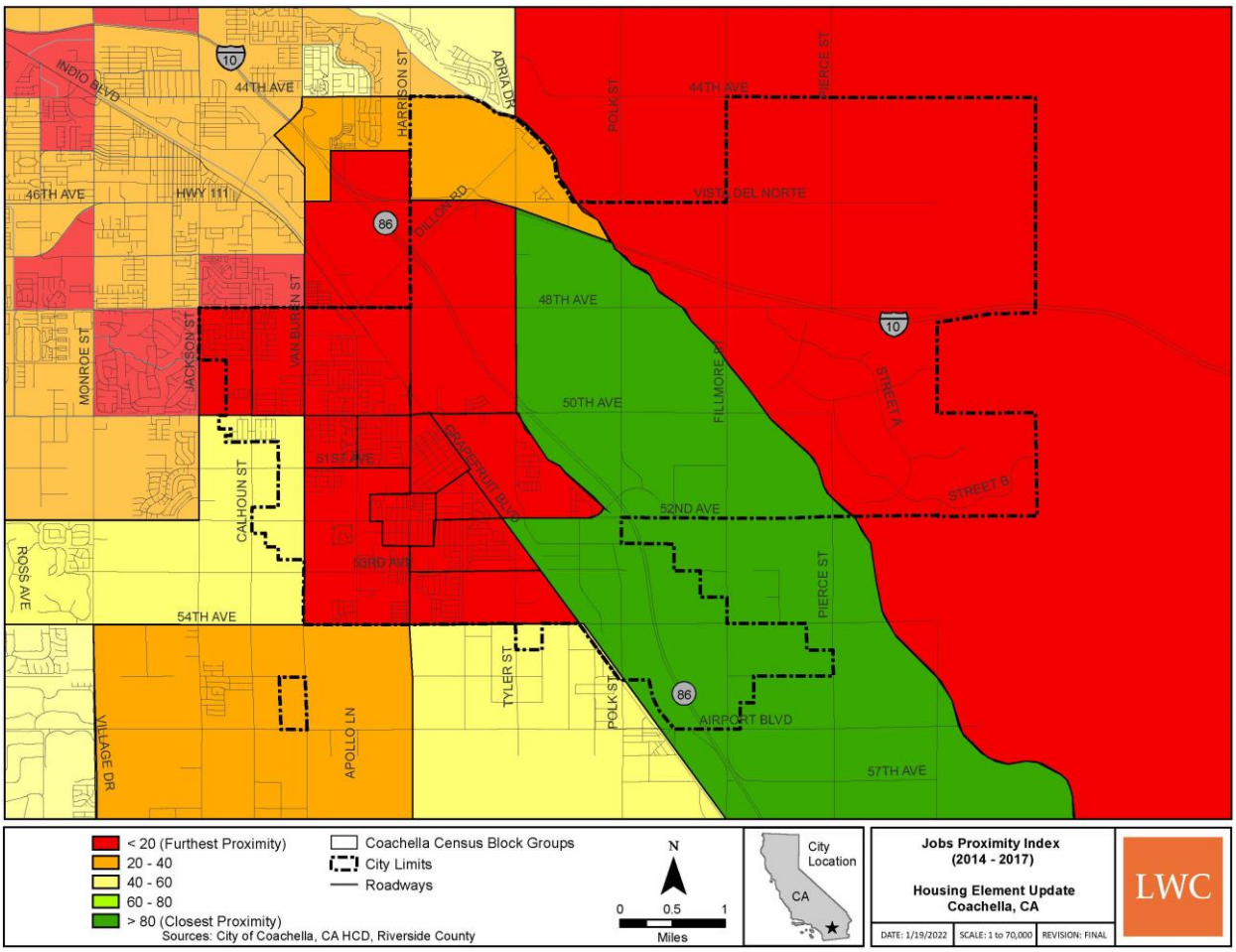


Source: HCD AFFH Spatial Data

Jobs Proximity Index

HUD's Jobs Proximity Index for a census tract measures the area's distance from employment. This index can be used as a proxy to indicate relative transportation needs in a community. The score is broken up by quintiles, with the highest quintile representing areas closest to job centers. The Jobs Proximity Index score is varied across Coachella. The score improves in the central portion to the highest quintile indicating relatively closer proximity to job centers as shown in Figure F-15.

Figure F-15: Jobs Proximity Index (HUD, 2014 - 2017)



Source: HCD AFFH Spatial Data

Disparities in Access to Opportunity for Persons with Disabilities

People with disabilities often experience challenges with accessibility, discrimination, and housing choice that make it difficult to find suitable housing to meet their needs. This section analyzes such disparities to ensure the City is able to adequately serve its residents with disabilities.

According to the Needs Assessment (Appendix A, Figure A-23), the most common types of disabilities in Coachella in 2018 were ambulatory disabilities followed by cognitive disabilities.

Disability categories are counted separately and are not mutually exclusive, as an individual may report more than one disability. An estimated 8.0 percent of Coachella residents (3,635 individuals) have a disability of some kind according to 2015 to 2019 ACS data.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. DDS also provides data on developmental disabilities by age and type of residence. According to DDS and as shown in the Needs Assessment (Appendix A, Table A-8), there are about 784 residents with a development disability in Coachella with most of them (717) able to live in their own home with their family or guardian.

There are a variety of housing types appropriate for people with disabilities, such as licensed and unlicensed single-family homes, group homes, and transitional and supportive housing. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. The Housing Constraints Appendix (Appendix C) discusses how the city permits various housing types, including the allowance for reasonable accommodations.

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

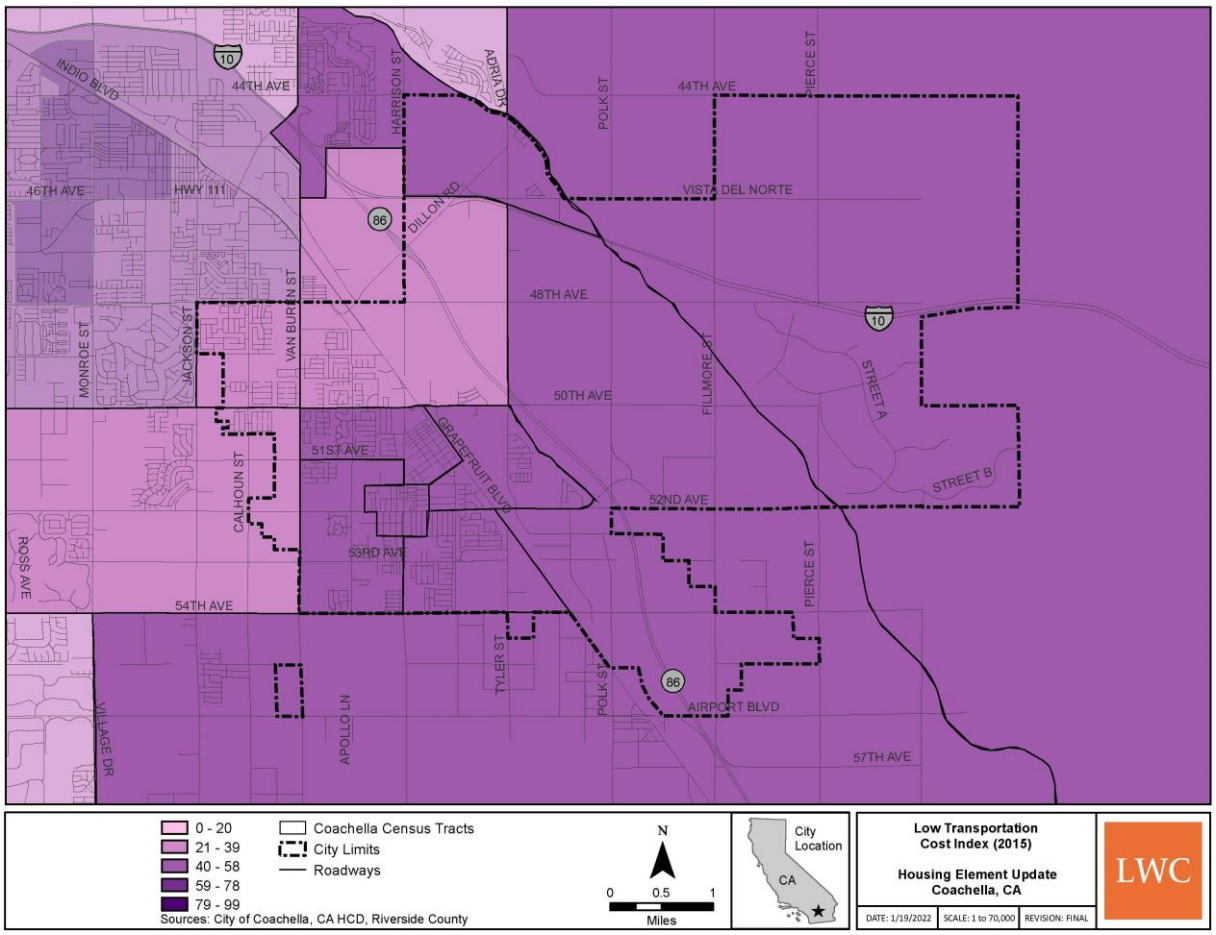
Disparities in Access to Transportation Opportunities

The HUD Low Transportation Cost Index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region. These estimates originate from the Location Affordability Index (LAI). Transportation costs are modeled for census tracts as a percent of income for renters in these households.

Index values are inverted, and percentile ranked nationally, with values ranging from 0 to 100. Higher index values indicate lower transportation costs in that neighborhood. Transportation costs may be low within a tract for a range of reasons, including greater access to public transportation and the density of homes, services, and jobs in that area.

Figure F-16 shows the Transportation Cost Index ranges in Coachella. The city contains two ranges of the index, the 21 to 39 quintile in the western portions of the city and the 40 to 58 quintile in the remaining areas. The index values in the western census tracts range from 34 to 39 indicating that those areas of the city are estimated to have lower transportation costs than that percentage (34 to 39) of the nation. Transportation costs are somewhat lower in other areas of the city (with higher index values).

Figure F-16: HUD Low Transportation Cost Index



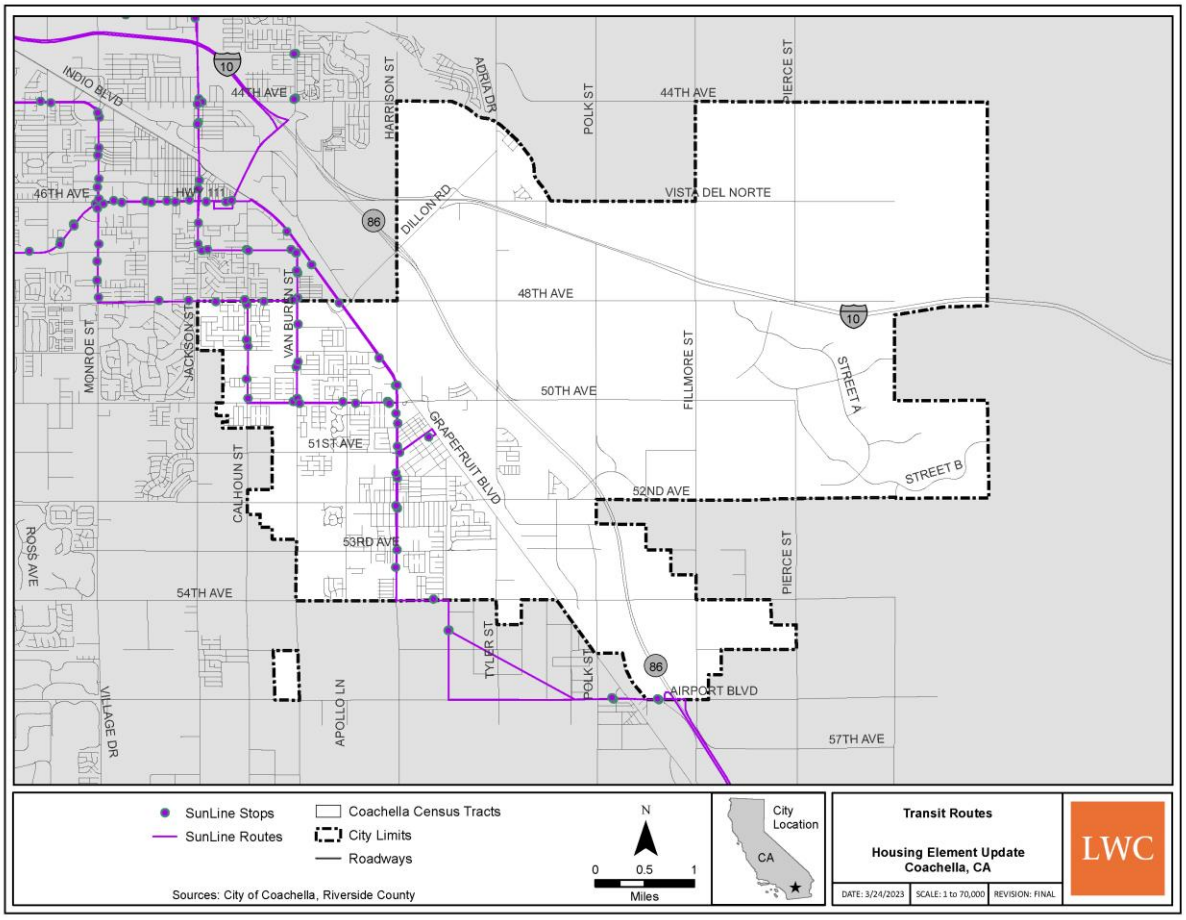
Source: HUD Spatial Data

Figure F-17 shows bus transit routes operated by SunLine Transit Agency that connect the City with other communities throughout the Coachella Valley. These bus routes include Route 1EV (connecting Downtown Coachella with the Palm Desert Mall via Highway 111 to the west), Route 6 (connecting Downtown Coachella with Palm Desert mall via Fred Warring Drive to the west), and Route 8 (which zig-zags through Coachella and connects it to Indio to the north and Thermal/Mecca to the south). According to the 2023-2025 Short Range Transit Plan:

> "Routes 1, 6, and 9 currently connect at the Transfer Terminal at Vine Avenue and Fifth Street in Coachella. There are plans to develop a Coachella Mobility Hub at Fourth Street and Cesar Chavez Street, to open in January 2024. The Mobility Hub would provide a residential development, bus laybys, passenger amenities, and connecting pedestrian and bicycle paths. Following completion of the Mobility Hub, the current routes at the Vine Avenue Transfer Terminal should be refocused to service the Coachella Mobility Hub. Frequency on Route 1 is proposed to increase to every 15 minutes upon completion of

the mobility hub. Four additional buses have been procured to support this increased service on SunLine's most productive route."

Figure F-17: Transit Routes



The City's existing bus routes provide moderate access to transit opportunities, especially for residents who need to commute to job centers elsewhere in the Coachella Valley. However, the Jobs Proximity Index illustrated above in Figure F-15 indicates that most populated regions of the City are still considered far from employment opportunities. Limited mobility options can have a greater impact on lower income populations and households who may not have access to alternate modes of transportation. Given the composition of Coachella, this means that lower income households and communities of color have limited transit access in Coachella. Continuing to implement General Plan policies related to infill development along key corridors will be essential to increasing the viability of new or expanded bus routes. For example, no cross-town bus routes currently link the City's eastern and western neighborhoods, and such routes will be needed to connect the future neighborhood centers and industrial jobs centers envisioned by the General Plan, especially those east of Grapefruit Boulevard. A lack of transportation options throughout the City may otherwise restrict residents from accessing resources and opportunities not within their immediate neighborhoods.

F.2.5 Disproportionate Housing Needs

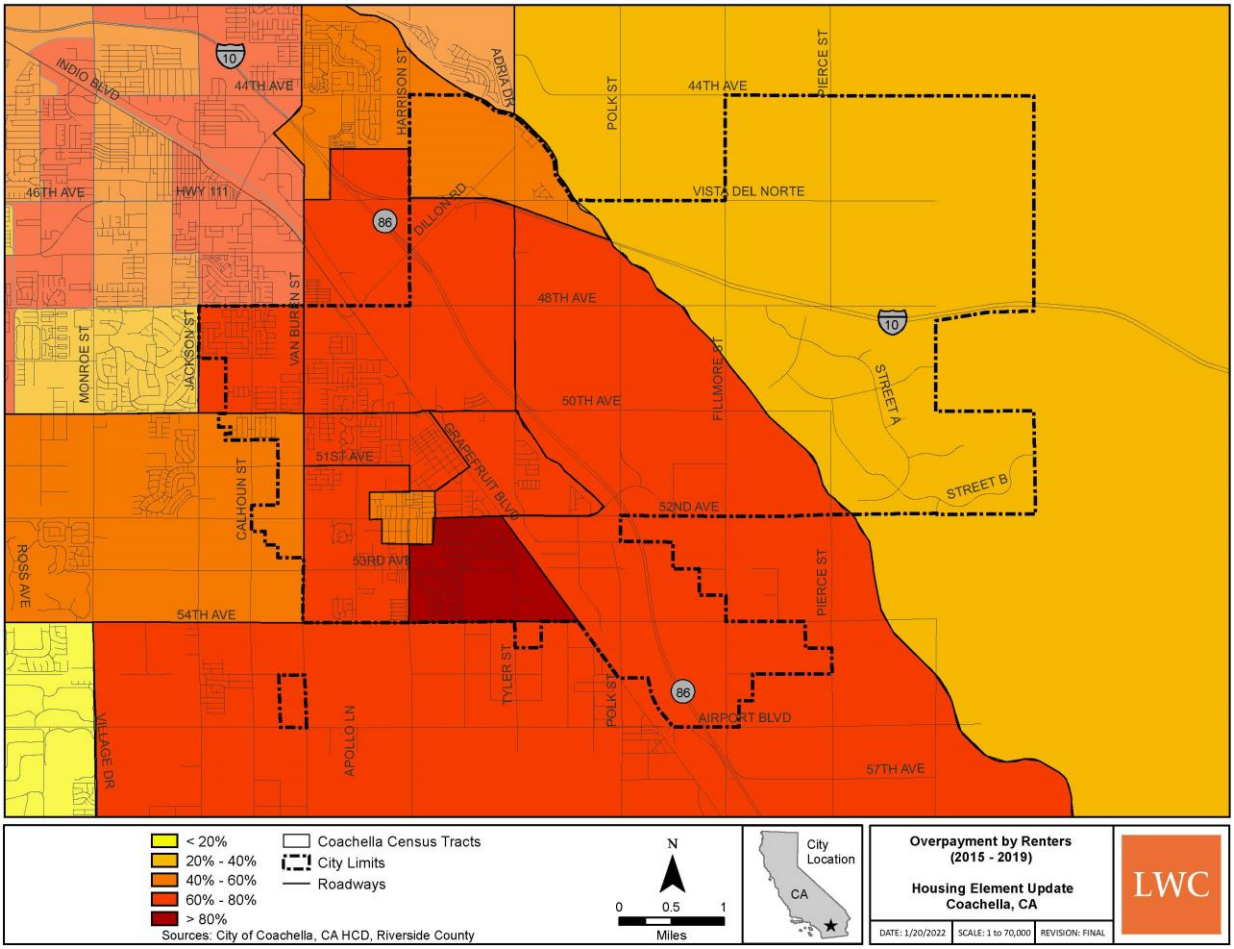
Overpayment

HUD defines overpayment, or “housing cost burden”, as households paying 30 percent or more of their gross income on housing expenses, including rent or mortgage payments and utilities. Housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

Overpayment by Renters

Renters are more likely to overpay for housing costs than homeowners. As presented in the Needs Assessment (Appendix A), 70.3 percent of renters in Coachella are cost-burdened. The percentage of renter households experiencing cost-burden is highest in a southern census tract at about 80.4 percent and is in the 60 to 80 percent range in most of the city according to 2015 - 2019 ACS data (Figure F-18). According to the Needs Assessment (Appendix A), approximately 55.3 percent of renters in the SCAG region are cost-burdened.

Figure F-18: Overpayment by Renters (2015 - 2019)

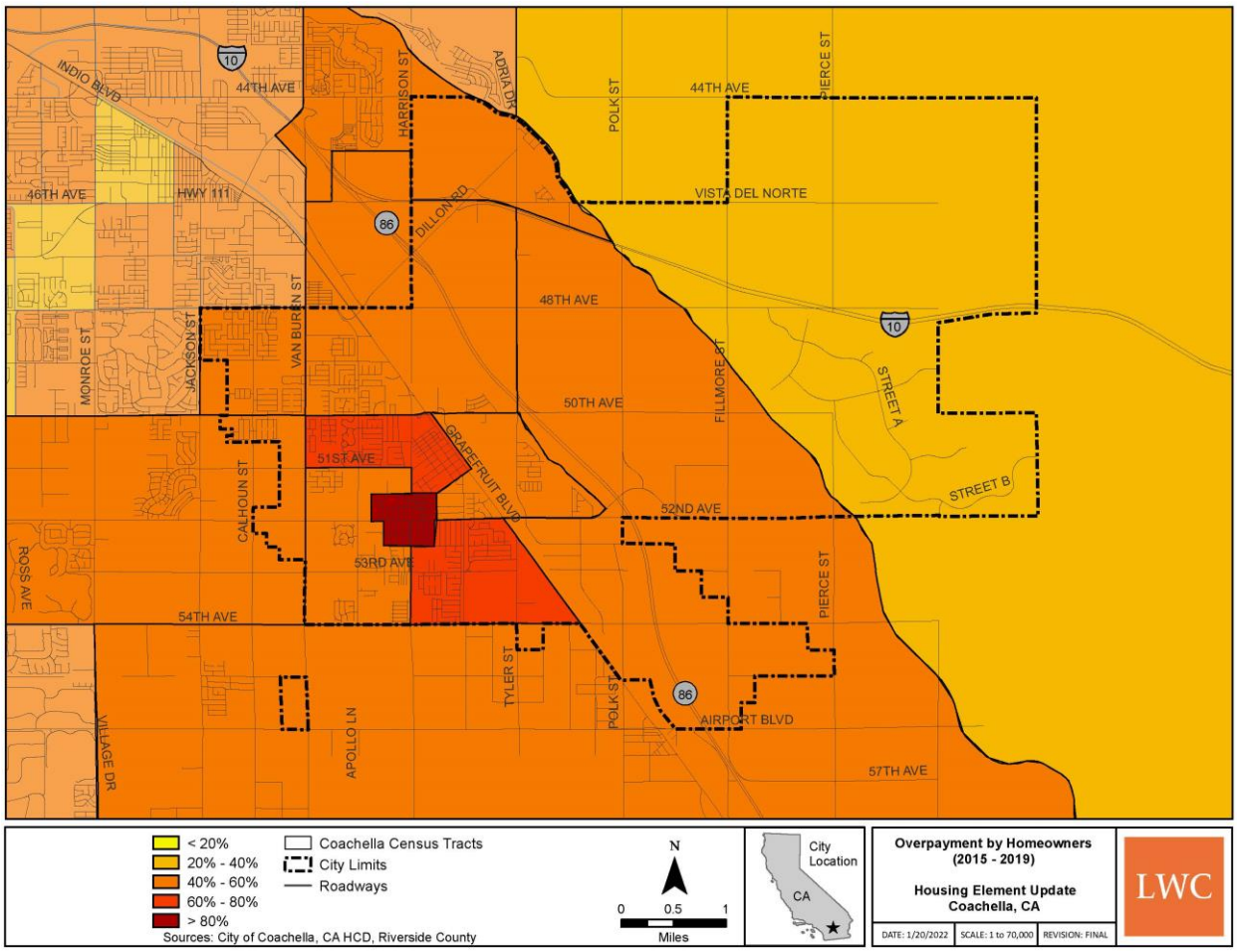


Source: HCD AFFH Spatial Data

Overpayment by Homeowners

Homeowners generally experience a lower rate of cost burden than renters. Figures F-19 shows the percentages of homeowners experiencing overpayment in the 2015 to 2019 time period according to ACS data. Percentages of homeowners experiencing overpayment are highest at about 82.7 percent in a central census tract and between 60 and 80 percent in two adjacent tracts. Between 40 and 60 percent of homeowners are cost-burdened in most areas of the rest of the city.

Figure F-19: Overpayment by Owners (2015 - 2019)



Source: HCD AFFH Spatial Data

Overcrowding

Overcrowding is defined by the Census as a unit in which more than one person occupies a room (excluding bathrooms and kitchens) while severe overcrowding occurs when more than 1.5 people occupy a room. Overcrowded households are an indicator of housing needs, as lower income families or individuals may choose to live together in smaller spaces to save money on housing costs.

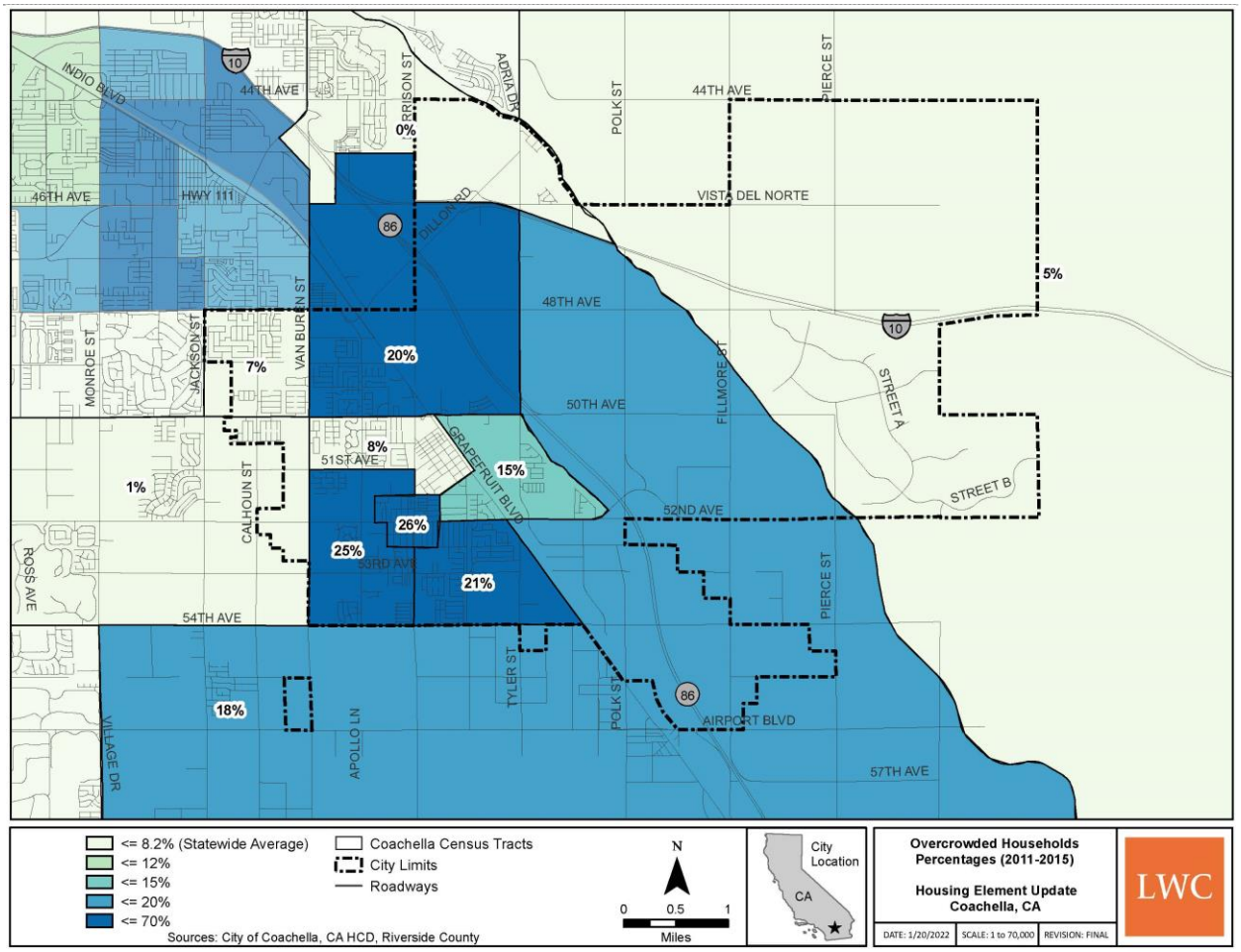
In addition to the strain on residents' mental health, overcrowding can also lead to more rapid deterioration of the property due to increased usage. According to the 2015 to 2019 ACS data, 4.6 percent of households in Coachella experienced overcrowding and 1.4 percent experienced severe overcrowding. The city's overcrowding rates are about the same as Riverside County at 5.1 percent and the city's severely overcrowded rate is also much lower than the county's 1.8 percent (Table F-7).

Table F-7: Overcrowding and Severe Overcrowding Rates (2019)

	Coachella		Riverside County
Occupants Per Room	Units	Percentage	Percentage
1.01 to 1.5	705	4.6%	5.1%
1.51 or more	215	1.4%	1.8%
Source: ACS 2019 5-Year Estimates, Table DP04			

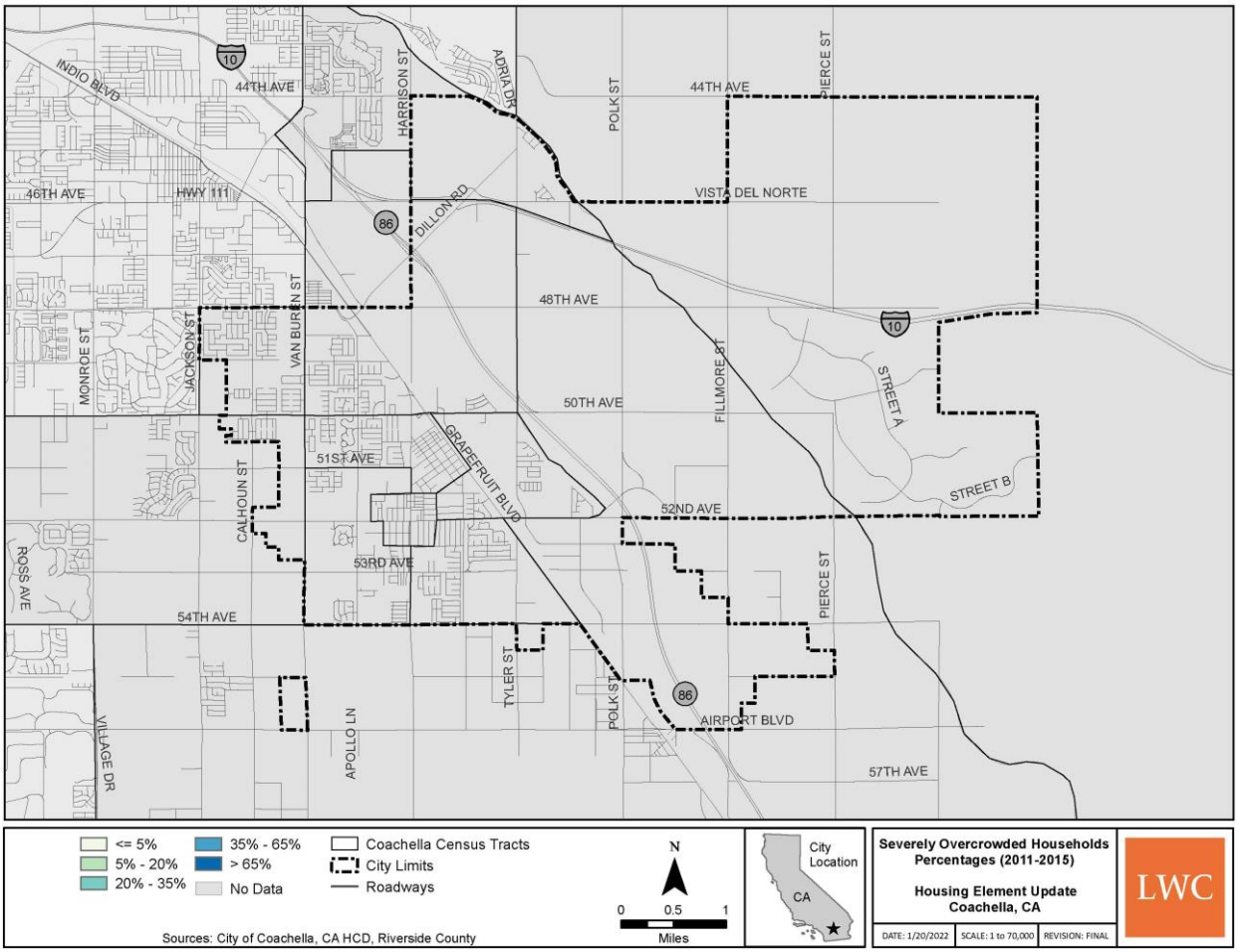
The distribution of overcrowded households in Coachella for the 2011 to 2015 time period are shown in Figure F-20. The map shows that overcrowding rates are highest in north-central and south-central census tracts, which are all above 20 percent. The statewide spatial data for severe overcrowding did not contain any values in the vicinity of Coachella as shown in Figure F-21.

Figure F-20: Overcrowded Households (2011 – 2015)



Source: HCD AFFH Spatial Data

Figure F-21: Severely Overcrowded Households (2011 – 2015)



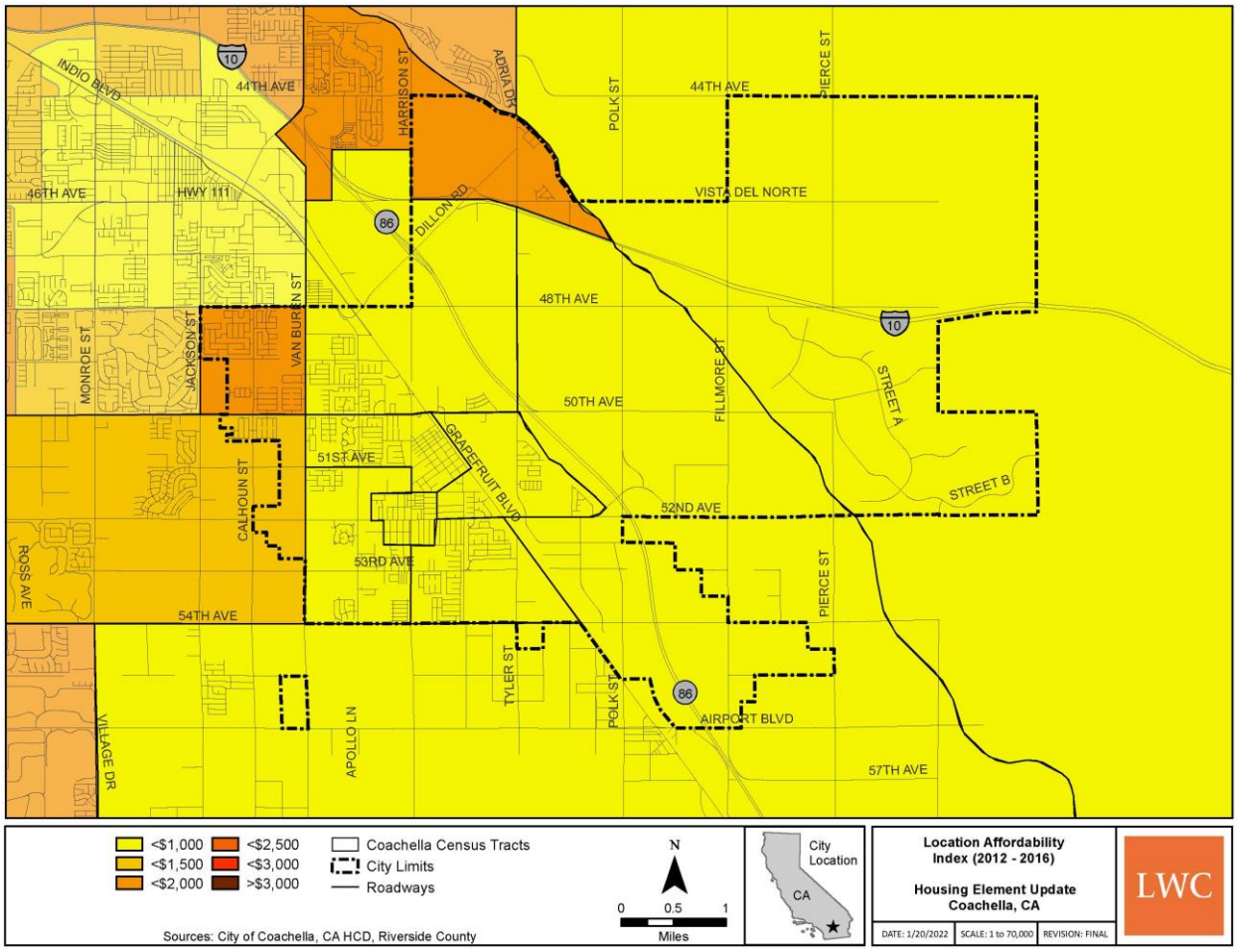
Source: HCD AFFH Spatial Data

Location Affordability Index

Figure F-22 shows the median gross rent across Coachella per HUD's Location Affordability Index for the years 2012 to 2016. This index estimates household housing and transportation cost on a neighborhood-scale. These estimates show that most of the city has the lowest index value of less than $1,000. One census tract is between $1,000 and $1,500, and two tracts are between $1,500 and $2,000 per month.

This Needs Assessment (Appendix A) indicates the median monthly rent paid in Coachella in 2019 was $879 according to ACS 2015 to 2019 data. This rent amount is affordable to moderate income households but may be a cost-burden for lower-income households. It is less expensive to rent housing in Coachella than it is in Riverside County (Needs Assessment Appendix A, Figure A-24).

Figure F-22: Location Affordability (2012 – 2016)



Source: HCD AFFH Spatial Data

Substandard Housing

Incomplete plumbing or kitchen facilities can be used as a proxy to indicate substandard housing conditions. According to the 2015 to 2019 ACS, 0.1 percent of Coachella households (17 units) lacked complete plumbing facilities and 0.3 percent of households (43 units) lacked complete kitchen facilities. Within Riverside County the number of households lacking each are 0.3 percent and 0.7 percent, respectively (Table F-8).

The age of housing stock can also be an indicator of substandard housing. As homes get older, there is a greater need for maintenance and repair. If not properly addressed, an aging housing stock can result in poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

Coachella's housing stock is mostly newer than that of the SCAG region overall. According to the Needs Assessment (Appendix A), most of Coachella's housing units were built between 2000 and

2009, representing approximately 64.1 percent of all housing units. The largest portion housing units in the SCAG region were built between 1970 to 1979.

Table F-8: Substandard Housing Rates (2019)

	Coachella		Riverside County
Substandard Condition	Units	Percentage	Percentage
Lacking complete plumbing facilities	17	0.1%	0.3%
Lacking complete kitchen facilities	43	0.3%	0.7%
Source: ACS 5-year estimates 2015-2019, Table DP04			

In the past 5 years, Coachella has received approximately 201 code complaints based on housing conditions. The majority of the complaints (>90 percent) were related to illegal, nonconforming buildings rather than substandard housing conditions. Assuming some overlap between housing complaints, the City conservatively assumes approximately 10 housing units in need of rehabilitation, which is less than 0.1 percent of the total housing stock (10,631 units). Housing complaints were not localized in any one part of the City.

On a qualitative basis, the City notes observable difference in the housing stock conditions based on the age of the structure and time the area developed. The City's single family residential stock constructed before 1980 in neighborhoods in the Downtown area East of Cesar Chavez Street and in the Colonia Coachellita South of Avenue 52 and West of Cesar Chavez are in need of the most improvement according to windshield surveys by Code Enforcement Division staff; however, there are not any issues localized in any location. The single family residential housing stock constructed after 1980 are located mainly to the West of these older neighborhood were observed to be in good condition. Existing multi-family housing developments in the City were largely constructed after 1970 as affordable housing developments and some of these apartments have been refurbished or rebuilt. Coachella Community Homes, a 100 unit multi-family residential complex, located at 84720 Calle Rojo is owned by the Coachella Valley Housing Coalition and was constructed in 1969. The complex was rehabilitated in 2012. The Coachella Valley Apartments development at 84914 Bagdad Avenue consisted of 50 units of affordable multi-family housing was built in the 1970s and is currently being redeveloped as a 110-unit multi-family development by Community Housing Opportunities Corporation.

Displacement Risk

The University of California Berkeley's Urban Displacement Project (UDP) uses data-driven research to produce maps identifying sensitive communities that are at-risk of displacement. UDP defines sensitive communities as currently having "populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost". Vulnerability was determined based on the following characteristics:

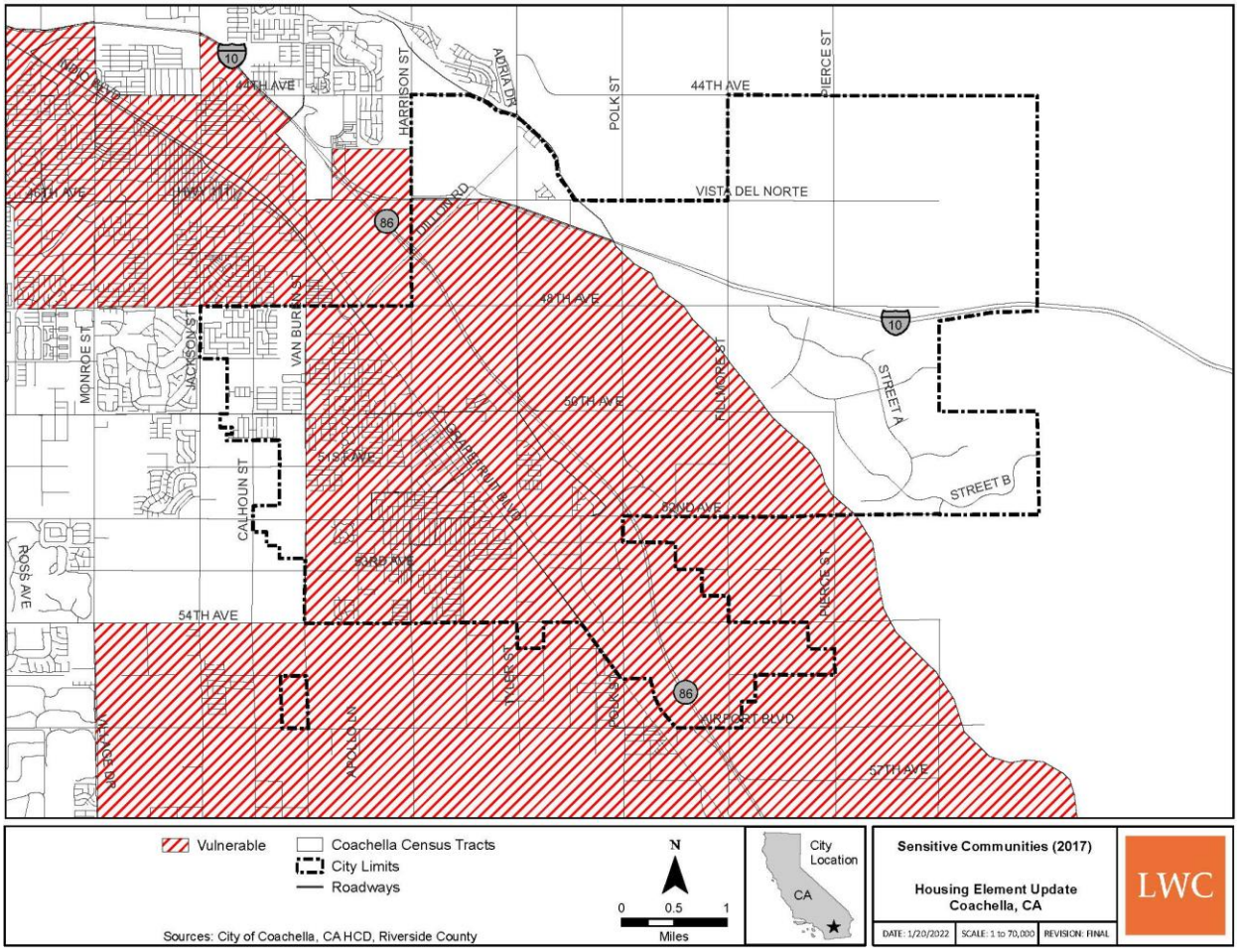
- The share of very low-income residents is above 20 percent:

AND

- The tract meets two of the following criteria:
  - Share of renters is above 40 percent
  - Share of people of color is above 50 percent
  - Share of very low-income households that are severely rent burdened households is above the county median
  - Percent change in rent is above county median rent increase
  - Rent gap, which is the difference between tract median rent and median rent for surrounding areas

UDP has identified vulnerable communities within city limits based on these criteria (Figure F-23).

Figure F-23: Vulnerable Communities (2017)



Source: HCD AFFH Spatial Data

Homelessness

Information on homelessness and City resources for homeless persons is provided in Section A.3.5 Special Housing Needs of the Needs Assessment (Appendix A).

The US Department of Housing and Urban Development (HUD) requires communities to conduct a Point-in-Time (PIT) Count of individuals and families experiencing homelessness every two years in January. The most recent PIT for Riverside County was conducted in 2023 by the County of Riverside Continuum of Care (CoC). According to the most recent PIT, there were an estimated 74 persons experiencing homelessness in Coachella at that time.

The City PIT count discovered a pattern of unhoused individuals who were living in the 6th Street Downtown Area behind buildings likely due to the availability of public services, a City park and public restrooms in the area. Many unhoused individuals were found living along vacant land along the Union Pacific Railroad in areas screened by maintained landscaping or overgrown shrubs for screening. Unhoused individuals were identified along the commercial corridor at Cesar Chavez Street in well concealed areas at commercial center. A large community of unhoused individuals were identified within a mesquite forest area along Cal Trans right of way at the 86 Expressway. Lastly, unhoused individuals were found in vacant areas adjacent to the Love's Truck Stop near the Interstate 10 freeway.

CV Housing First Program is overseen by the Coachella Valley Association of Governments (CVAG) to help homeless individuals and families find housing solutions which includes case management to help in the goals of permanent housing, programs and family reunification. The City of Coachella participates in this program and Code Enforcement Division staff contacts the CVAG program when homeless individuals are encountered to identify locations where services are needed.

The County of Riverside CoC is a network of private and public sector homeless service providers, designed to promote community-wide planning and the strategic use of resources to address homelessness. Coachella does not have any emergency shelters currently. There are two region-serving shelters in the neighboring community of Indio, which are the Coachella Valley Rescue Mission and Martha's Village and Kitchen.

F.2.6 Other Relevant Factors

Rates of Homeownership by Race and Ethnicity

The homeownership rate is about 69 percent in Coachella compared to about 53 percent in the SCAG region overall. However, not all racial and ethnic groups have a similar probability of owning a home. The 2019 ACS data for percentages of occupied housing units by race in Coachella is presented in Table F-9. The rates of homeownership versus renting housing are very similar for each racial group. A group that has lower rates of homeownership are more at risk of being displaced due to rising rental prices.

Table F-9: Housing Tenure by Race/Ethnicity in Coachella (2019)

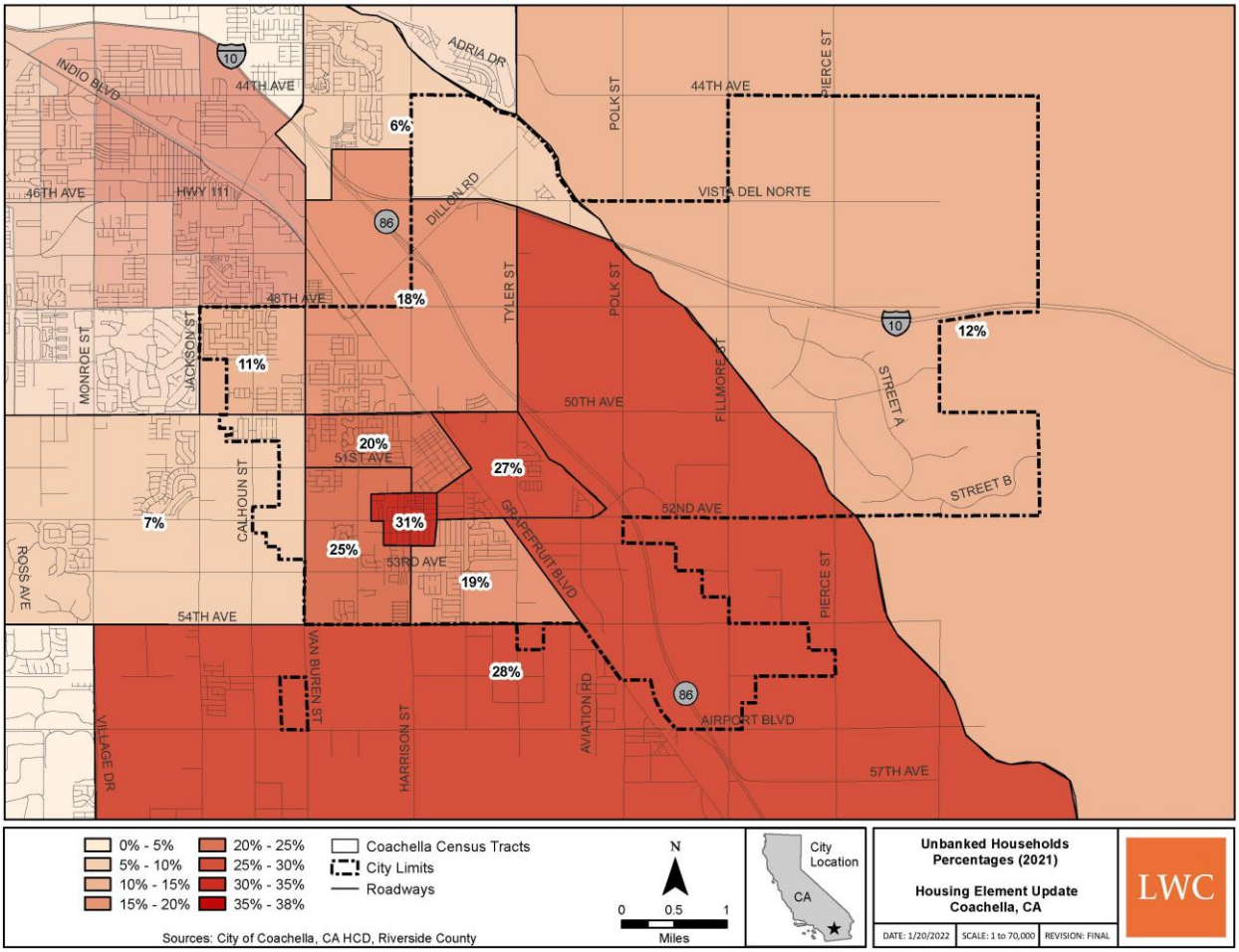
Race/Ethnicity	Renter Occupied Units		Owner Occupied Units		Total Occupied Units
	Number	% of Total	Number	% of Total	
White alone, not Latino	867	19.6%	2,415	21.9%	3,282
Black or African American alone	24	0.5%	47	0.4%	71
American Indian and Alaska Native alone	33	0.7%	74	0.7%	107
Asian alone	0	0.0%	66	0.6%	66
Native Hawaiian/Other Pacific Islander alone	0	0.0%	0	0.0%	0
Some other race alone	3,489	79.1%	8,359	75.7%	11,848
Two or more races	0	0.0%	77	0.7%	77
Hispanic or Latino origin	4,303	97.5%	10,595	96.0%	14,898
Source: ACS 2019 5-Year Estimates, Table S2502					

One obstacle to home ownership is lack of access to the first tier of the financial system to obtain banking services and loans. The Federal Financial Institutions Examination Council (FFIEC) provides the Community Reinvestment Act (CRA) July 2021 census tract spatial data known as CRAMap 2021 (www.ffiec.gov/cra/). Included in the CRAMap 2021 spatial data is the Unbanked index which provides an estimate of households lacking access to the primary banking system. This index estimates the likelihood of a household will lack both a savings and checking account with a bank, thrift, or credit union.

Figure F-23 presents the estimates for the percentages of households that lack access to banking and credit from the CRAMap 2021 Unbanked index. Identifying areas with relatively higher levels of residents without access to the primary banking system can facilitate the process of providing them first-tier financial services. This may aid lower income residents in avoiding a dependency on second-tier services, particularly predatory lenders.

As displayed in Figure F-24, estimates of households without access to primary banking and credit (unbanked) vary across the city. The western and eastern census tracts have the lowest estimates of unbanked households where the rates are 6 to 12 percent in those areas. Unbanked household estimates are higher in more central portions of the city ranging from 18 to 28 percent. The highest unbanked percentage estimate of 31 percent is in the census tract centered at 52nd Avenue and Harrison Street/Cesar Chavez Street.

Figure F-24: Percentage of Households without Access to Primary Banking System



Source: FFIEC CRAMap 2021 Spatial Data

Historic Patterns

Other factors that contributed to housing conditions and local housing issues is the pattern of expansion of the City. When the City incorporated in the 1940s, it was comprised of the Downtown Area and the City slowly expanded outward with annexations of areas in agricultural production. This pattern of growth an expansion contributed to the demographic and socio economic fabric of the Coachella community. This history is in contrast to the resort/country club patterns in the rest of the Coachella Valley which was largely developer driven and facilitated through Specific Plans. To accommodate the agricultural community and service focused work force (see section below) the City has maintained land reserve for both single family and multi-family development. One of the earliest zoning maps on file at the City is from 1986, which allows for a mix of residential including single family, multi-family, and mobile home.

Local Data and Knowledge

A lot of contributing factors to the state of housing and fair housing related issues in Coachella can trace back to the development of the Coachella Valley and the regional economy. Between

the early 1950s and 2000s, the Coachella Valley experienced vacant desert land transition into leisure and resort communities driven by golf with exclusive gated country clubs. Development trended Eastward from Palm Springs and resulted in sprawling golf course communities that also spread prolifically into the City of La Quinta with 18 golf communities and to some extent in the City of Indio. Many service sector employees that service the leisure and resort communities located in areas with more affordable housing options in the cities of Indio and Coachella, that are not available in or characteristic of exclusive gated country club communities, and would therefore rely on long commutes westward to Palm Springs, Rancho Mirage, Palm Desert, Indians Wells, and La Quinta. Revenue generating uses like retail development and hotels concentrated in many of the leisure and resort communities like Palm Springs, Palm Desert, Rancho Mirage, and La Quinta and resulted in a significant amount of retail revenue leakage from the City of Coachella and therefore a smaller revenue base to fund key services than is characteristic of wealthier surrounding cities.

F.2.7 Summary of Fair Housing Issues

Access to opportunity in Coachella is low for some portions of the city and other areas are subject to racial segregation as evidenced by evidenced by TCAC Opportunity Areas Composite Scores (Figure F-11) and the presence of R/ECAPs (Figure F-9) within the city. Many areas of the city exhibit overpayment by renters and owners (Figures 18 and 19) and households in these areas are subject to higher levels of overcrowding (Figure F-20). A wide area of the city also contains sensitive communities that are vulnerable to displacement (Figure F-23). Additionally, many households are estimated to lack access to the primary banking system (Figure F-24).

The primary fair housing issue in Coachella is segregation and integration due to the presence of R/ECAPs and high segregation and poverty TCAC Composite Scores. The contributing factor to this primary issue is land use and zoning laws limiting where multifamily housing can be built. This contributing factor is evident due to the high levels of overpayment by homeowners and renters and high levels of overcrowding in those same areas. This evidence suggests that households of various sizes and characteristics would choose more affordable housing if available.

The secondary fair housing issue in Coachella is racially and ethnically concentrated areas of poverty due to the combination of R/ECAPs and sensitive communities in the same neighborhoods. The contributing factor to this primary issue is displacement of residents due to economic pressures because of disadvantaged households facing housing insecurity and economic hardship.

The third fair housing issue is disproportionate housing needs because of the contributing factor of a lack available affordable units in a range of sizes. High levels of overpayment by renters and homeowners in the city indicates that many residents are struggling to afford housing costs.

The fourth fair housing issue is disparities in access to opportunity due to the high estimates for the number of unbanked households in most of the city's census tracts. The contributing factor to

this issue is access to financial services because those unbanked households will be unable to obtain financial services from the primary banking system.

Section F.3 Sites Inventory

AB 686 requires a jurisdiction's site inventory to be consistent with its duty to affirmatively further fair housing. This section evaluates the City's site inventory locations against various measures in the Assessment of Fair Housing that includes income level, racially and ethnically concentrated areas of poverty, access to opportunity, and environmental risk to determine any socio-economic patterns or implications.

Figure F-25 shows all Census tracts within the City. Table F-10 provides a Census tract-level summary of all RHNA units relative to a variety of characteristics that impact fair housing.

Figure F-25: Coachella Census Tracts

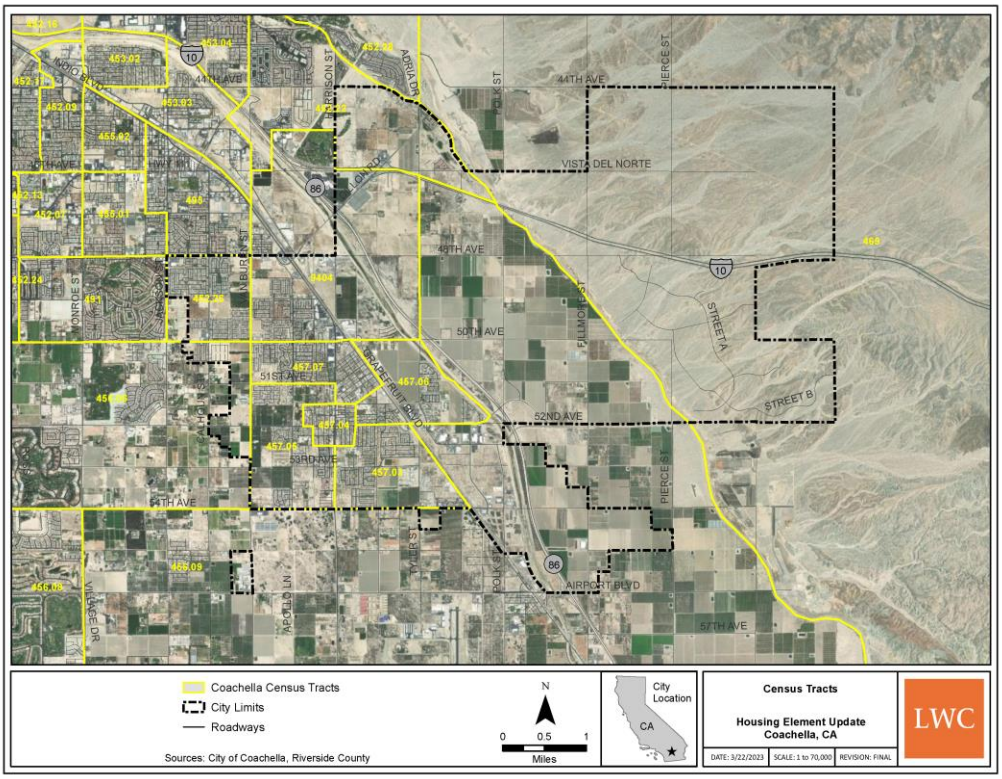


Table F-10: Census Tract Analysis Summary

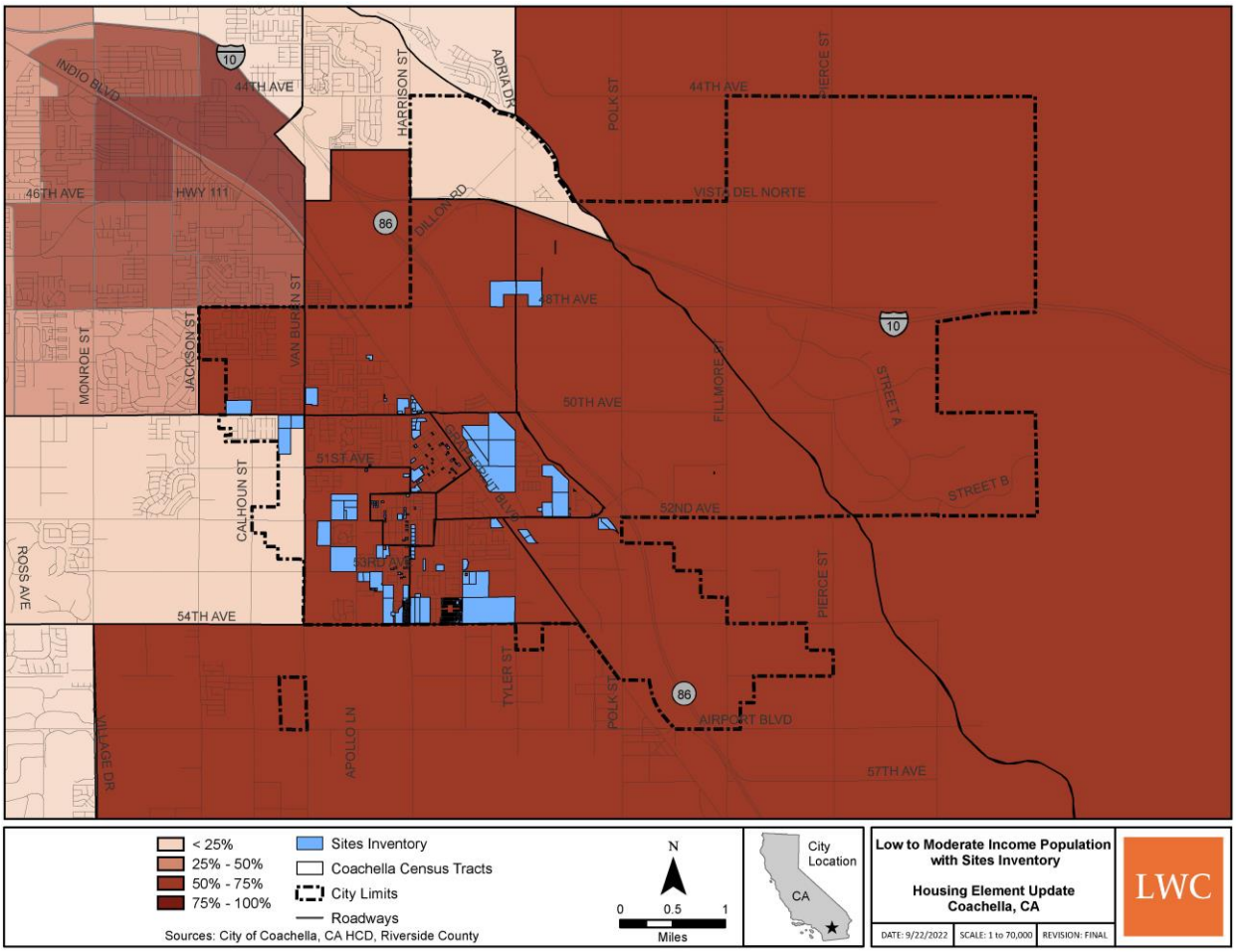
Census Tract	Existing HH	RHNA Capacity			AFFH Indicators										
					Integration and Segregation					Access to Opportunity			Displacement Risk		
		Lower	Mod	Above Mod	Median Income	Poverty Rate	Low / Mod Income Pop	Non-White Pop.	Disability Rate	Resource Designation	Job Proximity Index	CalEnviroScreen Score	Overcrowding	Renter Overpayment	Homeowner Overpayment
452.22	1,324	0	0	0	$35,208 - $90,074	14.6%	22.42%	34.67%	9.2%	Moderate	38	34.0	0.0%	53.8%	48.8%
452.26	2,654	0	0	304	$48,355 - $53,047	9.2%	53.73%	95.76%- 96.32%	4.6%	Moderate	3 - 5	23.8	7.0%	78.3%	56.9%
456.06	1,876	240	0	181	$64,271 - $83,750	8.2%	16.78%	55.20%	11.2%	Moderate	44	17.5	1.0%	53.0%	59.2%
456.09	1,907	262	0	611	$11,354 - $42,969	34.9%	63.59%	90.99% - 98.51%	13.3%	Insufficient Data	38 - 98	65.8	18.0%	65.3%	47.5%
457.03	2,938	506	1044	264	$30,962 - $33,859	17.3%	68.18%	98.93% - 99.09%	7.1%	Low Resource	7 - 10	77.1	21.0%	80.4%	67.0%
457.04	1,469	94	0	62	$23,250	33.9%	71.29%	99.18%	12.3%	High Segregation & Poverty	3	66.0	26.0%	59.7%	82.7%
457.05	3,412	183	85	871	$31,582	35.9%	74.50%	98.94%	7.7%	High Segregation & Poverty	3	54.1	25.0%	71.0%	47.1%
457.06	1,939	100	309	3101	$23,175 - $35,233	29.5%	70.63%	99.31% - 99.47%	11.8%	High Segregation & Poverty	5 - 11	80.8	15.0%	69.7%	45.5%
457.07	2,701	699	24	50	$23,565 - $34,779	21.0%	59.55%	97.24% - 98.40%	9.6%	Low	2	75.1	8.0%	72.6%	62.7%
469.00	856	0	0	0	$40,887	24.7%	62.25%	64.01%	15.3%	Low	3	66.0	5.0%	29.5%	26.2%
9404.00	2,815	261	6	745	$24,028 - $48,576	16.0%	58.33%	93.22% - 99.05%	8.0%	Low	4 - 13	81.4	20.0%	60.1%	57.1%

F.3.1 Potential Effects on Patterns of Segregation

A comparison of a jurisdiction's site inventory against its LMI population and R/ECAP area can reveal if the city's accommodation of housing is exacerbating or ameliorating segregation and social inequity. Figure F-26 shows the locations of Coachella's sites inventory relative to LMI population percentages, and Figure F-27 shows the distributions of city and site areas relative to LMI population percentages.

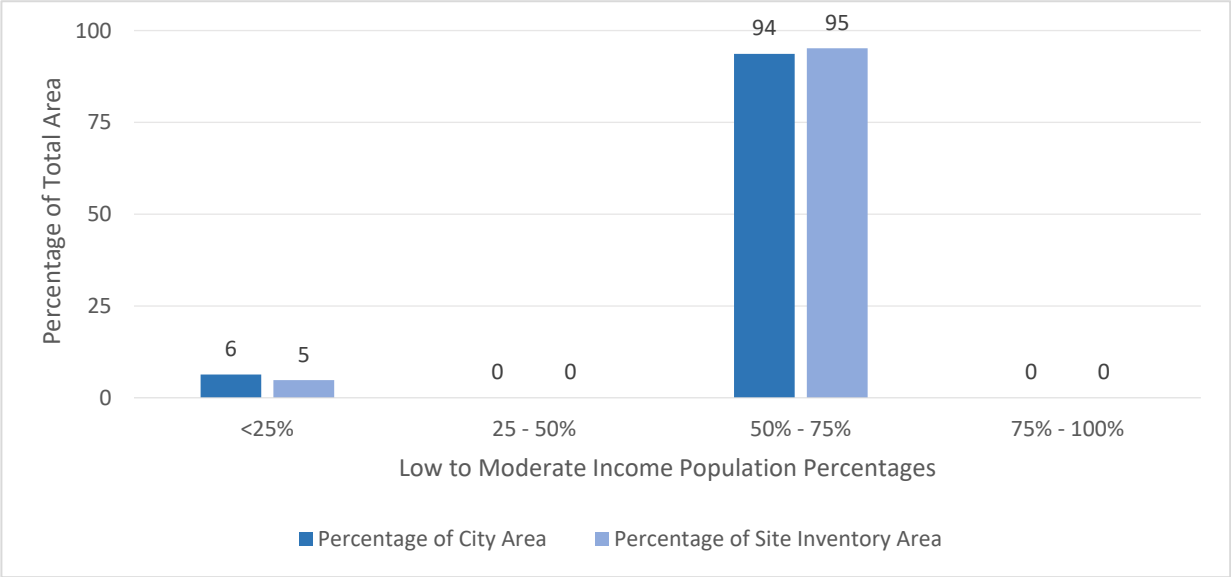
The city contains two LMI percentage categories, less than 25 percent and 50 to 75 percent LMI households. The lowest category covers six percent of city area and contains five percent of the site inventory area (Figure F-26). The other LMI percentage category represents most of the city area at 94 percent and contains 95 percent of site inventory area. The site inventory is therefore not anticipated to exacerbate fair housing issues with regard to LMI households because the distribution of sites parallels LMI population percentages within in the city.

Figure F-26: Sites Inventory and LMI Households



Source: HCD AFFH Spatial Data and LWC

Figure F-27: Percentage of City and Sites Areas across Low to Moderate Income Populations



Source: HCD AFFH Spatial Data and LWC

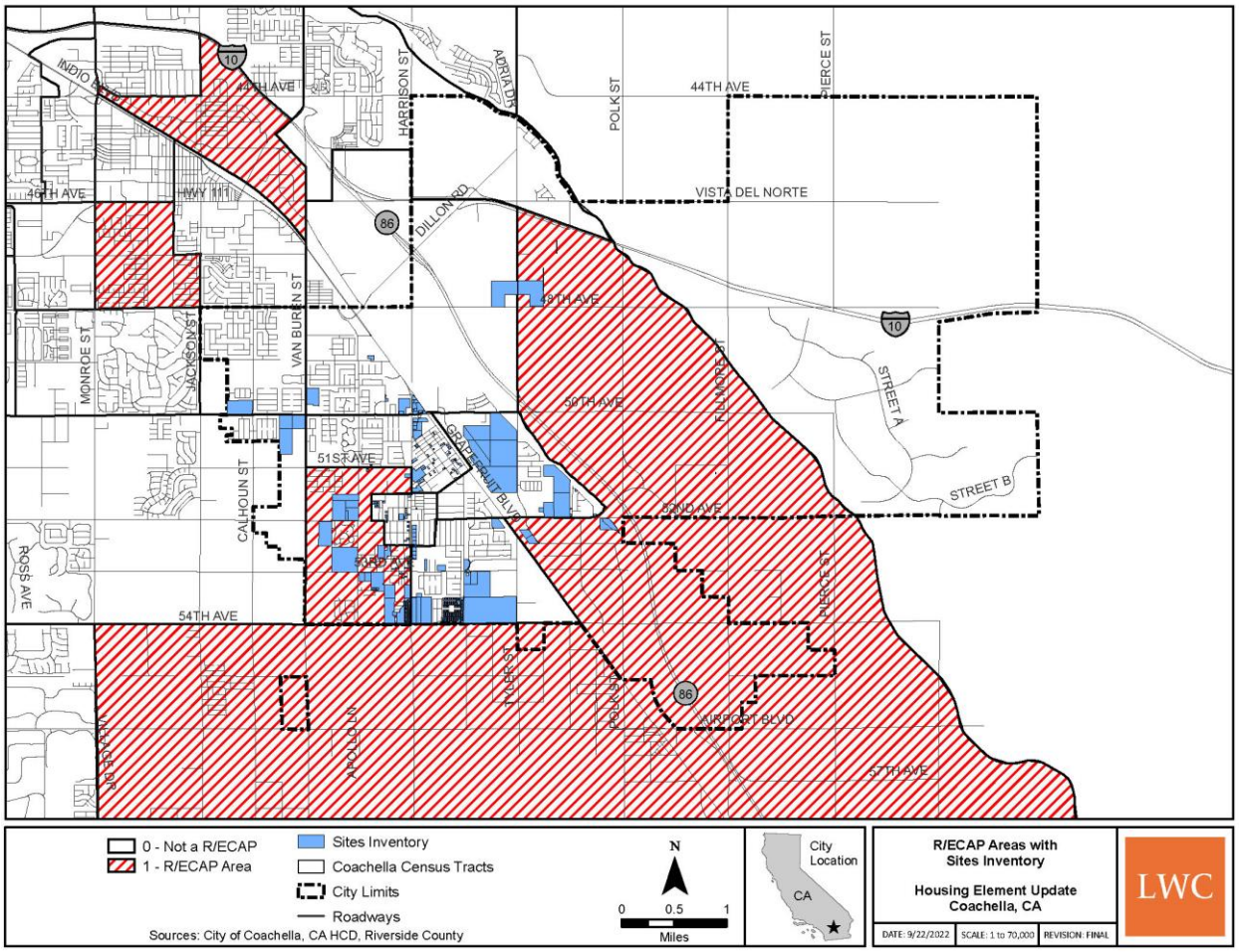
Figures F-28 and F-29 display the site inventory and city areas associated with R/ECAPs. The amounts of city and site inventory areas that are within and outside R/ECAPs are similar. Thirty-two percent of city area consists of R/ECAPs compared to 27 percent of site inventory area. The portion of city area not within a R/ECAP is 68 percent and the site inventory portion outside of a R/ECAP is 73 percent.

At the scale of individual Census tracts, there is little indication that the distribution of Sites satisfying lower-income RHNA will exacerbate patterns of segregation in the City. Census tracts entirely within the City are relatively similar in terms of the AFFH indicators summarized in Table F-10, best visualized by Figure F-23 showing these tracts identified as “Vulnerable” by the UC Berkeley Urban Displacement Project’s methodology. Those tracts with a higher median income than most of the City (i.e., Tract 452.22) or a lower poverty rate (i.e., Tract 456.06) include many households outside City limits.

To illustrate, Tracts 457.03 and 457.07 host the greatest amount of lower-income RHNA capacity, 506 units and 699 units respectively. Compared to other tracts entirely within City limits, the poverty rate and percentage of LMI households in these tracts is slightly lower than adjacent ones. Tracts with both the highest poverty rate and LMI household figures in the City (i.e., Tracts 457.04 and 457.05) host a RHNA mix of lower-, moderate-, and above moderate-income units.

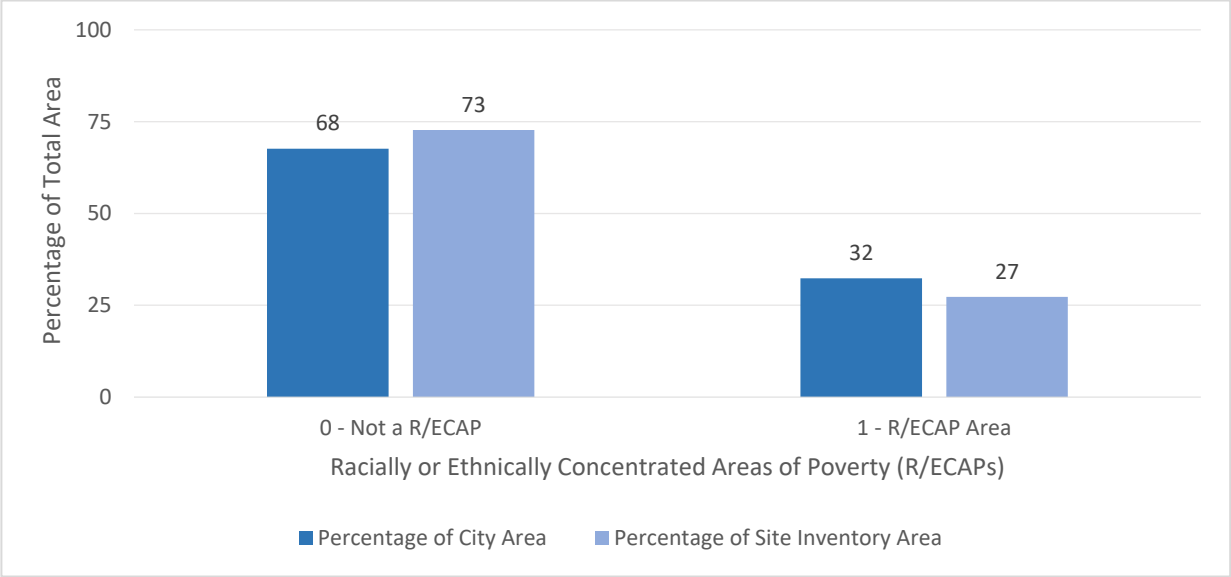
Overall, RHNA capacity is relatively well-distributed throughout the City, not isolated in any one location within the City, with mixed-income development slated to occur in tracts where the greatest amount of land is available (e.g., Tracts 457.06, 457.05, and 457.03) and related General Plan implementation is anticipated to benefit both new and existing residents.

Figure F-28: Sites Inventory and R/ECAPs (2009 – 2013)



Source: HCD AFFH Spatial Data and LWC

Figure F-29: Percentage of City and Sites Areas across R/ECAP

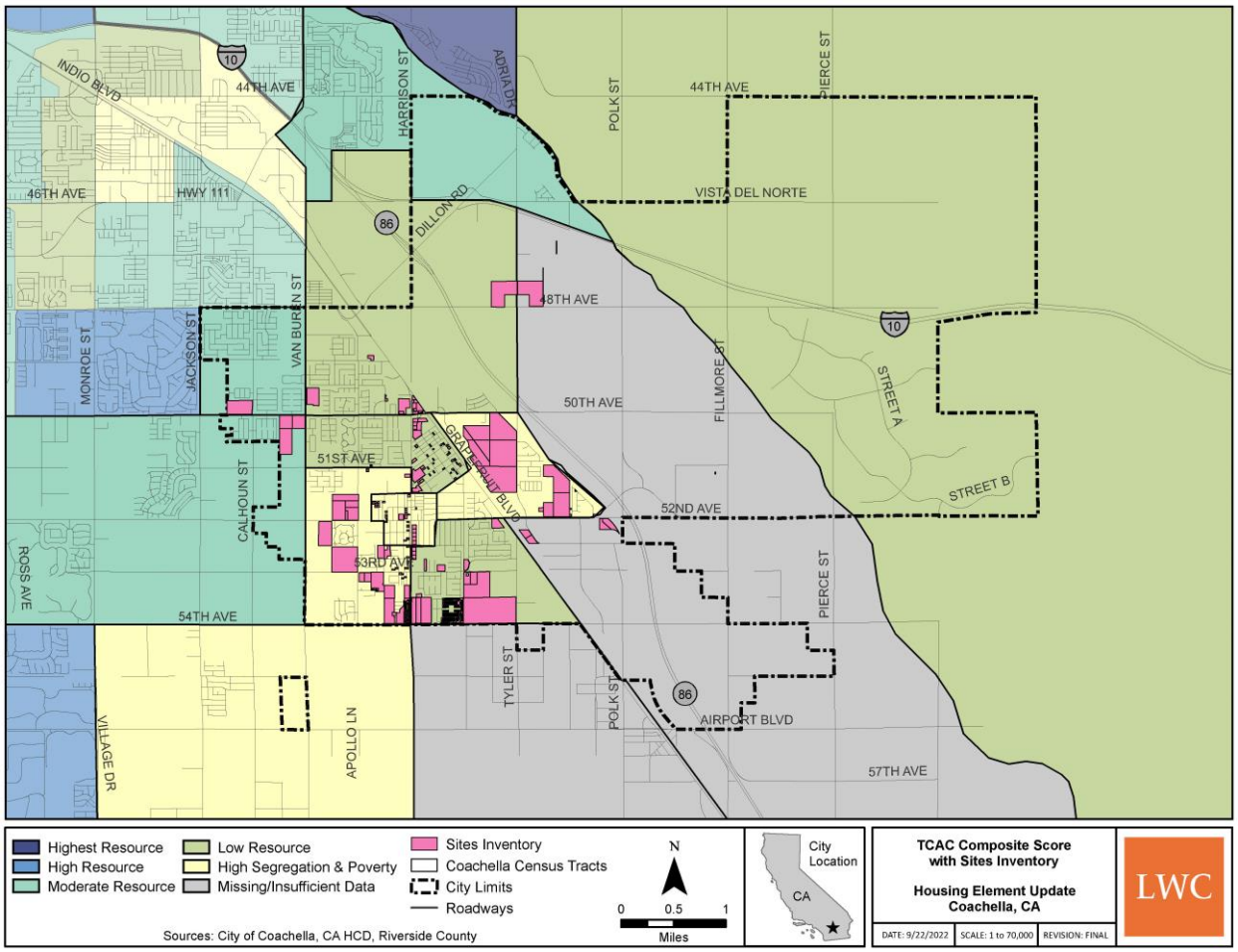


Source: HCD AFFH Spatial Data and LWC

F.3.2 Potential Effects on Access to Opportunity

Figure F-30 shows sites inventory locations across the city's TCAC Opportunity Area Composite Scores. As previously noted, Coachella contains four composite score categories: moderate resource, low resource, high segregation and poverty, and missing/insufficient data. The sites inventory is present within all four categories and the amount of site area in each category is discussed next.

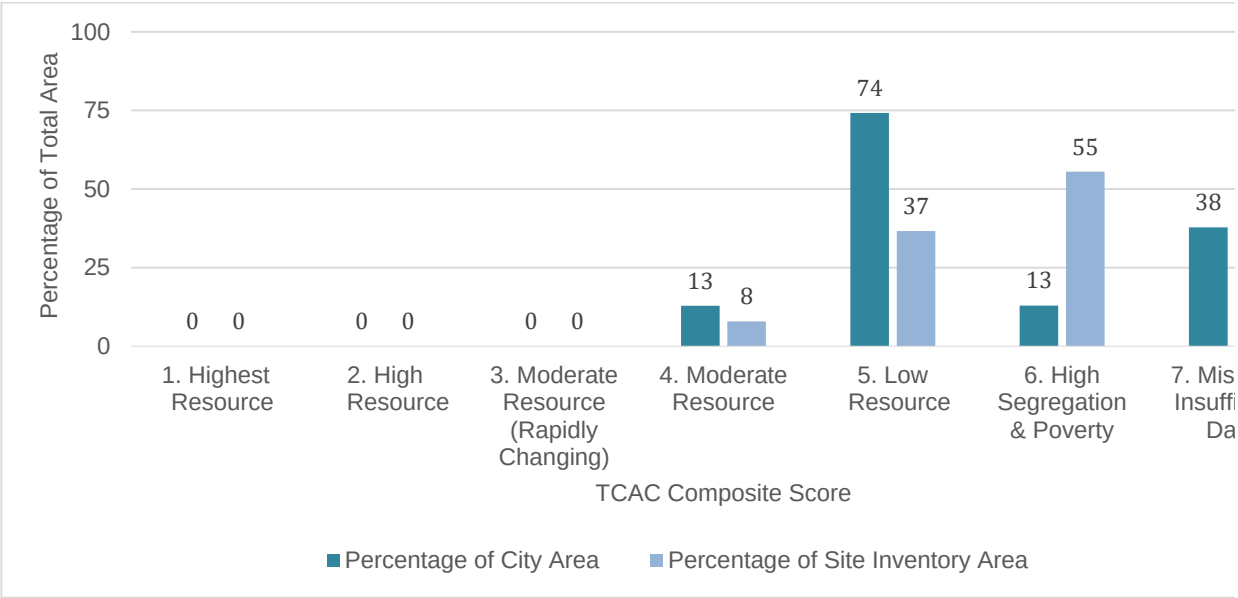
Figure F-30: Sites Inventory and TCAC Composite Score



Source: HCD AFFH Spatial Data and LWC

Figure F-31 shows the distribution of Coachella sites across the TCAC Opportunity Area Composite Score categories. Moderate resource regions constitute 13 percent of city area and eight percent of site inventory area. Most of the city area is within the low resource category at 74 percent while the portion of site area within this category is 37 percent. Most of the site inventory area is located within high segregation and poverty areas at 55 percent. Due to these disparities in area distribution, the site inventory may tend to exacerbate fair housing trends regarding access to opportunities. The three census tracts that are within high segregation and poverty areas (Tracts 457.04, 457.05, and 457.06) are estimated to accommodate 4,805 units. However; the majority of the housing growth is expected in the moderate and above moderate income categories, with only 7 percent (377 units) of the sites expected for low income. The missing/insufficient data category contains 38 and six percent of city and sites inventory area, respectively.

Figure F-31: Percentage of City and Sites Areas across TCAC Opportunity Areas

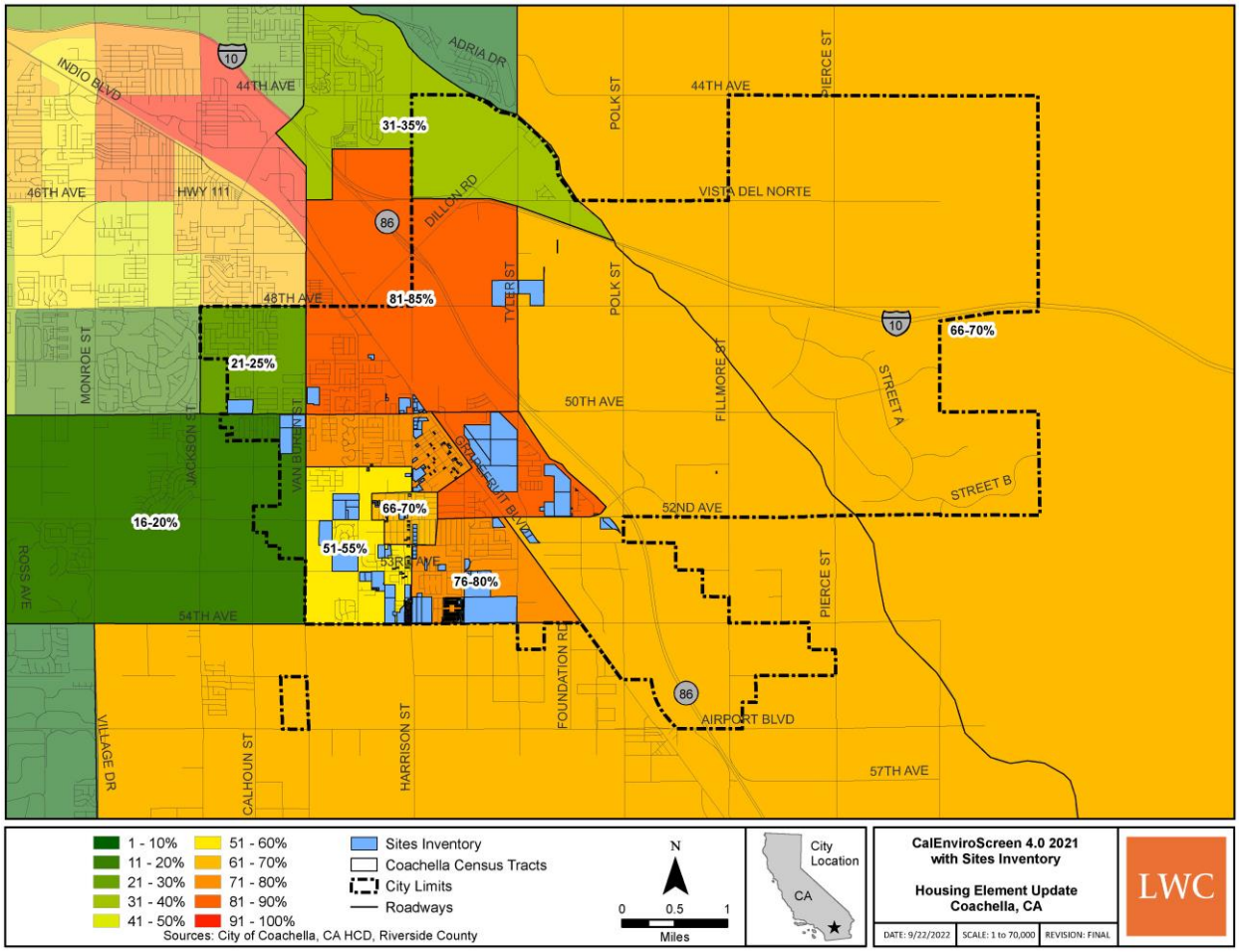


Source: HCD AFFH Spatial Data and LWC

Figure F-32 shows the sites inventory locations across the city's CalEnviroScreen scores. The city contains seven CalEnviroScreen scores. The lowest score range is 11 to 20 percent (decile score two) risk of exposure to environmental hazards and the highest range signifies 81 to 90 percent (decile score nine) risk of exposure to environmental hazards. The CalEnviroScreen percentage score of 61 to 70 percent (decile score seven) covers the majority of city area.

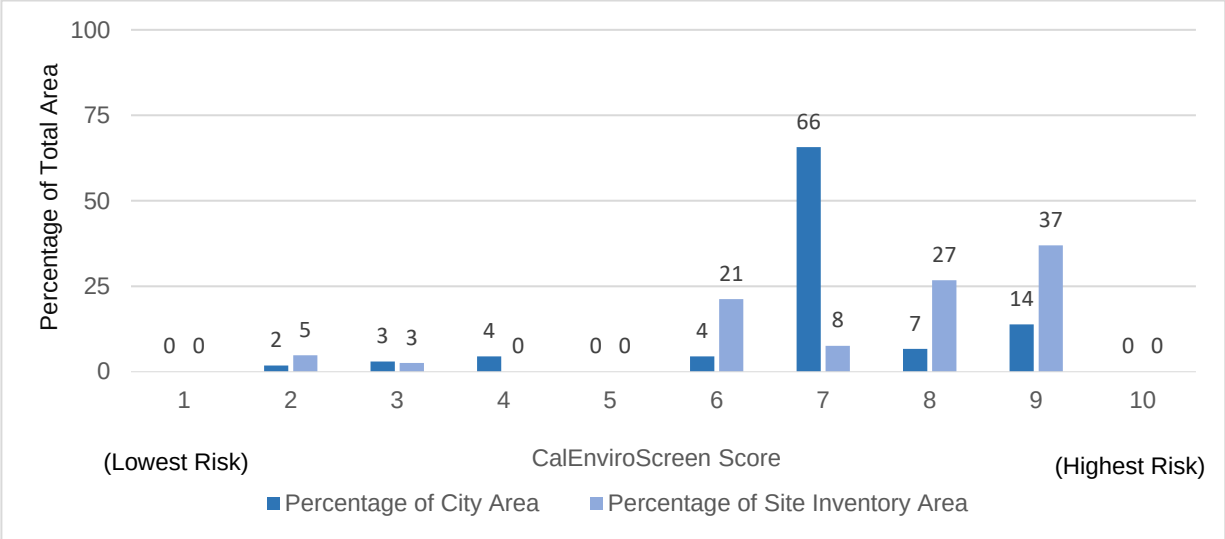
Figure F-33 shows the distribution of sites across the range of CalEnviroScreen scores represented as deciles (one to 10). CalEnviroScreen decile seven (61 to 70 percent risk level) encompasses 66 percent of city area and onlyeight percent of the sites inventory area. The CalEnviroScreen decile score with the largest percentage of site inventory area is nine (71 to 80 percent risk level) with 37 percent of the inventory area. This score encompasses approximately 14 percent of city area. The next lowest decile score of eight contains seven percent of city area and 27 percent of the site inventory area. As a result of these differences, the site inventory may tend to exacerbate fair housing issues regarding exposure to environmental hazards.

Figure F-32: Sites Inventory and CalEnviroScreen Score



Source: HCD AFFH Spatial Data and LWC

Figure F-33: Percentage of City and Sites Areas across CalEnviroScreen Scores



Source: HCD AFFH Spatial Data and LWC

Section F.4 Contributing Factors and Meaningful Actions

Table F-11 lists the most prevalent fair housing issues and its corresponding contributing factors for the City of Coachella, as prioritized through the findings from the above assessment.

Table F-11: Contributing Factors

Fair Housing Issue	Contributing Factor	Priority
Segregation and Integration	Land use and zoning laws	1
Racially and Ethnically Concentrated Areas of Poverty	Displacement of residents due to economic pressures	2
Disproportionate Housing Needs	Availability of affordable units in a range of sizes	3
Disparities in Access to Opportunity	Access to financial services	4

Table F-12 consists of proposed housing programs the City will pursue to specifically overcome identified patterns and trends from the above assessment and proactively affirmatively further fair housing in Coachella. Many of the programs listed below target specific locations throughout the City of Coachella, such as single-family neighborhoods, downtown, near transit, highest resource areas, or areas with the most racial or ethnic segregation. These targeted, place-based programs are indicated with an asterisk (*). All programs (actions) in the Housing Element include objectives (metrics) and timelines (milestones) for implementation. See Section IV Housing Plan for more information on goals, policies, and programs.

Table F-12: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
Land use and zoning laws	Modify land use and zoning laws to be less restrictive	1.5 Lot Consolidation 1.7 Large Sites 1.13 General Plan Map Amendments 4.2 Reasonable Accommodation 5.1 Zoning Code Constraints 5.2 Development Fees 5.3 Parking Requirements 5.4 Eliminate Minimum Dwelling Unit Size Requirement 5.5 Accessory Dwelling Units (ADUs) 5.6 Transitional and Supportive Housing 5.7 Manufactured Housing 5.8 Group Homes 5.9 Single-Room Occupancy Housing 6.7 Streamlined Approvals
Displacement of residents due to economic pressures	New Housing Choices and Affordability in more areas of the City	1.1 General Plan Implementation 1.2 Lower Income Site Rezoning 1.3 General Plan Text Amendment 1.4 Services and Facilities 1.14 AB2339 Code Amendments 5.11 Prioritize Sewer Hookups for Residential Development For Lower-income 5.12 Objective Design Standards 6.1 Development Fee Deferral 6.2 Affordable Unit Financing* 6.4 Density Bonus 6.6 Infrastructure Grants * 6.8 Place-Based Neighborhood Revitalization *
Availability of affordable units in a range of sizes	Provide Choice of Different Affordable Housing Types	1.8 Variety of Housing Options for Special Needs Groups 1.9 Emergency Shelters 1.10 Farmworker Housing Support 5.5 Accessory Dwelling Units (ADUs) 5.6 Transitional and Supportive Housing 5.7 Manufactured Housing 5.8 Group Homes 5.9 Single-Room Occupancy Housing 5.10 Farmworker Housing Strategies
Access to financial services	Provide Information Regarding housing and funding options to Educate and	1.12 Accessory Dwelling Units Outreach * 2.1 Rehabilitation Programs * 2.7 Tenant Outreach * 4.1 Fair Housing

Table F-12: Meaningful Actions

Contributing Factor	AFFH Strategy	Housing Implementation Programs
	revitalize Community	6.5 Website Update 7.1 Housing Choice Vouchers 7.2 At-Risk Housing

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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May 19, 2025

Kendra Reif, Principal Planner
Development Services Department
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Dear Kendra Reif:

RE: City of Coachella's 6th Cycle (2021-2029) Draft Zoning Amendments and Housing Element

Thank you for submitting the City of Coachella's (City) draft zoning amendments (Amendments) that were received for review May 15, 2025. The Amendments are intended to revise Ordinance 1204 and meet statutory requirements related to rezoning to accommodate the lower-income regional housing need allocation (RHNA). Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

On December 1, 2023, HCD found the adopted housing element met the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq). However, the housing element could not be found in substantial compliance until the City has adopted and completed necessary rezones to accommodate the RHNA and comply with various statutory requirements pursuant to Government Code sections 65583, subdivision (c)(1)(A) and 65583.2, subdivisions (c), (h) and (i). Upon review of the Amendments, HCD is pleased to find the Amendments address the requirements that were described in HCD's December 1,2023 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) once the Amendments are adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill

(SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: https://www.lci.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the dedication and effort the City's housing element team provided throughout the housing element update and zoning amendments. HCD is committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jose Armando Jauregui, of our staff, at Jose.Jauregui@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager