

## RESOLUTION NO. 2022-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, FOR A GENERAL PLAN AMENDMENT 21-0002 (GPA 21-0002), READOPTING THE CITY'S SIXTH CYCLE HOUSING ELEMENT UPDATE OF THE GENERAL PLAN IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) GUIDELINES

WHEREAS, the City Council of the City of Palm Desert, California, did on the 10<sup>th</sup> day of March 2022, by Resolution No. 2022-20, adopted the 6<sup>th</sup> Cycle Housing Element Update for the planning period 2021-2029, Safety Element Update, and a Negative Declaration in accordance the California Environmental Quality Act (CEQA); and

WHEREAS, on June 2, 2022, the City received a letter from HCD requesting additional analysis and information to the document. City staff worked with HCD staff to respond to all of HCD's comments and a Draft Housing Element Update 2021-2029 (4<sup>th</sup> draft); was prepared and posted for public comment prior to the resubmittal to HCD.

WHEREAS, on August 11, 2022, the City received a letter from HCD confirming the revised Housing Element met the statutory requirements of State Housing Element Law. The revisions were limited to addressing HCD's findings. the readoption of the Housing Element update is required prior to final review and certification by HCD; and

WHEREAS, on September 6, 2022, the Planning Commission of the City of Palm Desert, California, held a duly noticed public hearing on the Draft Housing Element Update 2021-2029 (4<sup>th</sup> draft), and after providing comment, it recommended to the City Council approval by a 4-0 vote (Commissioner Holt absent). There were no comments from the public provided at this meeting; and

WHEREAS, in accordance with CEQA, the revisions to the Housing Element did not present any changes to the adopted Negative Declaration. Recirculation of the document was not required since no new significant changes resulted from the revisions to the document; and

WHEREAS, the public hearing notice was published in *The Desert Sun* on September 15, 2022, and notices were provided to the affected properties in accordance with state law; and

WHEREAS, on September 29, 2022, the City Council of the City of Palm Desert, California, held a duly noticed public hearing to consider the request by the City of Palm Desert for the approval of the Draft Housing Element Update 2021-2029 (4<sup>th</sup> draft); and

WHEREAS, at the said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons desiring to be heard, said City Council did find the following facts and reasons to exist to justify the approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Palm Desert, California, as follows:

SECTION 1. Recitals. That the foregoing Recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Amendment. The City Council concludes the following findings in accordance with State Law:

1. The revised Housing Element Update is consistent with the goals and policies of the General Plan. The revised Housing Element is a State-mandated Element of the City of Palm Desert's General Plan. California state law requires that the Housing Element be updated within an eight (8) year period to adequately plan for the City's housing needs.
2. The revised Housing Element identifies sites that may accommodate the City's Regional Housing Needs Assessment (RHNA) obligations. Based on a variety of factors, including development trends, property owner interest, property valuation, and development capacity, the sites identified may have the potential to be constructed to meet the affordability obligations.
3. As required by state law, during the preparation of the amendment to the General Plan, the City provided opportunities for the involvement of the public, stakeholders, public agencies, civic, educational, and other community groups through public hearings and other means as listed in the revised Housing Element. Study Sessions were held for the City Council and the public to consider final housing needs and goals receiving direction of the overall policy direction contributing to the revised Housing Element. The City posted the document on the City's website, provided noticing to those individuals and organizations that requested noticing on the events of the Housing Element as required by the state law.
4. The revised Housing Element was prepared in accordance with the state law and reviewed by HCD as required by the California Government Code. After HCD issued its findings letter on June 2, 2022, the City maintained continued communication with HCD. A revised Housing Element document was posted to the City's website for a seven (7) day period, and the public was notified of its availability prior to the resubmittal to HCD for conditional review.
5. The proposed Housing Element Update does not conflict with provisions of the Zoning Ordinance, and the Zoning Ordinance is being updated to comply with state law.



SECTION 3. Amendment. That the City Council of the City of Palm Desert hereby adopts General Plan Amendment GPA 21-0002 adopting the 6th Cycle Housing Element on file with the City Clerk.

SECTION 4. Amendment. That the City Council does hereby authorize staff to submit the 6th Cycle Housing Element to HCD for certification and incorporate any additional comments from HCD into the final document in accordance with the procedures set forth by State law.

ADOPTED ON September 29, 2022.



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JAN C. HARNIK  
MAYOR

ATTEST:

  
Anthony Mejia [Oct 7, 2022 15:03 PDT]

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ANTHONY J. MEJIA  
CITY CLERK

I, Anthony J. Mejia, City Clerk of the City of Palm Desert, hereby certify that Resolution No. 2022-80 is a full, true, and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Desert on September 29, 2022, by the following vote:

AYES: JONATHAN, KELLY, NESTANDE, QUINTANILLA, AND HARNIK  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE  
RECUSED: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on Oct 7, 2022.

  
Anthony Mejia Oct 7, 2022 15:03 PDT

ANTHONY J. MEJIA  
CITY CLERK



# HOUSING ELEMENT

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## PURPOSE

Providing all residents of Palm Desert with safe and affordable housing is the ultimate goal of this Element. The Housing Element is designed to guide the City's elected and appointed officials, as well as City staff and the general public, in locating and constructing housing to accommodate all segments of the community.

The City continues to strive to provide quality housing for all its residents.

## BACKGROUND

The Housing Element works hand in hand with the Land Use Element to balance the land uses available in the City to accommodate future growth. Land use designations are designed to accommodate all types of housing, to allow for the development of single family and multi-family units to meet the needs of the City's residents, now and in the future. The Housing Element includes a description of existing housing types, condition of existing units, overcrowding, overpayment, special housing needs, and the demand for affordable housing in the City. The Element also includes an analysis of the progress made since the drafting of the last Housing Element, and projections of needs for the 2022-2029 planning period.

## California Law

AB 2853, passed in 1980, established Government Code Article 10.6, Section 65580 et. seq. to define the need for, and content of Housing Elements. At its core, the law requires that the "housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing" to meet the State's housing goals.

California Government Code requires that every City and County prepare a Housing Element as part of its General Plan. In addition, State law contains specific requirements for the preparation and content of Housing Elements. According to Article 10.6, Section 65580, the Legislature has found that:

- (1) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (2) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

- (3) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- (4) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (5) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments, and the state, in addressing regional housing needs.

Section 65581 of the Government Code states that the intent of the Legislature in enacting these requirements is:

- (1) To assure that local governments recognize their responsibilities in contributing to the attainment of the State housing goal.
- (2) To assure that cities and counties prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State housing goal.
- (3) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal as well as regional housing needs.
- (4) To ensure that each local government cooperates with other local governments to address regional housing needs.

The basic components of a Housing Element were established in Section 65583, and required that each Element include:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of local needs.
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.
- A program that sets forth a schedule of actions to implement the policies and achieve the goals and objectives of the Housing Element to provide housing for all economic segments of the community guided by the following state housing objectives.
- Provision of decent housing for all persons regardless of age, race, sex, marital status, source of income, or other factors.
- Provision of adequate housing by location, type, price and tenure.
- Development of a balanced residential environment including access to jobs, community facilities, and services.

Since that time, Housing Element law has been regularly updated, expanded and modified. The most recent update to Housing Element law occurred in 2017, when a series of bills were passed into law to address the State's determination that California was experiencing a State-wide housing crisis. The laws passed in 2017 addressed a wide range of housing-related issues, including Housing Elements, which are summarized below.

- *SB 2* established a recordation fee for real estate documentation which would fund planning grants for affordable housing and affordable housing projects.



- *SB 3* placed a \$4 billion general obligation bond on the November 2018 ballot to fund affordable housing, farmworker housing, transit-oriented development, infill infrastructure and home ownership.
- *SB 35* mandated a streamlined approval process for infill affordable housing projects in communities that have not, according to the Department of Housing and Community Development (HCD) met their affordable housing allocation (RHNA).
- *AB 72* allowed HCD to find a housing element out of compliance with State law, and to refer the non-compliant element to the State Attorney General for action at any time during a Housing Element planning period.
- *AB 73* provided State-funded financial incentives for local jurisdictions which choose to create a streamlined zoning overlay for certain affordable housing projects.
- *SB 166* required that development proposals on local jurisdictions' sites inventory cannot be reduced in density without findings, and/or the identification of additional sites to result in 'no net loss' of affordable housing units in the sites inventory.
- *SB 540* provided State funding for the planning and implementation of workforce housing opportunity zones for very low, low and moderate income households.
- *AB 571* modified the farmworker tax credit program to allow HCD to advance funds to migrant housing center operators at the beginning of each planting season, and allowed migrant housing to remain open for up to 275 days annually.
- *AB 678* amended the Housing Accountability Act to limit a local jurisdiction's ability to deny low and moderate income housing projects by increasing the required documentation and raising the standard of proof required of a local jurisdiction.
- *AB 686* (approved in 2018) required a public agency to administer its programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing.
- *AB 879* amended the annual reporting requirements of local jurisdictions to HCD regarding proposed projects, including processing times, number of project applications and approvals, and required approval processes.
- *AB 1397* amended the requirements of adequate sites analysis to assure that sites are not only suitable, but also available, by requiring additional information in site inventories.
- *AB 1505* allowed local jurisdictions to adopt local ordinances that require affordable housing units on- or off-site when approving residential projects.
- *AB 1515* established a 'reasonable person' standard to consistency of affordable housing projects and emergency shelters with local policies and standards.
- *AB 1521* placed restrictions on the owners of affordable housing projects when terminating or selling their projects.

### **Consistency with the General Plan**

The Housing Element must be consistent with all other Elements of the General Plan. It is particularly guided by the development policies contained in the Land Use Element and roadway policies of the Circulation Element. Housing is also shaped by policies contained in other Elements that affect the quality of life for City residents through the provision of open space and recreation areas, acceptable noise levels, and safety. The current (2022-2029) update of the Housing Element did not require that the City amend its Land Use Element or land use map, as sufficient land has

been identified to accommodate all housing types. The City will continue to evaluate any amendment to the General Plan, including updating of the Housing Element, as required by State law, to assure that internal consistency is maintained.

### **Evaluation of Existing Housing Element Policies and Programs**

The City's 2014-2021 Housing Element included policies and action items to address housing needs for the 2014-2021 planning period. Their effectiveness is reviewed below.

#### **Goal 1**

A variety of housing types that meet all of the housing needs for all income groups within the City.

#### **Goal 2**

The preservation and maintenance of the high quality of the City's affordable housing supply.

#### **Policy 1**

New affordable housing projects shall be encouraged in all areas of the City. Special attention will be made to distributing the units so that large concentrations of affordable housing in any one area are avoided.

#### **Program 1.A**

The City shall work with affordable housing developers, non-profit agencies and other stakeholders to implement the following affordable housing projects for extremely low, very low, low and moderate income households during the planning period. For Carlos Ortega Villas and Sagecrest Apartments, the Housing Authority shall market these projects to the development community through direct mail, announcements on the City's web site and Requests for Proposals, once funding sources have been identified.

- 31 units at Canterra Phase II
- 21 units at Palm Desert 103
- 200 units at Dinah Shore and Portola
- 72 units at Carlos Ortega Villas
- 16 units at Sagecrest Apartments

**Responsible Agency:** Community Development Department and Housing Authority

**Schedule:** 2014-2021

*Evaluation: The City has made progress in moving projects forward during the 2014-2021 planning period, as follows:*

- *Canterra Phase II: Now known as The Sands, was entitled for 388 units, including 78 reserved for very low income households. The project entitlements remain active, but the project has failed to secure funding. The project is shown as site DD on the City's inventory, and will be carried forward into the 2022-2029 planning period, in anticipation of its construction.*



- *Palm Desert 103: This project would result in 103 apartments, 20% (21 units) of which would be restricted to moderate income households. This project was inactive during the planning period, but the requirement for affordable units remains. It will be included in the City's inventory for the 2022-2029 planning period.*
- *Dinah Shore and Portola: The City is currently negotiating an agreement for the development of at least 200 units on 10 acres. This site will remain on the City's inventory as site C.*
- *Carlos Ortega Villas: This site was developed in the 2014-2021 planning period, and contains 36 units affordable to very low income households, 36 units affordable to low income households, and one manager's unit. The project was successfully completed and will be removed from the City's inventory and added to its list of existing affordable communities.*
- *Sagecrest Apartments: The Housing Authority will market the project to the development community during the 2022-2029 planning period. Progress on the implementation of this project is expected in the forthcoming planning period.*

*This program has been successful and will be modified to address current projects.*

#### **Program 1.B**

The City shall pursue the planning and implementation of the following projects for extremely low, very low, low and moderate income households during the planning period. The City will utilize public-private partnerships, grants and third party funding for these projects, and affordable housing funds if restored by the State Legislature.

- 520 units that will include single family for-sale and multi-family for rent units at Gerald Ford Drive and Portola
- an additional 52 units at the Vineyards

**Responsible Agency:** City

**Schedule:** 2014-2021

*Evaluation: This program is still being implemented, as follows:*

- *Gerald Ford and Portola: This project site is currently proposed for 269 apartments affordable to very low and low income households, and 3 managers' units. Application for entitlement is pending. The project is proposed on 12± acres of a larger City holding owned by the Successor Agency (SARDA). The balance of the acreage continues to be marketed for affordable housing projects. The site will be maintained in the City's inventory, and is shown as site B.*
- *The Vineyard: This site consists of 260 existing apartments, 52 of which are currently restricted to moderate income households. An additional 52 may be offered as affordable to low or moderate income households, but were not during the 2014-2021 planning period. The agreement between the developer and the City remains effective, and the units could be subsidized in the future.*

*This program continues to be implemented, and will be modified and maintained in the 2022-2029 planning period.*

### **Program 1.C**

The City shall encourage and facilitate the development by private parties of the following projects for extremely low, very low, low and moderate income units:

- 432 units at Key Largo
- 194 units at Frank Sinatra and Cook Street
- Approximately 302 units at Dinah Shore and 35<sup>th</sup> Avenue (southeast corner)

The City shall annually contact the owners/developers of these lands and review with them the incentives and financing options available through State and federal loan and grant programs, and local non-profit agencies to assure that all potential financial mechanisms are being considered for the project(s).

**Responsible Agency:** City

**Schedule:** 2014-2021

*Evaluation: The City continues to work with the land owners associated with these sites as follows:*

- *Key Largo: The land owners are currently preparing a Specific Plan for the site, which would include apartments. Up to 200 units could be restricted to low and moderate income households. This project is still active, and will remain on the City's inventory as site A.*
- *Frank Sinatra and Cook Street: This project was inactive during the planning period, and is not considered viable for the future. It will be removed from the City's inventory.*
- *Dinah Shore and 35<sup>th</sup> Avenue: This project remains under consideration, and the City believes that it could move forward. The City will continue to work with the landowner and encourage the development of affordable housing units into the next planning period.*

*In addition, the City approved Tentative Tract Map 37506, for land located on the south side of Gerald Ford Drive, between Portola and Technology Drive in the University Park area. This site includes a mix of single family homes, townhome and apartment sites, totaling 1,069 units. The City will continue to work with the developer to encourage the inclusion of affordable housing units in the project. This program remains active, and will be modified for the 2022-2029 planning period.*

### **Program 1.D**

The City shall continue to implement the Self Help Housing program when funds are available. The City will work with agencies such as Habitat for Humanity and Coachella Valley Housing Coalition to identify funding and the location of these units.

**Responsible Agency:** City

**Schedule:** 2016-2018, as funding is identified

*Evaluation: During the 2014-2021 planning period, Habitat for Humanity developed 2 homes for very low income households, which were all completed and are now occupied. In May of 2020, the City awarded the Coachella Valley Housing Coalition a contract to construct 14 self-help housing units on Merle, near Cook Street. These homes are expected to be built during the next planning period. The program will be modified and maintained to assure construction, and the project will be included in the City's inventory as site PP.*



**Program 1.E**

The City shall maintain its inventory of sites zoned for PR-7 and R-3, and shall encourage the incorporation of extremely low, very low, low and moderate income housing units into these projects as they are brought forward.

**Responsible Agency:** Planning Department

**Schedule:** As project applications are submitted

*Evaluation: The City continues to encourage the provision of affordable housing in all projects, and has negotiated the inclusion of units, or the payment of in lieu fees, for several projects. In addition, in March of 2020, the City adopted the Housing Overlay District, replacing the previously enacted Medium/High Density Overlay District. The Overlay is applied to properties owned by the City, the Housing Authority and private property identified on the City's Housing Element inventory for planning period 2014-2021. The new overlay provides significant incentives to developers, should they apply the overlay to their property for the provision of affordable housing, including development fee waivers, development standard reductions, and parking reductions. In exchange, a minimum of 20% of the units developed must be restricted to moderate, low or very low income households. The program has been successful, and will be extended into the 2022-2029 planning period.*

**Program 1.F**

The City will encourage further land divisions resulting in parcel sizes that facilitate multifamily development affordable to lower income households in light of state, federal and local financing programs (i.e. 50-100 units) as development proposals are brought forward. The City will discuss incentives available for land divisions (e.g., 2-5 acres) encouraging the development of housing affordable to lower income households with housing developers as proposals are brought forward. The City will offer incentives for land division encouraging the development of affordable housing including, but not limited to:

- priority to processing subdivision maps that include affordable housing units,
- expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the Specific Plan,
- financial assistance (based on availability of federal, state, local foundations, and private housing funds).

**Responsible Agency:** Planning Department

**Schedule:** As projects are proposed

*Evaluation: The City has implemented this program in two ways: the completion of the Housing Overlay District, and the encouragement of subdivision for larger projects, which was implemented with TTM 37506, and is being implemented at the Key Largo project (please see evaluation of Program 1.C above). The TTM subdivided a large holding into multiple parcels, ranging from 6 to over 20 acres, to accommodate a mix of housing types. This program is ongoing and will be continued in the 2022-2029 planning period.*

## **Policy 2**

The City shall encourage the rehabilitation of existing housing units through a variety of programs.

### **Program 2.A**

The City shall fund the Home Improvement Program for single family homes by providing grants and low interest loans to program participants. The program will be provided to the extent that funding is available, to up to five households each year.

**Responsible Agency:** City

**Schedule:** Annually as funds are available

*Evaluation: The City implemented the program and funded four grants and loans. Funding was limited, and the City was therefore able to only implement the emergency component of this program. The program will be maintained, to assure that it is available should funding be secured.*

## **Policy 3**

The City shall preserve existing affordable housing units.

### **Program 3.A**

The Housing Authority shall continue to subsidize affordable housing units it owns now and in the future using operating revenues.

**Responsible Agency:** Housing Authority

**Schedule:** Annually in the Housing Authority Budget

*Evaluation: The Housing Authority continues to own and operate 1,114 affordable housing units in 15 projects. The City intends to continue to operate these projects, and this program shall be continued in the 2022-2029 planning period.*

### **Program 3.B**

The Housing Authority shall maintain the existing resale restrictions and other subsidies on 303 ownership units if permitted to do so by the Department of Finance.

**Responsible Agency:** Housing Authority

**Schedule:** Throughout the planning period, if permitted by the Department of Finance

*Evaluation: The Housing Authority maintains affordability covenants on a total of 301 owner-occupied properties, of which 31 properties were resold to a new qualifying household with affordability covenants. Some of the covenants will expire during the 2022-2029 planning period. The Housing Authority intends to maintain these covenants, and the program will be continued and amended to address expirations in the 2022-2029 planning period.*

### **Program 3.C**

The Housing Authority owns approximately 1,000 existing rental housing units and will strive to maintain its ownership and/or long term affordability of these units by a third party.

**Responsible Agency:** Housing Authority

**Schedule:** Annually in the Housing Authority Budget



*Evaluation: The Housing authority continues to own and operate 1,114 units, and plans to maintain ownership. This program has been successfully implemented, and will be continued in the 2022-2029 planning period.*

#### **Program 3.D**

The City shall coordinate between affordable housing developers and social service agencies when new projects are developed to encourage the integration of services such as child care, job training, vocational education, and similar programs into new affordable housing projects through direct contact with both parties. For on-site child care, the Agency shall consider allocation of the City's Childcare Mitigation Fee to new projects which provide the service.

**Responsible Agency:** Housing Authority, City Manager's Office, Community Development Department

**Schedule:** As projects are proposed

*Evaluation: The City continues to operate the Jean Benson Childcare Center located within the Desert Rose project. In addition, the Hovley Gardens project provides after-school programs for school-aged children, and adult education, health and wellness, and skill building classes to residents. New projects proposed for development are encouraged to provide services to residents. As these projects are forthcoming, the level of programming has not been determined. The City will continue to encourage such programs in the 2022-2029 planning period.*

#### **Policy 4**

The City shall continue to strive to meet the State-mandated special shelter needs of large families, female headed households, single parent families, senior citizens, and disabled individuals and families, and shall consider including units for such households in its projects.

*Evaluation: The City assists disabled residents at all its Housing Authority owned properties. Between 2014 and 2020, there were between 91 and 188 disabled residents in these properties, varying by year. In 2020 the City had the highest number of disabled residents during the planning period, providing housing to 188 disabled residents.*

*The City has approved a project for developmentally disabled persons adjacent to Desert Arc offices on Country Club Drive. In addition, the Housing Authority committed to leasing the land and funding a subsidy of up to \$250,000 to assure that 5 units were for persons employed within the City, and supported CTCAC and other funding efforts. The project, which includes 36 units of special needs housing and a community center building, remains entitled but has not secured funding. The City will continue to work with the project, and this program will be maintained in the 2022-2029 planning period.*

#### **Program 4.A**

The City shall continue to enforce the provisions of the Federal Fair Housing Act. The City shall continue its referral program to the Fair Housing Council of Riverside County, and shall maintain information at City Hall and affordable housing complexes.

**Responsible Agency:** City and Housing Authority

**Schedule:** Brochures and flyers available at Housing Authority properties, Library, and apartment managers' offices

*Evaluation: The City provides fair housing information at all its properties, and continues to fund programs operated by the Fair Housing Council of Riverside County. During the 2014-2022 planning period, the City used CDBG funds to provide the Council \$239,000 to eliminate discrimination in housing throughout the City in joint efforts across the County.*

**Program 4.B**

The City shall work with the Senior Center and other appropriate agencies in the housing of disabled residents.

**Responsible Agency:** Senior Center

**Schedule:** Annually through staff training program

*The Housing Authority maintains 380 of its 1,114 units, or 34%, for senior households. In addition, the City has preserved 37 non-City owned units' affordability for seniors in assisted living communities. In 2015, the City entered into an amended agreement with the developers of the Legend Gardens community, requiring that 10 of its assisted living one-bedroom units be restricted to low income seniors.*

**Program 4.C**

The City shall meet with non-profit developers and other stakeholders annually to establish and implement a strategy to continue to provide housing affordable to extremely low-income households. The City shall also consider applying for State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, Local Housing Trust Fund program and Proposition 1-C funds to the extent possible. The City shall continue to consider incentives, such as increased densities, modifications to development standards, priority processing and fee deferrals as part of the financing package for projects which include extremely low income units.

**Responsible Agency:** Housing Authority

**Schedule:** As projects are proposed

*The City and Housing Authority continuously seek opportunities for the development of affordable housing units, including regular contact with the development community. During the planning period, Habitat for Humanity developed 2 homes for very low income households, which were all completed and are now occupied. This has included developing a self-help housing program for 14 units with the Coachella Valley Housing Coalition, and marketing City properties to developers. This effort has led to an agreement with Pacific West Companies for the development of 269 affordable housing units, the entitlement of 36 units dedicated to special needs housing adjacent to Desert ARC, and the commitment of loan funds for the substantial rehabilitation of Hovley Gardens, a 162 unit family project. The City is currently also working with Hovley Gardens to refinance the property to extend affordability for the project for an additional 55 years. This will be completed during the upcoming planning period. This program has been successful, and will be maintained in the 2022-2029 planning period.*

**Policy 5**

The City shall strive to provide shelter for the homeless and persons with disabilities.



### **Program 5.A**

The City shall continue to work with CVAG on a regional solution for homelessness, including the Multi-Service Center in North Palm Springs, and the beds and services it will provide. (See discussion on page 28 regarding CVAG's program)

**Responsible Agency:** City Manager's Office, City Council

**Schedule:** Annually in the General Fund Budget

*Evaluation: The City funded multiple efforts to reduce homelessness. The City participated and funded \$100,000 annually for regional homelessness assistance through CVAG, both for the Center in North Palm Springs, and continuing with additional services after the Center closed. In addition, the City funded two full-time positions with the Riverside University Health System to provide assistance to Palm Desert homeless residents. This program will be modified to reflect current homeless prevention efforts for the 2022-2029 planning period.*

### **Program 5.B**

The City will continue to coordinate with the Inland Regional Center, Desert Arc and other appropriate agencies and organizations that serve the developmentally and physically disabled population. The City will continue to encourage developers to reserve a portion of affordable housing projects for the disabled, including those with developmental disabilities. The City will support funding applications for such projects, and will consider fee waivers and reductions when these projects are proposed. Housing Authority properties are one of the vehicles available to encourage rental to developmentally disabled individuals.

**Responsible Agency:** Planning Department, City Council

**Schedule:** As projects are proposed

*The City approved a project for developmentally disabled individuals adjacent to Desert Arc offices on Country Club Drive. In addition, the Housing Authority committed to leasing the land and funding a subsidy of up to \$250,000 to assure that 5 units were for persons employed within the City, and supported CTCAC and other funding efforts. The project, which includes 36 units of special needs housing and a community center building, remains entitled but has not secured funding.*

*The City assists disabled residents at all its Housing Authority owned properties. Between 2014 and 2020, there were between 91 and 188 disabled residents in these properties, varying by year. The 2020 census is the highest of the planning period, providing housing to 188 disabled residents.*

*Furthermore, the City provided Desert Arc \$77,750 in Community Development Block Grant (CDBG-CV) funds to sustain operations during the coronavirus pandemic and implement activities related to a multi-phased re-opening plan.*

*This program has been successful and will continue to be implemented.*

### **Program 5.C**

The City shall encourage local organizations, such as the Coachella Valley Rescue Mission, Martha's Village and Catholic Charities, to apply to the City for the award of CDBG funds for homeless services.

**Responsible Agency:** City Manager's Office

**Schedule:** Annually with CDBG funding cycle

*Evaluation: During the 2014-2021 planning period, the City used CDBG funds to contribute toward energy improvements and food supplies at Martha's Village and Kitchen totaling \$312,752; at the Coachella Valley Rescue Mission, \$52,770 was allocated from CDBG funds for equipment replacements, food supplies and shelter services; and Catholic Charities was allocated \$5,151 for food and supplies. In total, the City allocated \$370,673 toward direct assistance to homeless individuals. This program was successful and will be continued in the 2022-2029 planning period.*

*In addition, the City provided Martha's Village an additional \$40,000 in CDBG-CV funds to provide operational costs for a 15-bed expansion for homeless individuals during the coronavirus pandemic. Likewise, the City provided the Coachella Valley Rescue Mission with an additional \$40,000 in CDBG-CV funds to sustain operations during the coronavirus pandemic.*

**Policy 6**

The City shall continue to utilize restrictions, applicant screenings, and other appropriate mechanisms established as conditions of approval in order to preserve affordable for sale housing units for the long term.

**Program 6.A**

The City shall keep in regular contact with the Riverside County Housing Authority to ensure that Section 8 housing assistance within the City is actively pursued. At least 30 households should be assisted every year.

**Responsible Agency:** City

**Schedule:** Annually with annual compliance plan review

*Evaluation: The Housing Authority annually houses an average of 40 households under the Section 8 program at its properties. This program has been successful, and shall be carried forward to the 2022-2029 planning period.*

**Program 6.B**

The City shall continue to work with affordable housing organizations to preserve the affordability of the Regent Palm Desert, Shadow Hills Estates and Cantera Phase I, which will be at risk of losing their affordability restrictions during the planning period. The City will coordinate with private development and management companies to promote the preservation of these units; and may cooperate through state and federal program funding for third party ownership, and other means to assure the long term affordability of the project.

**Responsible Agency:** City

**Schedule:** Annually as the projects' affordability restrictions are at risk

*Evaluation: The City made multiple efforts to preserve the affordability of units at the Regent, Shadow Hills and Cantera. All of the owners, however, declined to maintain affordability restrictions, and the units reverted to market rates. This program will be adjusted to reflect units at risk during the 2022-2029 planning period.*



### **Policy 8**

The City Council shall consider, as an additional incentive, the reduction, subsidizing or deferring of development fees to facilitate the development of affordable housing.

*Evaluation: The City implemented this policy through the implementation of State density bonus law and the adoption of the Housing Overlay District. In addition, both the Sands project and the Arc Village project were granted fee waivers in exchange for affordability covenants during the planning period. This program has been successful, and will continue to be implemented, based on funding availability.*

### **Policy 9**

The City shall continue to address the needs of the senior population in development of housing.

#### **Program 9.A**

The City shall maintain the Senior Housing Overlay District and the Second Unit Housing standards in the Zoning Ordinance.

**Responsible Agency:** Community Development Department

**Schedule:** Annually review with state General Plan report

*Evaluation: The City adopted the Housing Overlay District in 2020. This District allows for the waiver of fees and the reduction of development standards for projects committing to affordable housing units. In addition, the City approved a total of 162 accessory dwelling units during the planning period. Although these units are not restricted by covenant, they provide for an affordable housing option on existing single family home lots. The City will continue to implement both programs in the 2022-2029 planning period.*

#### **Program 9.B**

The City shall continue to encourage the development of assisted living facilities for seniors.

**Responsible Agency:** Community Development Department

**Schedule:** As projects are proposed

*Evaluation: The City preserved existing affordability covenants at an assisted living facility, and increased the availability of affordable units at the Legend Gardens facility to 10. This program was successful, and will be maintained in the 2022-2029 planning period.*

### **Policy 10**

The City shall implement the State's density bonus law.

*Evaluation: There were no projects constructed during the planning period with density bonus units, but the Sands project received 78 very low income household density bonus units and concessions, and the forthcoming Pacific West Companies project will increase its unit count from 200 to 269 for very low, low and moderate income households through density bonus provisions. The City will continue to implement density bonus law consistent with law in the 2022-2029 planning period.*

### **Policy 11**

Promote the jobs/housing balance through the development of housing with convenient access to commercial land uses, schools, available public transport and employment centers.

*Evaluation: The City continues to consider the placement of housing in proximity to jobs, and to encourage the housing of Palm Desert employees in projects. This was directly accomplished through a subsidy agreement at the Arc Village project, which provides for 5 units for Palm Desert employed households, and through the University Village Specific Plan, which places higher density residential lands in close proximity to job centers in the Portola/Gerald Ford/Cook/Fred Waring area. This policy continues to be a priority for the City, and will be carried forward into the 2022-2029 planning period.*

## **Policy 12**

Encourage energy conservation through the implementation of new technologies, passive solar site planning and enforcement of building codes. Please also see the Energy and Mineral Resources Element.

### **Program 12.A**

The City shall maintain an Energy Conservation Ordinance which mandates conservation in new construction beyond the requirements of the California Building Code.

**Responsible Agency:** Planning Department

**Schedule:** Annual review with state General Plan report

### **Program 12.B**

The City shall encourage Green Building techniques, recycling in demolition, and the use of recycled, repurposed and reused materials in all new affordable housing projects to the greatest extent possible.

**Responsible Agency:** Planning Department, Building Department, Public Works Department

**Schedule:** As projects are proposed

*Evaluation: The Housing Authority has implemented energy conservation at multiple projects, including the Carlos Ortega Villas, which was constructed as a net-zero project, and with replacements of HVAC and water heating systems with high-efficiency systems at Housing Authority projects. In addition, solar installations were undertaken within the Desert Rose project. This policy continues to be important to the City, and will be carried forward to the 2022-2029 planning period.*

## **Summary of Impact on Special Needs Populations**

In summary, as described in the evaluation above relating to special needs programs, the City's implementation of its Housing Element during the previous planning period supported the housing needs of special needs households:

- City-owned housing communities continue to house senior residents in 7 projects totaling 366 units.
- City-owned housing communities continue to house physically and developmentally disabled residents, which have ranged from 91 to 188 residents in the last planning period.
- The City has actively participated in moving forward on the Arc Village project, which will result in 32 units for developmentally disabled residents, in addition to the funds expended to make improvements to Desert Arc educational and vocational facilities.



## DEMOGRAPHIC INFORMATION

This section provides the demographic background for the residents of Palm Desert. The information is primarily based on 2010 U. S. Census and 2018 American Community Survey (ACS) data. Where more current data is available, it has been included in addition to the Census and ACS information.

### Regional Population

The City of Palm Desert is located in the Coachella Valley in eastern Riverside County. Riverside County grew from 1,545,387 in 2000 to 2,189,641 in 2010. By 2018, the American Community Survey estimated that the County population had grown to 2,383,286, which represents an 8-year increase of 8.8%. The California Department of Finance (DOF) estimated that, in January 2020, Riverside County had a population of 2,442,304, an increase of 11.5% over the 2010 population.

**Table III-1  
Population Trends – Neighboring Jurisdictions**

Jurisdiction	2010	2018	Change (2010-2018)	
			Number	Percent
Desert Hot Springs	25,938	28,430	2,492	9.6%
Palm Springs	44,552	47,525	2,973	6.7%
Cathedral City	51,200	54,037	2,837	5.5%
Rancho Mirage	17,218	18,075	857	5.0%
<b>Palm Desert</b>	<b>48,445</b>	<b>52,124</b>	<b>3,679</b>	<b>7.6%</b>
Indian Wells	4,958	5,317	359	7.2%
La Quinta	37,467	40,704	3,237	8.6%
Coachella	40,704	44,849	4,145	10.2%
Indio	76,036	91,235	15,199	20.0%
Riverside County	2,189,641	2,383,286	193,645	8.8%

Source: 2010 U.S. Census; American Community Survey 2014-2018 5-Year Estimates.

### City Population

Palm Desert has also experienced a rapid rate of growth. In 1990, the Census reported a population of 23,252 in the City. From 1990-2000, the City's population grew to 41,155, an increase of 77% in ten years. By 2010, the Census reported a City population of 48,445, an increase of 17.3% in ten years. The California Department of Finance estimated that the City's population on January 1, 2020 was 52,986, an average annual increase of under 1%. Between 2010 and 2018, the City's growth rate (7.6%) ranked in the middle compared to other Coachella Valley cities and was less than the County's growth rate (8.8%).

**Table III-2**  
**Population Trends – Palm Desert**

Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
2000	41,155	--	--	--
2010	48,445	7,290	17.7%	1.8%
2020	52,986	4,541	9.4%	0.9%

Source: 2000 and 2010 U.S. Census; Table E-1, Population Estimates for Cities, Counties, and the State, California Department of Finance, January 1, 2020.

The Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) projects a City population of 64,100 by 2045.

#### Age

The Coachella Valley historically has attracted older adults and retirees, and Palm Desert is no exception. The City's median age rose from 48.0 in 2000 to 53.0 in 2010 and decreased slightly to 52.6 in 2018. With the continuing aging of America, it is expected that the median age may keep rising or stabilize. **Table III-3** illustrates age characteristics for Palm Desert population in 2010 and 2018.

From 2010 to 2018, children and youth groups (ages 0–19) decreased by 0.7% to 16.6%, young and middle-age adults (20 to 54 years) increased by 0.5% to 35.7%, and all age groups over 55 years increased by 0.2% to 47.7%. The data suggest that housing demand is currently highest for seniors and young and middle-age adults. If the aging trend continues, there may be a growing demand for senior housing and programs that promote “aging in place”; however, this trend is likely to occur slowly, and the demand for such products will need to be evaluated over time. The Palm Desert Housing Authority operates 7 affordable apartment complexes that are restricted to seniors, the newest of which is the 72-unit Carlos Ortega Villas built in 2015 (see “Affordable Housing Developments” section). During the 2022-2029 planning period, particular focus will be on expanding housing opportunities for families and first-time buyers.



**Table III-3  
Age Distribution, 2010 and 2018**

Age	2010		2018	
	Number	% of Total	Number	% of Total
Under 5	2,021	4.2%	2,032	3.9%
5-9	1,960	4.0%	2,044	3.9%
10-14	2,105	4.3%	2,256	4.3%
15-19	2,345	4.8%	2,331	4.5%
20-24	2,436	5.0%	2,727	5.2%
25-34	4,344	9.0%	5,430	10.4%
35-44	4,387	9.1%	4,847	9.3%
45-54	5,872	12.1%	5,605	10.8%
55-59	3,235	6.7%	3,384	6.5%
60-64	3,817	7.9%	3,886	7.5%
65-74	7,640	15.8%	8,976	17.2%
75-84	5,914	12.2%	5,940	11.4%
85+	2,369	4.9%	2,666	5.1%
<b>Total</b>	<b>48,445</b>	<b>100.0%</b>	<b>52,124</b>	<b>100.0%</b>
Median age	53.0		52.6	

Source: 2010 U.S. Census Tables P12 and P13; American Community Survey 2014-2018 5-Year Estimates, Table DP05

#### Race and Ethnicity

**Table III-4** describes the racial and ethnic distribution for Palm Desert in 2010 and 2018. Residents who categorize themselves as white comprise the largest race/ethnicity; this group remained constant at 82.5%. The second most prevalent race/ethnicity changed from “some other race” to Asian. The “some other race” category decreased from 9.1% to 5.0%. The Asian group increased from 3.4% to 5.1%, and the percentage of Black/African Americans increased from 1.8% to 2.5%. The share of American Indians and Alaska Natives, and Native Hawaiians and Other Pacific Islanders, remained largely constant, comprising approximately 0.6% combined during both years. The percentage of residents in the “Two or More Races” category increased from 2.5% to 4.4%. The percentage of Hispanic or Latino residents increased from 22.8% to 25.5%.

**Table III-4**  
**Racial and Ethnic Characteristics, 2010 and 2018**

Race/Ethnicity	2010		2018	
	Number	% of Total	Number	% of Total
One Race:				
White	39,957	82.5%	42,993	82.5%
Black or African American	875	1.8%	1,323	2.5%
American Indian & Alaska Native	249	0.5%	196	0.4%
Asian	1,647	3.4%	2,651	5.1%
Native Hawaiian/Other Pac. Islander	55	0.1%	91	0.2%
Some Other Race	4,427	9.1%	2,593	5.0%
Two or More Races	1,235	2.5%	2,277	4.4%
<b>Total</b>	<b>48,445</b>	<b>100%</b>	<b>52,124</b>	<b>100%</b>
Hispanic or Latino (of any race)	11,038	22.8%	13,299	25.5%

Source: 2010 U.S. Census, Table P3; American Community Survey 2014-2018 5-Year Estimates, Table DP05

### Households

The City had a total of 23,117 households in 2010. The average household size was 2.09 persons per household based on the 2010 Census. Between 2010 and 2018, the number of households increased 4.3% to 24,114, and the average household size in 2018 was 2.15 persons according to the ACS. In 2018, 44.9% of households consisted of married couple families, followed by non-family households (43.3%), female householder families (7.6%), and male householder families (4.3%).

**Table III-5**  
**Household Growth Trends**

Year	Number of Households	Numerical Change	Percent Change
2010	23,117	---	---
2018	24,114	997	4.3%

Source: 2010 U.S. Census, Table P28; American Community Survey 2014-2018 5-Year Estimates, Table DP02

**Table III-6**  
**Household Types**

Household Type	No. of HH	% of Total
Family households:	13,679	56.7%
Married couple family	10,821	44.9%
Male householder, no wife present	1,030	4.3%
Female householder, no husband present	1,828	7.6%
Non-family households	10,435	43.3%
<b>Total Households</b>	<b>24,114</b>	<b>100%</b>

Source: American Community Survey 2014-2018 5-Year Estimates, Table DP02



### Income

Income can vary significantly by region, industry, and type of job. **Table III-7** describes average income per worker by industry in the Coachella Valley. As shown, the highest-paying sectors are Finance/Insurance/Real Estate, Government, and Information, with incomes averaging around \$50,000 to \$60,000. The lowest-paying sectors include Retail Trade, Other Services, and Leisure and Hospitality, with incomes averaging around \$31,000.

**Table III-7**  
**Average Income by Industry, Coachella Valley**

<b>Industry</b>	<b>Average Income per Worker, 2017</b>
Agriculture	\$29,571
Construction	\$45,488
Manufacturing	\$46,340
Retail Trade	\$32,281
Information	\$50,493
Finance, Insurance, Real Estate	\$59,726
Professional and Business Services	\$43,736
Education and Health Services	\$48,322
Leisure and Hospitality	\$31,513
Government	\$58,711
Other Services	\$31,836
Logistics	\$45,114

Source: 2019 Greater Palm Springs Economic Report, Coachella Valley  
Economic Partnership, Figure 29

Median household income in the City in 2000 was \$48,316; it rose to \$50,267 by 2010. In 2018, median household income had risen to \$57,578, less than the County median income, which stood at \$66,964. The following table identifies the number of Palm Desert households in each income range.

**Table III-8**  
**City Household Income Distribution, 2018**

<b>Income</b>	<b>No. of HH</b>	<b>% of Total</b>
Less than \$10,000	1,787	7.4%
\$10,000-\$14,999	1,187	4.9%
\$15,000-\$24,999	2,252	9.3%
\$25,000-\$34,999	2,477	10.3%
\$35,000-\$49,999	3,004	12.5%
\$50,000-\$74,999	4,341	18.0%
\$75,000-\$99,999	2,547	10.6%
\$100,000-\$149,999	2,809	11.6%
\$150,000-\$199,999	1,721	7.1%
\$200,000 +	1,989	8.2%
<b>Total</b>	<b>24,005</b>	<b>100%*</b>

Source: American Community Survey 2014-2018 5-Year  
Estimates, Table DP03.

\*Differences due to rounding.

The ACS estimated that 9.3% of all families in Palm Desert were living below the poverty level in 2018.

#### Employment and Major Employers

Like much of the Coachella Valley, a substantial portion of the City's economy is rooted in the regional tourism and service industries. The following table describes employment distribution in Palm Desert in 2018. The ACS data show that, of a total civilian workforce of 21,933 residents over 16 years, the largest employment sectors were "arts, entertainment, recreation, accommodation & food services" (20.1%) and "educational services, health care & social assistance" (18.8%).



**Table III-9  
City Employment by Industry, 2018**

<b>Industry</b>	<b>No. of Employees</b>	<b>% of Total</b>
Agriculture/Forestry/Fishing/Hunting/Mining	147	0.7%
Construction	1,473	6.7%
Manufacturing	789	3.6%
Wholesale Trade	492	2.2%
Retail Trade	3,066	14.0%
Transportation, warehousing & utilities	585	2.7%
Information	438	2.0%
Finance, insurance, real estate, rental & leasing	1,616	7.4%
Professional, scientific, management, admin. & waste management	2,702	12.3%
Educational services, health care & social assistance	4,133	18.8%
Arts, entertainment, recreation, accommodation & food services	4,404	20.1%
Other services (except public administration)	1,482	6.8%
Public Administration	606	2.8%
<b>Total Employment by Industry (Civilian 16 years and over)</b>	<b>21,933</b>	<b>100%</b>
Source: American Community Survey 2014-2018 5-Year Estimates, Table S2405		

As shown in **Table III-10**, more than one-third (36.1%) of the City's civilian employed labor force is in "management, business, science, and arts" occupations, followed by "sales and office" occupations (27.6%) and "service" occupations (24.6%).

**Table III-10  
City Employment by Occupation, 2018**

<b>Occupation</b>	<b>No. of Employees</b>	<b>% of Total</b>
Management, business, science, and arts occupations	7,926	36.1%
Service occupations	5,404	24.6%
Sales and office occupations	6,048	27.6%
Natural resources, construction, and maintenance occupations	1,316	6.0%
Production, transportation, and material moving occupations	1,239	5.6%
<b>Total civilian employed population 16 years and over</b>	<b>21,933</b>	<b>100%*</b>
Source: American Community Survey 2014-2018 5-Year Estimates, Table DP03		
*Differences due to rounding.		

As shown in **Table III-11**, the City's principal employers include security services providers, golf clubs and resorts, and big chain retailers. Typical jobs at these facilities include store clerks and managers, salesmen, security guards, and hospitality and food service providers.

**Table III-11**  
**Principal Employers in Palm Desert, 2019**

<b>Employer</b>	<b>No. of Employees</b>	<b>% of Total City Employment</b>
JW Marriot-Desert Springs Resort & DS Villas	2,304	9.8%
Universal Protection Services	1,500	6.4%
Securitas-Security Service USA	700	3.0%
Organization of Legal Pro's	501	2.1%
Sunshine Landscape	500	2.1%
Costco Wholesale	250	1.1%
Bighorn Golf Club	250	1.1%
Whole Foods Market	150	0.6%
Target	145	0.6%
Tommy Bahama	125	0.5%
<b>Total</b>	<b>6,425</b>	<b>27%*</b>

Source: 2019 Comprehensive Annual Financial Report, City of Palm Desert.

\*Differences due to rounding.

The Great Recession, with onset in late 2007, saw high unemployment and job losses in the Coachella Valley. At the trough, about every seventh person lost their job.<sup>1</sup> Regional employment started to increase in 2011, but annual growth was still slower than pre-Recession levels until 2017, suggesting more severe impacts than western Riverside County, the state, and the nation. The construction sector was hit hardest regionally, with approximately 70% of jobs lost and only 14% recovered by December 2017.<sup>2</sup> The Retail Trade and Wholesale Trade sector lost around 6,700 jobs but has generally returned to pre-Recession levels. Two sectors have fully recovered and even added jobs: Education and Health Services and, to a lesser extent, Leisure and Hospitality.

Between 2010 and 2019, annual unemployment rates in Palm Desert declined from a high of 10.1% in 2010 to a low of 4.2% in 2019.<sup>3</sup> However, analysis of employment data from 2005 to 2017 shows that, as of December 2017, Palm Desert had not recovered the job losses it incurred during the Great Recession. The City lost about 20% of jobs, relative to peak employment, and had recovered only about 1.8%.<sup>4</sup> This scenario is similar for seven other Coachella Valley cities; only Palm Springs and Rancho Mirage had recovered and exceeded their previous peaks.

**Table III-12** describes the employment locations of Palm Desert residents. As shown, 39.6% of City residents work in the City, which shows a relatively large portion of residents are employed within City limits. The remaining work locations are spread out in other Valley cities, the top two being Rancho Mirage (16.4%) and Palm Springs (12.6%). An estimated 11,824 residents of other cities work in Palm Desert, which is the highest number of employment inflows of all cities in the Coachella Valley. The City's retail and service sectors, in particular, attract and can support younger workers in entry level positions.

<sup>1</sup> 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Figure 24.

<sup>2</sup> Ibid, Figures 25 and 26.

<sup>3</sup> California Employment Development Department annual average unemployment rates (labor force), not seasonally adjusted, not preliminary.

<sup>4</sup> 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Figure 28.



**Table III-12**  
**Commuting Patterns**

<b>Where Palm Desert Residents Work</b>	<b>No. of Palm Desert Residents</b>	<b>% of Total</b>
Indio	737	7.8%
Cathedral City	436	4.6%
Palm Desert	3,749	39.6%
Palm Springs	1,193	12.6%
Coachella	238	2.5%
La Quinta	892	9.4%
Desert Hot Springs	93	1.0%
Rancho Mirage	1,555	16.4%
Indian Wells	572	6.0%
Total:	9,465	100.0%
<b>Inflow of Workers from Other Cities to Palm Desert:</b>	<b>11,824</b>	<b>----</b>

Source: 2019 Greater Palm Springs Economic Report, Coachella Valley Economic Partnership, Table 6. Based on 2015 data.

## EXISTING HOUSING STOCK

### Housing Units

The City's housing stock includes an estimated 39,800 dwelling units, the majority of which (39.6%) are single-family detached units. Other housing types include single-family attached units (18.8%), multi-family complexes with 2-4 units (14.2%) and 5 or more units (19.5%), mobile homes (7.8%), and boat/RV/van/etc. (0.1%).

The total number of units increased by 2,932 (8.0%) between 2010 and 2018. Specifically, the number of single-family detached units increased by 1,183, single-family attached units decreased by 3,274, multi-family 2-4 units increased by 2,722 and 5+ units increased by 2,847, mobile homes decreased by 547, and boat/RV/van/etc. increased by one (1).

**Table III-13**  
**City Housing Characteristics**

<b>Units in Structure</b>	<b>2010</b>		<b>2018</b>	
	<b>No. of Units</b>	<b>% of Total</b>	<b>No. of Units</b>	<b>% of Total</b>
Single Family, detached	14,584	39.6%	15,767	39.6%
Single Family, attached	10,761	29.2%	7,487	18.8%
2-4 Units, Multi-family	2,927	7.9%	5,649	14.2%
5+ Units, Multi-family	4,912	13.3%	7,759	19.5%
Mobile homes	3,650	9.9%	3,103	7.8%
Boat, RV, van, etc.	34	0.1%	35	0.1%
<b>Total</b>	<b>36,868</b>	<b>100.0%</b>	<b>39,800</b>	<b>100%</b>

Source: 2010 U.S. Census and American Community Survey 2014-2018 5-Year Estimates, Table DP04

### Residential Building Permit Activity

The following table describes residential building permit activity during the 2014-2021 planning period. Permits were issued for a total of 1,447 units. Single-family units accounted for 43% of all permits and had an average value of \$513,498 per unit. Multi-family 2-4 units accounted for 13% and had an average value of \$279,940 per unit. Multi-family 5+ units accounted for 44% and had an average value of \$208,200 per unit.

**Table III-14  
Residential Building Permits, 2014-2020**

Year	Single-Family		Multi-Family 2-4 Units		Multi-Family 5+ Units	
	No. of Units	Average Value/Unit	No. of Units	Average Value/Unit	No. of Units	Average Value/Unit
2014	200	\$443,069	11	\$197,473	96 <sup>1</sup>	\$95,429
2015	95	\$471,452	14	\$233,533	27	\$277,778
2016	75	\$596,227	14	\$213,890	207 <sup>2</sup>	\$159,783
2017	72	\$476,216	52	\$207,230	10	\$320,000
2018	57	\$443,851	66	\$219,697	0	---
2019	74	\$542,709	24	\$137,755	304	\$188,011
2020	47	\$620,963	2	\$750,000	0	---
<b>Total:</b>	620	\$513,498	183	\$279,940	644	\$208,200

<sup>1</sup> Includes 72 units at Carlos Ortega Villas

<sup>2</sup> Includes 175 assisted living units

In addition to the permits listed above, 162 permits were issued for Accessory Dwelling Units (ADUs) between 2014 and 2020 (see “General Plan and Zoning Ordinance Constraints” for more information about ADUs).

### Age and Condition of Housing Stock

The age of the City’s housing stock can be a key indicator of potential rehabilitation, repair, or demolition needs. The ACS estimated a total of 39,800 housing units in Palm Desert in 2018. Of these, 25,312 (63.6%) were built before 1990 and are, therefore, more than 30 years old, while 6,348 (15.9%) were less than 20 years old. Depending on construction quality and maintenance history, older homes may have issues including inadequate or unsafe mechanical systems and appliances, foundation or roof problems, inefficient windows, the presence of asbestos or lead, and lack of fire and earthquake safety features. However, older homes in the City are sought after, particularly those built during the mid-century period, and are more likely to be conserved than demolished. In addition, programs provided by multiple organizations, including CVAG’s Green for Life program, have allowed low-interest improvement loans for solar, insulation, lighting upgrades and other improvements that improve a home’s energy efficiency, thereby extending its useful life.



During the previous planning period, the City referred an average of 7 residents per year to the SCE's approved HVAC vendor for replacements of these systems for very low and low income households. HVAC units are critical to residents' safety during Palm Desert's hot summers. In addition, the case records of the Code Compliance division were reviewed for the 2014-2021 planning period. During that time, the City had no cases opened regarding major rehabilitation needs, and no citations issued for health and safety violations.

The Home Improvement Program (HIP) assists very low, low and moderate income households with home repairs, including emergency repairs, depending on funding availability. The City will establish a program for the 2022-2029 planning period to explore the possibility of establishing a rehabilitation program and funding options (see Program 2.A).

**Table III-15**  
**Age of Housing Units**

<b>Year Built</b>	<b>No. of Units</b>	<b>% of Total</b>
2014 or later	457	1.1%
2010-2013	755	1.9%
2000-2009	5,136	12.9%
1990-1999	8,140	20.5%
1980-1989	12,658	31.8%
1970-1979	8,121	20.4%
1960-1969	3,114	7.8%
1950-1959	1,137	2.9%
1940-1949	157	0.4%
1939 or earlier	125	0.3%
<b>Total</b>	<b>39,800</b>	<b>100%</b>

Source: American Community Survey 2014-2018  
5-Year Estimates, Table DP04

Another measure of potentially substandard housing is the number of housing units lacking adequate kitchen and plumbing facilities. In Palm Desert, there are 198 units (0.8% of all units) lacking complete kitchens and 67 units (0.3% of all units) lacking plumbing facilities. More rental units have deficiencies than homeowner units. These homes could potentially benefit from repair and rehabilitation programs, such as the HIP program described above. As shown in Table III-46, Quantified Objectives, the City will use the HIP program to correct these deficiencies for the 67 units affected (see Program 2.A).

**Table III-16  
Housing Units Lacking Facilities**

<b>Tenure</b>	<b>Lacking complete kitchen facilities</b>		<b>Lacking plumbing facilities</b>		<b>Total Units in City</b>
	<b>No. of Units</b>	<b>% of Total</b>	<b>No. of Units</b>	<b>% of Total</b>	
Owner-Occupied Units	18	0.1%	10	0.1%	14,842
Renter-Occupied Units	180	1.9%	57	0.6%	9,272
<b>Total</b>	<b>198</b>	<b>0.8%</b>	<b>67</b>	<b>0.3%</b>	<b>24,114</b>

Source: 2014-2018 American Community Survey 5-Year Estimates, Tables B25053 and B25049

To further evaluate housing conditions in Palm Desert, the Code Compliance Division queried its records on three separate occasions for residential property code violations, such as structural deficiencies, general deterioration, dilapidation, and faulty plumbing or electrical systems. As of February 2021, there were only 5 active cases of dwelling units with building code violations, all of which were associated with unpermitted construction activity. None of the cases cited structural deficiencies in need of replacement or rehabilitation. Therefore, the City is not aware of any units requiring substantial rehabilitation, other than those described above, and has included those 67 units shown in Table III-16 in its Quantified Objectives (also see Program 2.A).

The Palm Desert Housing Authority offers a Housing Improvement Program (HIP) to assist homeowners and apartment complex owners with emergency home maintenance and repair costs (see Existing Affordable Housing Programs, below).

#### Vacancy Status and Housing Tenure

The vacancy rate is a measure of the general availability of housing. It also indicates how well the types of units available meet the current housing market demand. A low vacancy rate suggests that fewer housing units are available for those needing housing and can result in corresponding higher housing demand and housing values/costs; a high vacancy rate may indicate either excess housing supply or decreased property values.

The 2018 ACS showed a total of 15,686 of the City's total 39,800 housing units to be vacant, for an overall vacancy rate of 39.4%. Correcting for seasonal, recreational or occasional use units, which are considered vacant by the ACS but are not available or used for permanent occupancy, the vacancy rate decreased to 8.1% in 2018.

Of the 24,114 (60.6%) occupied housing units in the City, about 37.3% are owner-occupied, and 23.3% are renter-occupied. The homeowner vacancy rate is 6.0%, and the rental vacancy rate is 10.7%, which may indicate some excess supply in the rental market.



**Table III-17  
Vacancy Status – 2018**

<b>Unit Type</b>	<b>No. of Units</b>	<b>% of All Units</b>
<b>Occupied Units:</b>		
Owner-occupied	14,842	37.3%
Renter-occupied	9,272	23.3%
<b>Total Occupied Units:</b>	<b>24,114</b>	<b>60.6%</b>
<b>Vacant Units:</b>		
For rent	1,123	2.8%
Rented, not occupied	85	0.2%
For sale only	959	2.4%
Sold, not occupied	143	0.4%
For seasonal, recreational, or occasional Use	12,443	31.3%
For migrant workers	0	0.0%
Other vacant	933	2.3%
<b>Total Vacant Units:</b>	<b>15,686</b>	<b>39.4%</b>
<b>Total Units</b>	<b>39,800</b>	<b>100%</b>
<b>Vacancy Rate:</b>		
Homeowner vacancy rate	-	6.0%
Rental vacancy rate	-	10.7%
Source: American Community Survey 2014-2018 5-Year Estimates, Tables DP04 and B25004		

### Overcrowding

The California Department of Housing and Community Development (HCD) establishes a standard of 1.01 persons per room as the criteria for defining “overcrowded” housing conditions. Overcrowding can indicate an imbalance between housing affordability and income and typically affects renters more than homeowners. **Table III-18** shows that a total of 959 housing units in Palm Desert were overcrowded in 2018, representing 4.0% of the total occupied housing units in the City. Of all overcrowded units, 77.3% were renter-occupied units and 22.7% were owner-occupied units.

Severely overcrowded units have more than 1.5 persons per room and are a subset of overcrowded units. They account for 1.7% of all occupied housing units in the City. About 43.5% of all overcrowded units in the City are severely overcrowded.

**Table III-18  
Overcrowding, 2018**

<b>Persons/Room</b>	<b>Owner-Occupied Units</b>	<b>Renter-Occupied Units</b>	<b>Total</b>	<b>% of Total</b>
1.00 or less	14,624	8,531	23,155	96.0%
1.01 to 1.50	127	415	542	2.2%
1.51 to 2.00	48	186	234	1.0%
2.01 or more	43	140	183	0.8%
Total Overcrowded	218	741	959	4.0%
% Overcrowded by Tenure	22.7%	77.3%	-	-
Total Severely Overcrowded	91	326	417	1.7%*
% Severely Overcrowded by Tenure	21.8%	78.2%	-	-

Source: American Community Survey 2014-2018 5-Year Estimates, Table B25014

\*Difference due to rounding.

As shown, the number of overcrowded units in Palm Desert is relatively low. Units with 3 or more bedrooms help accommodate larger households. Affordable housing developments with 3 or 4 bedrooms include ownership units at Desert Rose, Habitat for Humanity and CVHC units and Falcon Crest; and rental units at Hovley Gardens and the Enclave. Other affordable housing options that can alleviate overcrowding are ADUs, JADUs, and guest houses, all of which are permitted by the Zoning Code. The City has seen a steady number of ADUs in the last planning period (see **Table III-14**, Residential Building Permits), and a program to track their progress in included to determine whether they will become an effective means of accommodating lower income household need. No ADU sites are included in the City's Land Inventory for purposes of meeting the RHNA allocation for the 2022-2029 planning period.

#### Housing Values

The following table compares median housing values in Coachella Valley cities from 2013 to 2018. Palm Desert's median housing value was \$308,000 in 2013, which was lower than Rancho Mirage, Indian Wells, and La Quinta, but higher than the other cities. Its median value increased nearly 9% over the 5-year period, which was the lowest percent increase in the region (other than the decrease of Rancho Mirage median value). Its median housing value currently ranks in the middle of Coachella Valley cities.



**Table III-19**  
**Regional Median Housing Value Trends, 2013 - 2018**

<b>Jurisdiction</b>	<b>Median Value, owner-occupied units</b>		<b>% Change 2013-2018</b>
	<b>2013</b>	<b>2018</b>	
Desert Hot Springs	\$121,600	\$174,900	43.8%
Palm Springs	\$267,800	\$367,900	37.4%
Cathedral City	\$179,500	\$259,900	44.8%
Rancho Mirage	\$518,000	\$499,900	-3.5%
<b>Palm Desert</b>	<b>\$308,000</b>	<b>\$335,400</b>	<b>9.0%</b>
Indian Wells	\$604,600	\$706,800	16.9%
La Quinta	\$348,400	\$386,200	10.8%
Indio	\$192,600	\$267,900	39.1%
Coachella	\$137,600	\$207,300	50.7%

Source: American Community Survey 2009-2013 and 2014-2018 5-Year Estimates, Table B25077

The number of owner-occupied housing units, by value range, are listed in **Table III-20**. Most units (35.3%) are within the \$300,000 to \$499,999 range.

**Table III-20**  
**Values, Specified Owner-Occupied  
Housing Units, 2018**

<b>Value</b>	<b>Number</b>
Less than \$50,000	704
\$50,000 to 99,999	444
\$100,000 to 149,999	509
\$150,000 to 199,999	994
\$200,000 to 299,999	3,687
\$300,000 to 499,999	5,241
\$500,000 to 999,999	2,651
\$1,000,000 or more	612

Source: American Community Survey 2014-2018 5-Year Estimates, Table DP04

The median housing unit value in 2018 was estimated at \$335,400. For renters, the median contract rent in 2018 was \$1,260. Current housing values and rental rates are further discussed below in the section titled "Economic Constraints."

## **EXISTING AFFORDABLE HOUSING PROGRAMS**

There are a number of local, regional, state, and federal programs available in Palm Desert which provide a variety of housing services to the City's residents. This section of the Housing Element provides a summary of programs available by a number of agencies.

### **City Programs**

The Palm Desert Housing Division oversees the City's affordable housing programs and the Palm Desert Housing Authority (PDHA). The PDHA owns affordable housing communities and provides rental and ownership assistance to City residents.

#### Owners' Assistance Program

Owners of single-family homes, condominiums, mobile homes or apartments who rent to very low, low, and moderate income tenants to the extent funding is available, may receive direct rental payment assistance from the City. The owner must, in exchange for the assistance, enter into a recorded agreement with the City assuring affordability of the rental units for 55 years.

#### Acquisition, Rehabilitation and Resale

This program allows the City to purchase existing market rate single family units, rehabilitate and refurbish them, and re-sell them to lower income households with affordability covenants. Funding in past cycles has been through the former RDA that made 2 units available in 2000 and 2001, as well as the City's Neighborhood Stabilization Program, where two units were acquired and rehabilitated in 2013. Since that time, lack of funding has prevented additional rehabilitation. The City will continue to explore funding options.

#### Mortgage Credit Certificate Program

The City has committed to participating in the Mortgage Credit Certificate Program, which is operated by Riverside County Economic Development Agency. The MCC Program allows qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. The MCC is in effect for the life of the loan as long as the home remains the borrower's principal residence. No certificate were issued for homes purchased during the 2014-2021 planning cycle. Source funds for this program come from the CDLAC agency, which established standards for this program and other provisions.

#### Homebuyers Assistance Program

The City and Palm Desert Housing Authority have provided assistance to very low, low, and moderate income persons in the form of low interest loans to be applied to down payment, non-recurring closing costs, reduction of the interest rate on the first trust deed, or any other cost associated with the purchase of a single-family home. There are currently 301 homes in this program. In exchange for the assistance, the home owner is required to enter into a recorded agreement with the City assuring affordability of the home for up to 45 years.



### Self-Help Housing

The City assists very low, low and moderate income households in constructing and purchasing their own homes on existing lots within the City. In May 2020, the City awarded a DDA for 14 vacant lots to the Coachella Valley Housing Coalition for future development of single-family self-help homes along Merle Drive. It is expected that these self-help units will be for three very low income and eleven low income households, and that they will be built during the 2022-2029 planning cycle.

### Home Improvement Program

The City assists very low, low and moderate income households with home repairs by providing grants and low interest loans to program participants from Community Development Block Grant (CBDG) funds. The program has eight (8) components, but only the Emergency Grant Component is currently funded.

- The Emergency Grant Component allows up to \$7,500 for very low and \$5,000 for low income households for emergency health and safety repairs to their homes, such as roof repairs, water heater replacement, ADA improvements, etc.). Four (4) households received Emergency grants during the 2014-2021 planning period.
- The Rehabilitation Grant Component will grant up to \$20,000 for home improvements to very low income households.
- The Matching Fund Grant Component will match up to \$5,000 in home improvements with a homeowner who contributes the same amount or more to the improvements. This grant is available to very low and low income households.
- The Rehabilitation Loan Component allows up to \$35,000 for active loans and \$45,000 for a deferred loan for home improvements to low and moderate income households, respectively.
- The Drought Tolerant Landscape Retrofit Loan Component allows up to \$7,500 in improvements that intend to reduce the consumption of a natural resource for very low, low and moderate income households.
- The Make a Difference Volunteer Assistance Component organizes community involvement through volunteers for very low, low and moderate income households.
- The Acquisition, Rehabilitation, Resale Component allows the City to acquire properties available on the market for the purpose of rehabilitation and resale to a qualified household.
- The Lead and Asbestos Abatement Component will grant \$7,500 to remove lead and asbestos from the homes of very low and low income households.

### **County, State, and Federal Programs**

There are numerous programs available to provide rental assistance and to encourage the construction of new affordable housing. The following programs are available in the City of Palm Desert:

#### Housing Choice Voucher (Section 8) Assistance

The Riverside County Housing Authority administers the Housing Choice Voucher (HUD Section 8) rental assistance program to lower income renters within the City. During the 2014-2021

planning period, an average of 41 households per year that lived in Palm Desert Housing Authority properties received Section 8 housing assistance.

Fair Housing Council of Riverside County

The City works with the Fair Housing Council of Riverside County (FHCRC) to provide anti-discrimination services, landlord-tenant mediation, fair housing training and technical assistance, enforcement of housing rights, administrative hearings, home buyer workshops, lead-based paint programs, and other housing related services for City residents.

CalHFA First Mortgage Loan Programs

The California Housing Finance Agency (CalHFA) offers a variety of loan programs for low and moderate income first-time homebuyers who secure a CalHFA 30-year fixed mortgage.

CalFHA Downpayment Assistance Program

Moderate income households may receive a deferred loan of up to the lesser of 3.5% of the purchase price or appraised value of a home, to be applied to the down payment and/or the closing costs for the residence, with a cap of \$10,000.

HomeChoice Program

This State program provides disabled low and moderate income households with a low-interest 30-year mortgage for a first-time homebuyer.

California Low-Income Housing Tax Credit Program

This competitive State program provides tax credits to private sector developers who provide affordable rental units within their projects. The units can consist of all or part of a project and must meet certain specified criteria. Units must be restricted for a period of at least 55 years.

## **ASSESSMENT OF FAIR HOUSING**

AB 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

The City has completed the following:

- Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).



- Conduct an Assessment of Fair Housing, which includes a summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify fair housing issues, and an assessment of the contributing factors for the fair housing issues.
- Prepare the Housing Element Land Inventory and Identification of Sites through the lens of Affirmatively Furthering Fair Housing.

To comply with AB 686, the City has completed the following outreach and analysis.

### **Outreach**

As discussed in the Public Participation section of this Housing Element, the City held three community workshops during the Housing Element Update process (see Appendix A for outreach materials). The City made concerted efforts to reach all segments of the population for input into the Housing Element update. The first workshop was held with the Palm Desert Housing Authority Housing Commission on January 6, 2021. The Commissioners indicated that senior units were needed at affordable rents, and that the upcoming planning period seemed to be well planned for, given the projects that were moving forward.

On January 21, 2021, a second workshop was held after inviting a mix of affordable housing developers, public agencies, interested parties and individuals via email. The City also sent formal invitations to 21 organizations, including Habitat for Humanity, Community Housing Opportunities Corp., Lift to Rise, and the Coachella Valley Housing Coalition, and advertised on the City's website and in the Desert Sun newspaper. The City provided accommodation for persons requiring hearing or visual assistance for the virtual workshop, although none was requested from participants. Seventeen (17) people attended and actively contributed with opinions and suggestions. Participants expressed strong support for the City's density increase to 40 units per acre. Affordable housing developers, including CVHC and CHOC, indicated a strong desire to work with the City on projects, and clearly expressed their concerns regarding the funding of projects, which require too many funding sources in recent years. The City concurs with developers' concerns about funding sources, and has included programs for projects in this Element where the City will leverage its land to help with private developers' funding applications. However, the Legislature's removal of housing set aside for affordable housing limits the City's participation in projects during the planning period, and the City's has shifted its focus in programs to work with private parties to construct the required units.

The City also held two City Council study sessions on March 25 and September 9, 2021. The City Council listened to a staff-led presentation, and asked questions about various projects and sites on the City's inventory. The focus of development in the University Park area for student and faculty housing for the future expansion of the universities in this area was considered a top priority.

The City conducted extensive outreach during preparation of the 2017 Assessment of Fair Housing (AFH) in accordance with HUD's AFFH Rule Guidebook. Meaningful input from the community participation process include the Inland Regional Center's statement that their clients will require HUD based affordable housing options due to the low amount of monthly income they receive,

and Coachella Valley Housing Coalition (CVHC)'s comment that tax credits applications for developments located in the high opportunity neighborhoods will be more competitive in the future. These comments are incorporated in the programs and actions in the 2017 AFH and this Housing Element Update to increase affordable housing supply in high opportunity areas and specifically housing for disabled persons.

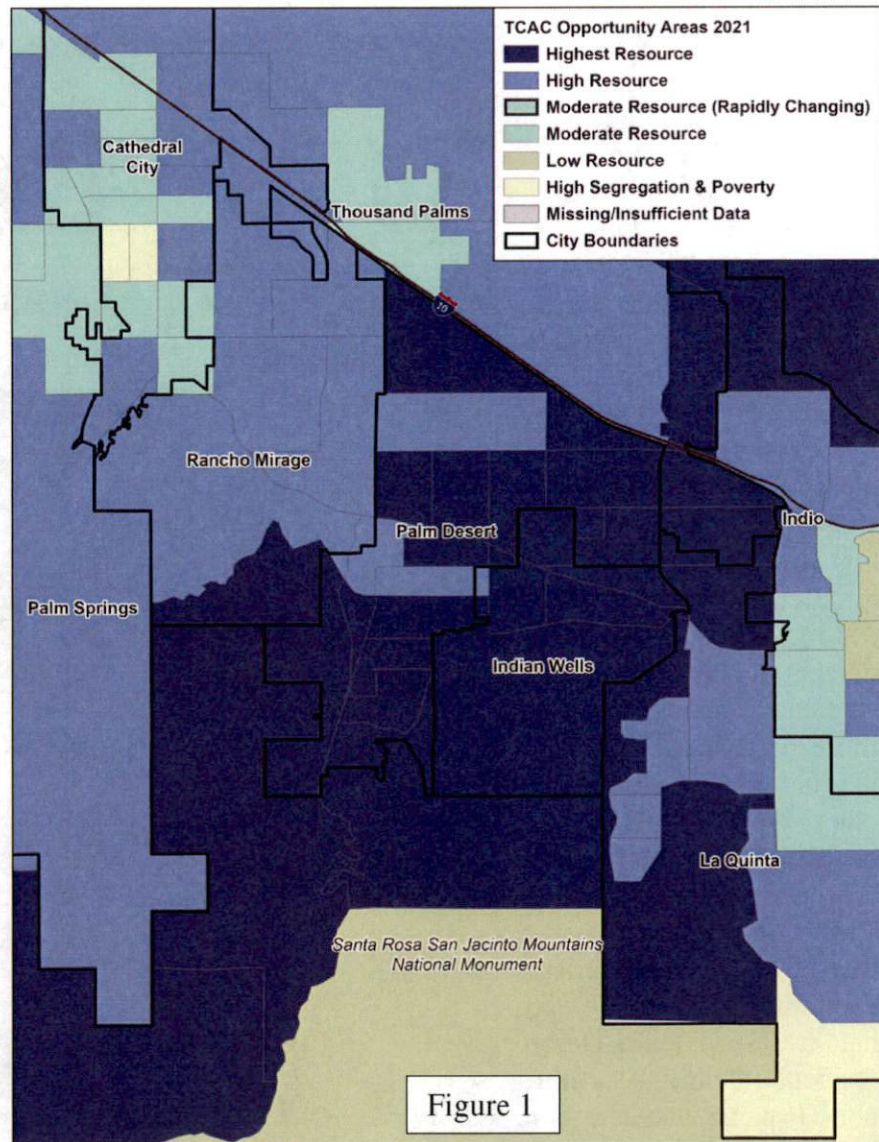
### **Assessment of Fair Housing**

California Government Code Section 65583 (10)(A)(ii) requires the City of Palm Desert to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. The 2021 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Areas are rated by a composite score of resource levels in the following aspects: access to effective educational opportunities for both children and adults, low concentration of poverty, low levels of environmental pollutants, and high levels of employment and close proximity to jobs, among others. High and highest resource areas are those with high index scores for a variety of educational, environmental, and economic indicators. These indicators include access to effective educational opportunities for both children and adults, low levels of environmental pollutants, high levels of employment and close proximity to jobs, and low concentration of poverty, among others.



According to Figure 1, TCAC Opportunity Areas, the majority of the City is considered “Highest Resource” and the area just north of Highway 111 and three blocks north of Country Club Drive are considered “High Resource.” TCAC and HCD did not designate any portion of the City of Palm Desert as a “Low Resource” area which typically have the most limited access to all resources.

Areas of high segregation and poverty are those that have an overrepresentation of people of color compared to the County, and at least 30% of the population in these areas is below the federal poverty line (\$26,500 annually for a family of four in 2021). There is no “High Segregation and Poverty” area in or near the City of Palm Desert (Figure 1).



The City prepared an Assessment of Fair Housing (AFH) in 2017 in association with its receipt of federal Community Development Block Grant (CDBG) funds. The AFH was based on data analysis, community participation, and input from public health, social service, and housing organizations. The AFH included analysis to identify trends and patterns over time and also compare the City to the regional level (including Riverside and San Bernardino Counties). The AFH identified no racially or ethnically concentrated areas of poverty (R/ECAPs) in Palm Desert since 1990. In the region, TCAC and HCD identified R/ECAPs in the cities of Cathedral City, Desert Hot Springs, Indio and Coachella as well as the unincorporated areas of Riverside County. The 2017 AFH also found R/ECAPs in the cities of Victorville, San Bernardino, Riverside, Moreno Valley as well as the unincorporated areas of San Bernardino County.

#### Integration and Segregation Patterns

To assess patterns of segregation and integration, the City analyzed four characteristics: race and ethnicity, disability, income, and familial status.



### *Race and Ethnicity*

The diversity index was used to compare the racial and ethnic diversity within the City and surrounding communities. Diversity Index scores range from 0 to 100, where higher scores indicate higher diversity among the measured groups. As shown in Figure 2, Diversity Index, there is a mosaic of diversity index scores in the City, with higher diversity in the middle and eastern portions of the City, and lower diversity in the northern and southern portions. The area immediately east of the City in the census designated place of Bermuda Dunes has a higher diversity index score than anywhere within City limits. According to the 2015–2019 American Community Survey, over half (66%) of Palm Desert residents identify as white, non-Hispanic, and 23.5% of the population are of

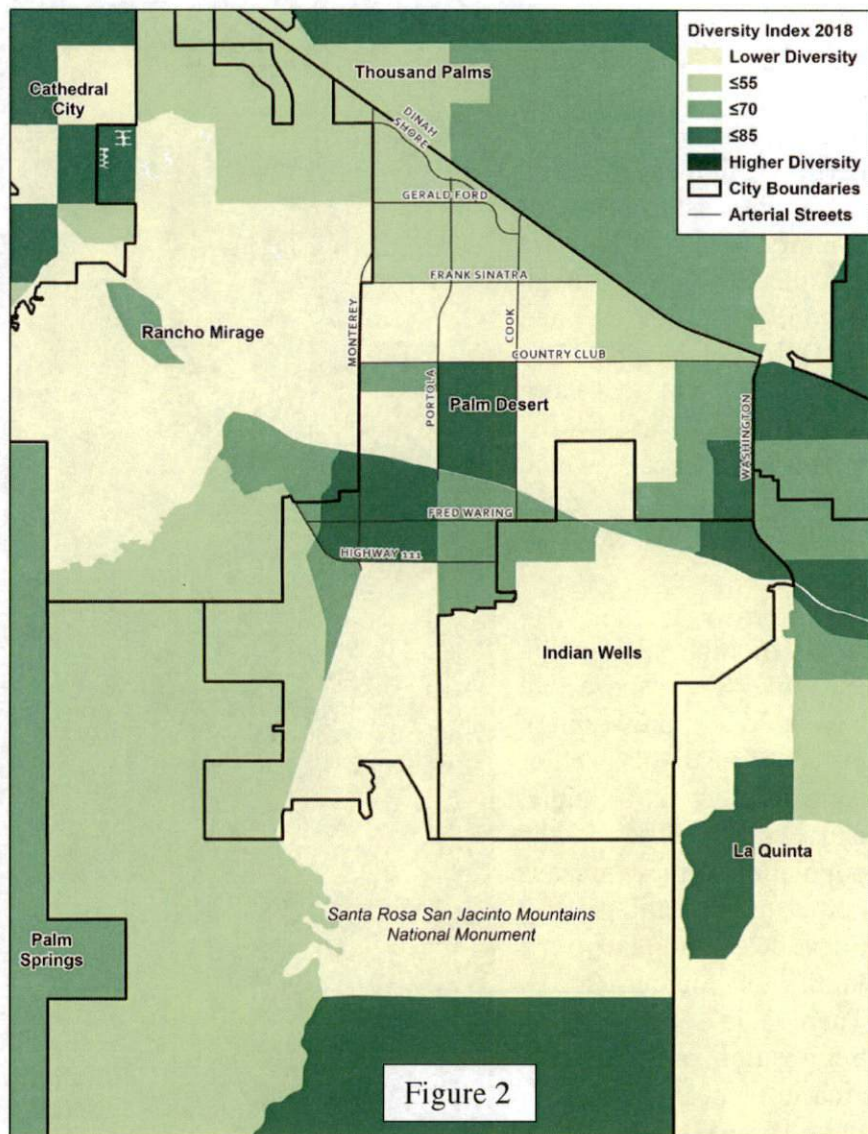


Figure 2

Hispanic or Latino origin. In Bermuda Dunes, there is a slightly higher percentage (33.8%) of population that are of Hispanic or Latino origin, and a slightly lower percentage (58.5%) of white, non-Hispanic residents. In contrast, Thousand Palms, a census designated place immediately north of Palm Desert, has over half (51.3%) of its population of Hispanic or Latino origin and 46.7% white, non-Hispanic residents. While there are not any racially or ethnically concentrated areas of poverty in or near Palm Desert, there is potential for a diversity level gap to develop between the City and surrounding communities. Palm Desert sees a similar pattern of predominant population – white majority tracts – as the cities of Rancho Mirage and Indian Wells to the west and east of, respectively. The highest diversity index score in the surrounding communities is found in Bermuda Dunes (81.6), while areas with diversity index scores higher than 85 in the region are seen in the cities of Indio, Palm Springs, Desert Hot Springs, and Coachella as well as unincorporated Riverside County in the western and eastern Coachella Valley.



Desert Willow Golf Resort, located on the north side of the City, has a median income greater than \$125,000 (Figure 3). The resort also falls in Census Tract 449.19, which is identified to have 84.8% of white, non-Hispanic or Latino population. While HCD has not released an adjusted methodology for Racially Concentrated Areas of Affluence (RCAA) for California as of August 2021, the national criteria defined RCAA as census tracts where 1) 80% or more of the population is white, and 2) the median household income is \$125,000 or greater. Therefore, the Desert Willow Golf Resort may have the potential to qualify as an RCAA.

According to the 2017 AFH, the City has a low segregation level for each racial/ethnic group, compared to a moderate level of segregation for the bi-county (Riverside and San Bernardino) region. While there was an increase in the City's segregation level since 1990, it has remained in the low level category and the City became more balanced between 2000 and 2010. The City has established Programs 1.A through 1.C to plan and implement affordable housing developments in highest and high resource areas. These programs can further promote a racially and ethnically integrated community.

#### *Disability*

In 2014, the percentage of the population with a disability was highest (25.2%) in the three blocks north of Country Club Drive, which comprise of Palm Desert Greens Country Club, Desert Willow Golf Resort, Desert Falls Country Club and Avondale Country Club. Areas north and south of these country clubs had the lowest percentages of population with a disability (below 9%). According to the 2015–2019 ACS, the areas with low percentages of population with a disability (under 10%) have shifted/expanded to some extent, although two blocks in the northeastern City corner have an increased percentage (20.4%) since 2014 (13.3%), which comprise of Indian Ridge

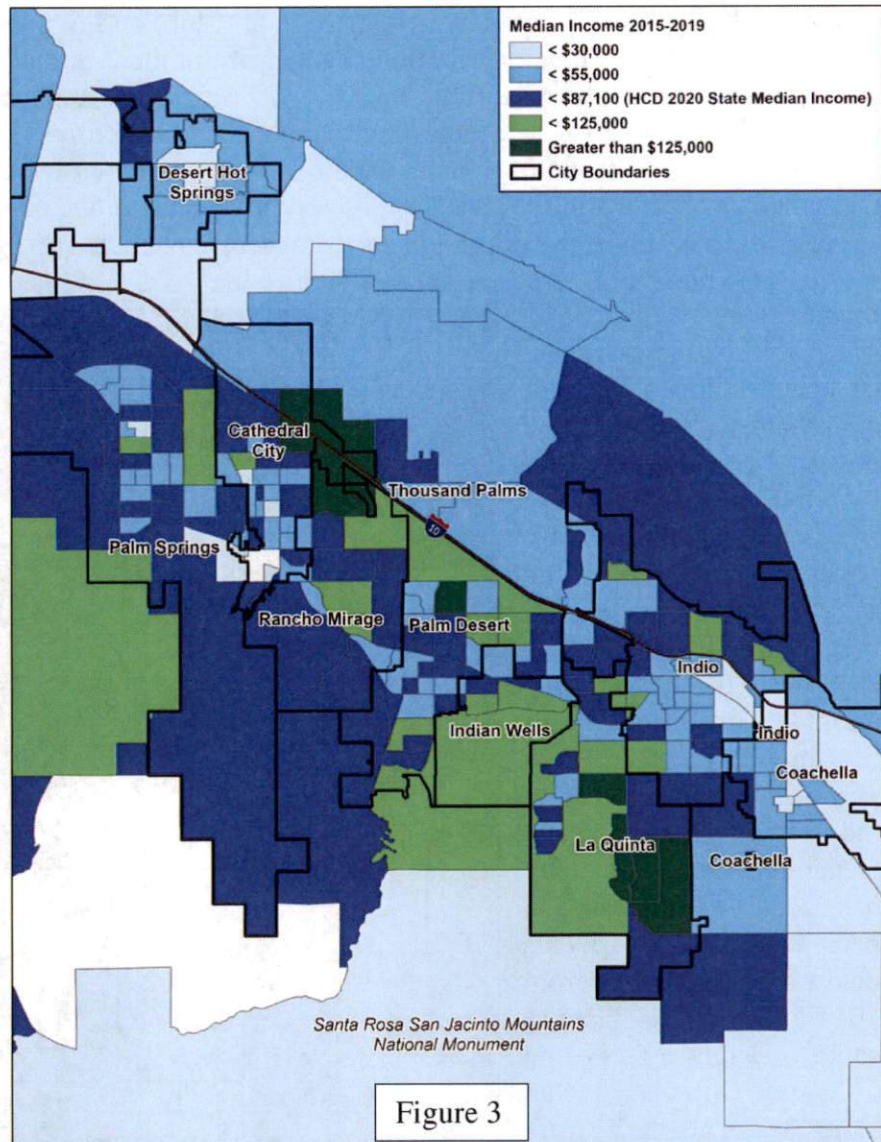


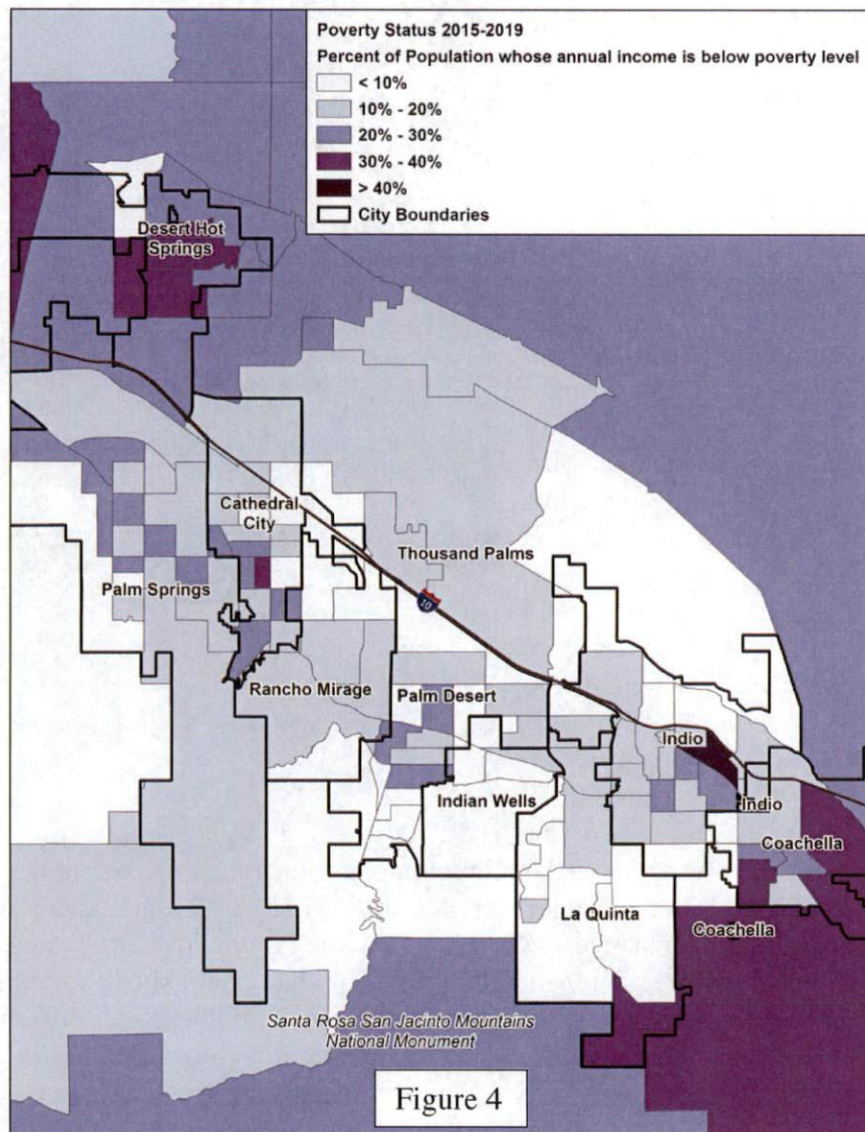
Figure 3



Country Club, Palm Desert Resort and Country Club, and Woodhaven Country Club. These percentage and geographic distribution changes are limited, in that no tract has had higher than 30% population with a disability. The City has a no-fee application process for reasonable accommodation, and assisted more than double the disabled residents between 2014 and 2020 (from 91 to 188 residents) in Housing Authority owned properties. The City does not impose any restrictions or barriers to the organic changes/movements in the community and will continue to approve and assist housing developments for disabled residents (Program 5.B).

### *Income*

The City also assessed the concentrations of households below the poverty line across the City to analyze access to adequate housing and jobs. As shown in Figures 3 and 4, there is a higher percentage of residents who fall below the poverty line (\$26,500 for a family of four in 2021) in the central portions of the City, than to the south and north. Generally, the central City has seen an increase in percentage of residents below the poverty line from 2014 to 2019. Certain areas south of Highway 111 and Chaparral Country Club along the western City boundary have seen lower percentages of residents below the poverty line from 2014 to 2019. As shown in Table III-17, Vacancy Status – 2018, the City of Palm Desert has a vacancy rate of 10.7% for rental units and 6% for ownership units, which may indicate some excess supply in the rental market.



### *Familial Status*

The City of Palm Desert has areas with higher percentages (40%-60%) of children in single female-headed households along the western and eastern City boundaries. Most of these areas have median income below the HCD 2020 State Median Income (\$87,100), and along the western City boundary also overlap with a higher percentage (21.8%) of population below poverty level



compared to other areas in the City. The City has higher concentrations (60%-80%) of households with children in the southern and eastern portions of the City, similar to the geographical extent in the City of Rancho Mirage on the west but fewer than the cities of Indian Wells and La Quinta on the east. One such area near the southeastern City boundary has median income below the 2020 State Median Income. The City has a majority of two- to three-bedroom units (75.2%) according to the 2015-2019 ACS, which should be able to serve the needs of single-parent and family households with children.

#### *Additional Local Knowledge and Data*

As is the case for the entire Coachella Valley, there has not been policy-based segregation such as redlining in Palm Desert. The region is not metropolitan, has a relatively short urban development history (mostly post World War II), and does not have a large African American population (e.g. 2.5% of total City population in 2018) or cultural presence. This coincides with the lack of any apparent segregation patterns. The City's 2017 AFH identified a low segregation level for each racial/ethnic group, including Non-White/White, Black/White, Hispanic/White, Asian or Pacific Islander/White. According to the Neighborhood Segregation Map by UC Berkeley (2019), much of the City are Latinx-White neighborhoods, while certain portions of the northern and southern City are mostly White and one area in the central City is a Asian-Latinx-White neighborhood. This is consistent with the racial makeup of the City, with White being the majority group (82.5%), the largest minority group being Asian (5.1%), and Hispanic/Latino of any race taking up 25.5%. The neighborhood distribution is generally shaped throughout the City history and economic development, and has not been affected by public policy in contrast to metropolitan areas. The mostly White neighborhoods are almost all country clubs, golf/tennis clubs and resort land uses, and the Asian-Latinx-White neighborhood in the central City is most likely associated with student population of the College of the Desert.

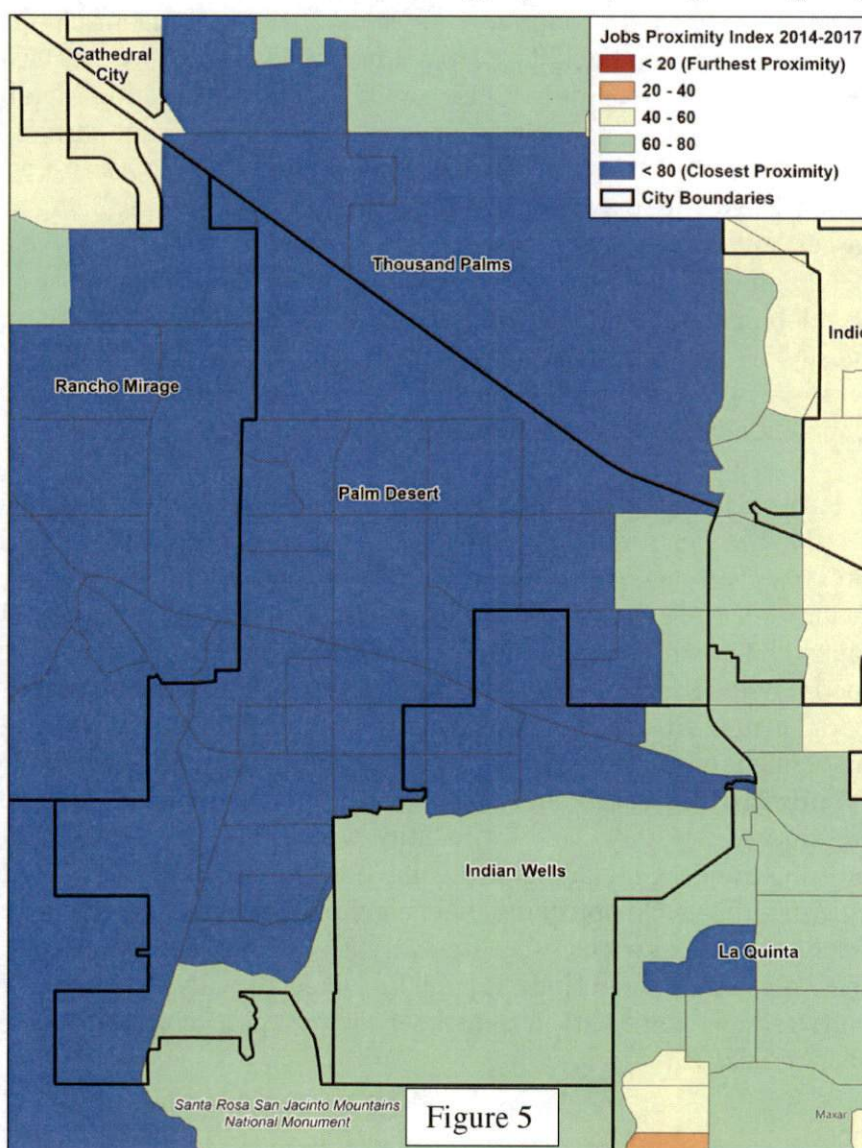
Coachella Valley, including Palm Desert, is the ancestral homeland of Cahuilla Indians, who have lived in the area for millennia. After the arrival of Europeans in the 19th century, Palm Desert had only ranches, date palm orchards, and farmland in the 1920s. Land acquisition and development mainly occurred after WWII, with the first golf course and tennis club established in 1952. Country clubs and resort uses soon bloomed, with as many as 30 golf clubs in the City. The City, only incorporated in 1973, is now a popular retreat for seasonal residents and has also attracted more permanent residents from more expensive and populated areas. Therefore, as noted throughout this assessment of fair housing and Housing Element, the City's current development pattern consists of primarily private country clubs, resort, and planned residential development. Given the development history, land availability would limit the distribution and development of various housing projects, including affordable housing. However, the City has managed to locate/acquire existing affordable housing projects including rental and ownership units in the highest and high opportunity areas such as the Highway 111 corridor and the northern City. With the advantage that the entire City is rated Highest/High Resource, the City strives to distribute new affordable housing sites throughout the City despite the land availability constraint, as discussed in the Sites Inventory section below.



### Assessment and Actions

Given the factors considered above, there is no evidence of segregation based on disability in the City, but there may be segregation based on income and potentially familial status (single female-headed households with children) and opportunity to improve integration within Palm Desert and also across surrounding communities. As shown in Figures 3 and 4, Palm Desert has a relatively low concentration of lower income households in the Coachella Valley. The cities of Cathedral City, Palm Springs and Desert Hot Springs to the west, the cities of Indio and Coachella as well as unincorporated areas in both western and eastern valley have areas with higher rates of households living below the poverty line. While incomes in certain areas of the City are lower, the entire City is not considered disadvantaged economically because the median income is above 80% of the statewide average (\$59,977 in Palm Desert; \$75,235 in California, 2015-2019 ACS). While existing affordable housing units are located throughout the City including the lower income areas, there may be potential demand for more affordable housing, especially along the Highway 111 corridor. Expanded housing options at a diversity of price-points can help encourage a more economically diverse community.

However, as shown in Figure 5, Jobs Proximity Index, the City is rated with the closest proximity to employment opportunities (>80 rating), except for small portions on the southern and eastern boundary (60-80 rating). Because all lower income areas are rated “High Resource” or “Highest Resource” (Figure 1 TCAC Opportunity Areas) and with close proximity to employment opportunities (>60 rating), this suggests that access to opportunities should not be the driving factor behind the concentration of lower income households, but likely the type of jobs and housing available.





The City is aware that the COVID-19 pandemic can disproportionately impact potentially disadvantaged residents, households and small businesses. The City of Palm Desert ran an Emergency Rental Assistance Program to assist market-rate rental properties impacted by the pandemic. Qualified households must meet certain requirements, including having experienced a loss of income directly related to the pandemic and earning less than 80% of the area median income. The program provides financial assistance in the form of rental arrears to rental properties for delinquent payments for April 2020 and/or beyond. Eligible rental properties include multi-family homes (2 units or more), single-family homes (attached or detached) and accessory dwelling units. The City estimates serving up to 60 qualified households with assistance up to \$5,000 per rental unit, and intends the program as an economic recovery tool for rental property owners and a safety net for low- and moderate-income households.

The City of Palm Desert in conjunction with Coachella Valley Economic Partnership and the California Governor's Office of Emergency Services offers no-cost Personal Protective Equipment (e.g. face masks, face shields and hand sanitizer) to Palm Desert businesses. This program helps alleviate overhead costs for small businesses and ensure compliance with state guidelines for the safety of all.

#### Access to Opportunity

The TCAC Opportunity Areas (2021) designated for Palm Desert were reviewed by City staff. For the Composite Score shown in Figure 1, the majority of the City is rated “Highest Resource”, and an area just north of Highway 111, along with five country clubs in the northern City are rated “High Resource”. The individual scores for the economic, education and environmental domains were reviewed to identify any disparities in access to opportunity. Most of the “High Resource” areas are rated with a lower economic domain score (0.25-0.50), which indicates relatively less positive economic outcome. It is unclear why the area north of Highway 111 scores lower in the economic domain, as it contains the Westfield Shopping Mall and College of the Desert, which hosts regular farmer’s markets and other activities. The majority of the City scores in the highest range for the education domain (>0.75), which indicates more positive education outcomes. The remaining areas score slightly lower (0.50-0.75), which includes a primarily commercial area in the northwestern corner of Highway 111 corridor and the five country clubs that are rated “High Resource”, as well as a portion of Bighorn Golf Club and Ironwood Country Club on the southern City boundary. The entire City scores in the highest range for the environmental domain (0.75-1), which indicates more positive environmental outcomes.

There is no transportation score on the HCD data portal. However, all the “High Resource” areas score in the highest range of Jobs Proximity Index (>80), which indicates closest proximity (Figure 5). The area north of Highway 111 is well served with multiple bus routes (Routes 1, 1X, 4, 5, 6) provided by SunLine Transit Agency. The five country clubs north of Country Club Drive have access to transit service, with bus stops in the area served by SunLine Routes 4 & 5. SunLine also provides the SunDial paratransit service, which is available within ¾ of a mile on either side of a bus route for people who are functionally unable to use the fixed-route service either permanently or under certain conditions. The SunDial service covers the majority of the five country clubs and serves people with limited mobility.



In summary, the City scores in mid-range and above for all individual and composite scores, except for the idiosyncrasy in economic domain score. There is no significant or obvious pattern of disparity in access to opportunity for City residents, including people with protected characteristics. This finding is consistent with the City's 2017 AFH, which contains an analysis of access to opportunity involving education, employment, transportation, poverty and environmental health, and found no significant disparities in terms of race/ethnicity or between different neighborhoods/census tracts. The 2017 AFH also determined that Palm Desert residents generally enjoy better access to opportunity compared to the regional level, including more proficient schools, a low poverty rate, higher proximity to jobs, higher labor force participation, better transit access and lower transportation costs, and better environmental health.

Currently, affordable housing in Palm Desert is located in seven of the 18 census tracts that occur in the City. While there may be small clusters of affordable housing developments, it is important to note that the City is comprised of many country clubs with defined boundaries, which leave limited options for new housing developments. The City and its Housing Authority have managed to disperse affordable units throughout the City so that overall, they are not concentrated geographically. The residents of affordable housing units share the same access to opportunity as the occupants of market rate housing units. Affordable housing projects include Housing Authority owned family and senior apartments, Housing Authority owned or assisted ownership projects, privately developed and assisted ownership projects, and privately developed rental properties.

There are a variety of affordable housing units in the central Highway 111 corridor south of Fred Waring Drive, including family apartments for very low to moderate income tenants such as Neighbors Garden Apartments (24 two-bedroom units), Laguna Palms (48 studio, one-bedroom, and two-bedroom units), Palm Village Apartments (36 two-bedroom units), Santa Rosa Apartments (20 two-bedroom units), Taos Palms (16 two-bedroom units), Carel Trust (1 two-bedroom apartment), and Candlewood Apartments (30 one- and two-bedroom units). There are also senior apartments for very low to moderate income tenants, including The Pueblos (15 one-bedroom units), Catalina Gardens (72 studio and one-bedroom units), River Run One (2 studio apartments), Legend Gardens (assisted living facility with 10 one-bedroom units), and Atria Palm Desert (assisted living facility with 5 one-bedroom units). Residents enjoy walking access to the various retail, restaurants, grocery and personal services in the Highway 111 corridor and El Paseo commercial district. Within a half-mile distance, Abraham Lincoln Elementary School and Palm Desert Charter Middle School are located to the northeast, George Washington Charter School to the southeast, and Mirus Secondary School to the west. College of the Desert, the Palm Desert Branch Library, Civic Center Park and Palm Desert Aquatic Center are also located conveniently to the northwest within walking distance.

Additional affordable family apartments for very low to moderate income ranges are located west of the College of the Desert near the Highway 111 corridor, including One Quail Place (384 one- and two-bedroom units) and Desert Pointe (64 studio, one-bedroom, and two-bedroom units). The Portola Palms Mobile Home Park is located nearby, in between City parks and public schools, and includes 23 mobile homes for very low and low income ranges.



In the central part of City, there are several affordable family housing projects for very low to moderate income households: Hovley Gardens Apartments (162 two- to four-bedroom rental units), Falcon Crest (93 three and four-bedroom single-family homes), and La Rocca Villas (27 one-bedroom apartments). There are also 11 self-help homes restricted to lower income households. This area includes James Earl Carter Elementary School, the City of Palm Desert Hovley Soccer Park, medical offices, restaurants, and a range of service commercial stores. The Palm Desert High School is located within a mile to the south. SunLine Bus Route 5 serves the area with stops nearby on Cook Street. To the east of Palm Desert High School is Desert Rose, a single-family project with 161 three and four-bedroom units restricted to purchasers in the very low, low, and moderate-income categories. Facilities within the project include community recreation and daycare. Desert Rose residents have relatively close access to amenities and services in the Highway 111 corridor to the south.

On the east side of the City, California Villas, located in the Palm Desert Country Club community, provides 141 one-bedroom units to very low to moderate income households. In the same neighborhood there is Villas on the Green, which consists of 76 studio, one, and two-bedroom units for persons over 55 years of age. Another senior housing project, Carlos Ortega Villas (72 one- and two-bedroom units) is located further east immediately south of a neighborhood commercial plaza. Both of these senior apartments are available for the very low to moderate income categories. Joe Mann Park is located just west of Carlos Ortega Villas, and Gerald R. Ford Elementary School is within walking distance to the south of California Villas. SunLine Bus Routes 6 & 7 serve the area with stops on Fred Waring Drive and Washington Street.

Several other affordable housing projects are scattered on the north side of the City, including a senior apartment, Las Serenas Apartments (150 one- and two-bedroom units), and two family properties, The Vineyards (52 one and two-bedroom reserved units) and The Enclave (64 one, two, and three bedroom units). All three projects are available to very low, low and moderate income categories. Depending on location, these projects may not have access to bus service in the immediate area, but are within a one-mile radius of neighborhood-serving commercial developments including grocery shopping and restaurants.

None of the currently affordable housing apartments in the City are at risk of losing affordability restrictions during or within 10 years of the planning period. There are 67 restricted ownership units built or rehabilitated by private parties that are at risk of converting to market rate housing. These include individually owned single-family homes and mobile homes throughout the City. The City is committed to extending covenants as described in Program 3.C.

In addition to planned and pending affordable housing projects described in the Land Inventory (Tables III-47 & III-48) of this Housing Element, the City will establish a pilot program to encourage development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) as described in Program 1.G, in an effort to expand housing choices in the highest resource areas.

#### Disproportionate Housing Need and Displacement Risk

The AFFH Guidance for All Public Entities and for Housing Elements (April 2021 Update) defines 'disproportionate housing needs' as 'a condition in which there are significant disparities in the

proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area.’ Disproportionate housing needs range from overcrowding and overpayment to housing conditions disproportionately affecting protected classes, including displacement risk.

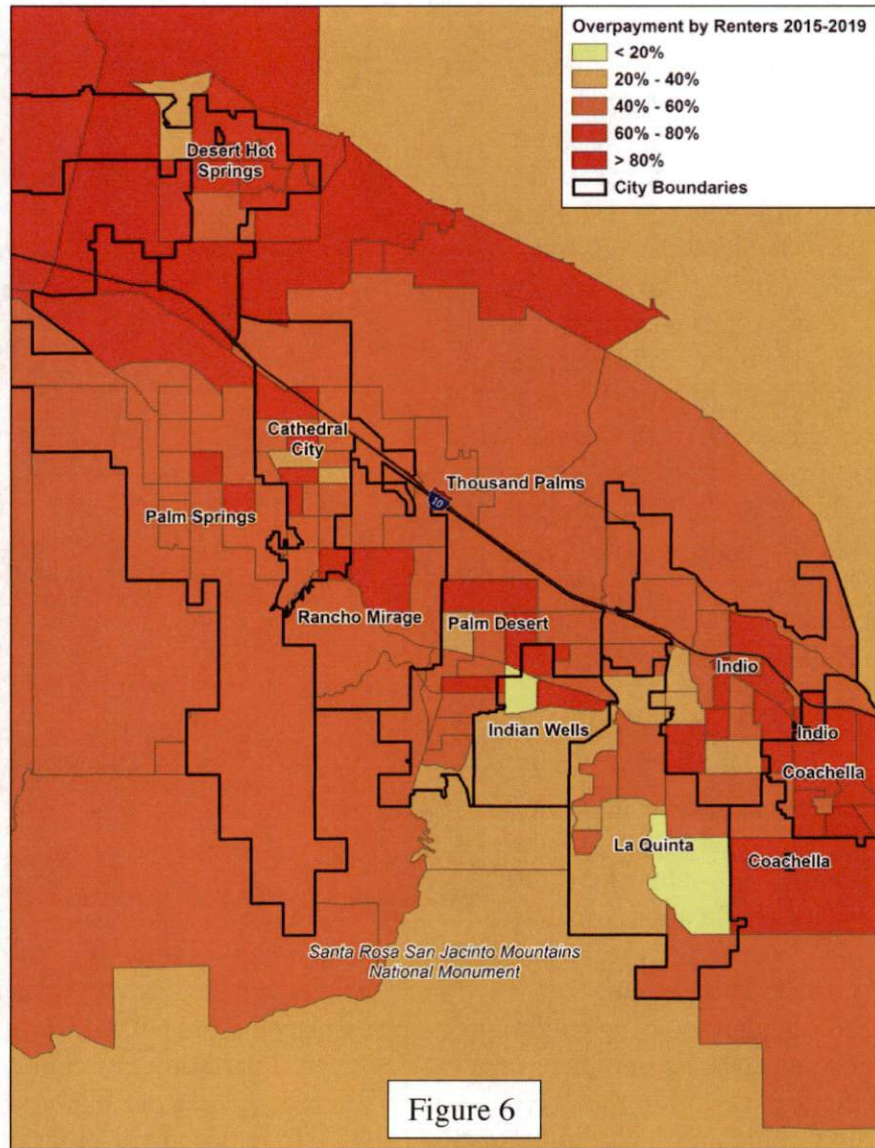
*Overcrowding*

As discussed under Existing Housing Stock (Table III-18), overcrowding is not a significant issue in the City of Palm Desert. As of the 2014-2018 ACS, only 4.0% of households in the City are considered overcrowded, with a higher percentage of renter households (8.0%, or 741 households) experiencing overcrowding. Among owners, 1.5% of households (218 households) experience overcrowding. The overall overcrowding rate (4.0% in 2018) in Palm Desert has remained constant compared to 2014; specifically, overcrowding has improved slightly for owners but worsened for renters. Compared to an overcrowding rate of 6.9% in the Riverside County (2018), overcrowding in Palm Desert is less significant. Both the renter overcrowding rate (8.0%) and owner overcrowding rate (1.5%) are lower than that of the County (11.8% and 4.3%, respectively). The slightly more severe overcrowding situation for renters in Palm Desert may result from insufficient supply of housing units or choice of lower income households to limit spending on housing. The City has entitled two projects with up to 99 affordable rental units that will be deed restricted and is actively facilitating at least three projects pending entitlements with 130 affordable rental units.



### Overpayment

A comparison to cost burden and severe cost burden based on 2010-2014 data in the AFH to 2013-2017 data (Table III-43) shows that the percentage of cost burdened households dropped significantly for both renters and owners. However, nearly half (48.2%) of renters experience overpayment. The median rent (\$1,260, Table III-44) in Palm Desert would result in a 4-person households with very low income (\$37,650, Table III-42) to overpay. As the 2013-2017 CHAS shows in Table III-43, 72.7% of all lower-income households in Palm Desert pay at least 30% of their income toward housing costs; among them, 67.8% of lower-income owner households are overpaying and 77.0% lower-income renter households are overpaying. However, as shown in Figure 6, overpayment by renters in 2019 was not a unique situation in Palm Desert, rather it is a chronic issue to be addressed both locally and regionally. Regionally, overpayment among renters tends to be higher in the western and eastern Coachella Valley, including the cities of Desert Hot Springs and Coachella and unincorporated areas of Riverside County. The City is in a generally similar but slightly better situation compared to the region. For



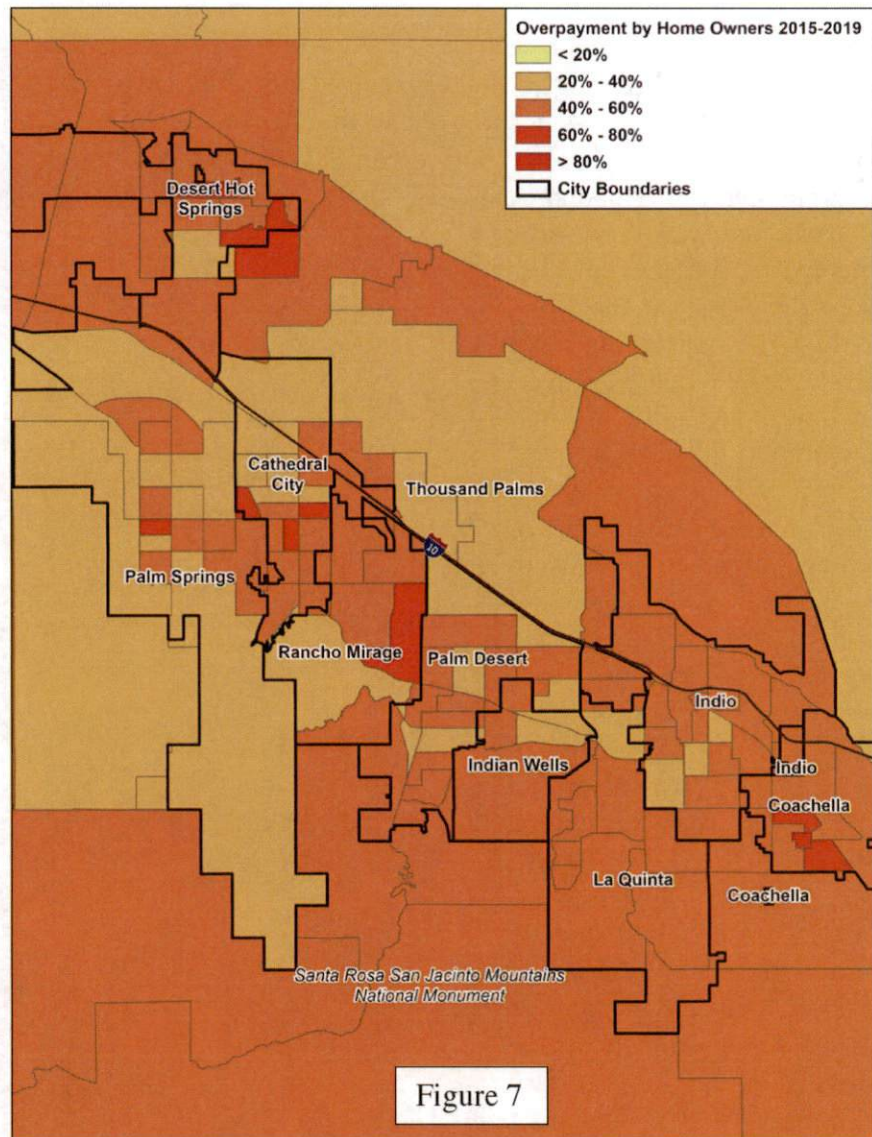
example, a much lower percentage (9.18%) of the City's family households with fewer than five persons experience severe housing cost burden compared to the Region's (18.78%), and no Native American households in the City had severe housing cost burdens while 19.53% of the Region's households did. The City of Palm Desert sees a similar extent of renter overpayment to the cities of Rancho Mirage, Cathedral City, Palm Springs and Indio, but more overpayment than the cities of Indian Wells and La Quinta. In the Coachella Valley, overpayment among owners is less



prevalent compared to renters. Most of the valley saw fewer than 60% of owners experience overpayment in 2019, including the entire City of Palm Desert. Certain portions of the City have fewer than 40% of owners overpaying for housing. Overpayment increases the risk of displacement for residents who can no longer afford their housing costs. The City has included all the programs under Goals 1 & 2 to carry out planned affordable housing projects and preserve and maintain existing affordable units. The City also aims to ensure adequate Section 8 housing assistance through outreach to the County Housing Authority.

#### *Substandard Housing Conditions*

Over half (63.6%) of the housing stock in Palm Desert is older than 30 years, with approximately 11.4% over 50 years old. Older houses often require some type of repair or rehabilitation, and the cost of such repairs can be prohibitive, which makes the owner or renter live in unhealthy, substandard housing conditions or get displaced if the house is designated as uninhabitable and the owner does not complete repairs. However, older homes, particularly those built during the mid-century period in the City are sought after, and are more likely to be conserved. The City refers lower income households to SCE's HVAC replacement program, averaging about 7 referrals annually when replacement of HCAC units is required. The City also runs a Home Improvement Program (HIP) to assist lower-income households with home repairs depending on funding availability. While only the Emergency Grant Component is currently funded, the City will consider CDBG funds to allow more participants in the HIP, especially for the units identified as lacking adequate kitchen and plumbing facilities (Program 2.A). The City will continue to provide program materials in languages other than English, as needed (see Program 11.A).





### *Homelessness*

According to the 2019 Homeless Point-In-Time (PIT) Count for Riverside County, there were 23 unsheltered homeless individuals in Palm Desert (see Table III-31). The City participates in CVAG's Homelessness Initiative and the previous Homelessness Strategic Plan, and contributes over \$100,000 annually to the Coachella Valley Association of Governments (CVAG) for regional homelessness services. The City permits homeless shelters in the Service Industrial (SI) zone and transitional and supportive housing in all residential zones. Program 5.D commits the City to bring its Zoning Ordinance in compliance with AB 101 for Low Barrier Navigation Center requirements on homeless shelters, and AB 139 for parking requirements at homeless shelters.

### *Mortgage Loan Indicators*

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The data is organized by census tracts rather than local jurisdictions, and thus the following analysis is based on census tracts located entirely within the City of Palm Desert (451.14, 451.15, 451.16, 451.19, 449.29, 449.30, 449.19, 449.22, 449.27, 445.20, 514). Among first mortgage loan applications originated in Palm Desert in 2020, 76.4% were made to white applicants. For 16.3% of loans issued, race data was not available. Among first mortgage loan applications originated in Palm Desert in 2020, Asian (101, 3.2%), Black or African American (50, 1.6%), American Indian or Alaska Native (11, 0.3%) and Native Hawaiian or Other Pacific Islander (3, 0.1%) homebuyers received a small percentage of total mortgage loans. These percentages are lower than the corresponding race distribution of Palm Desert for white, Asian, and Black or African American groups. Considering the 16.3% of loans with unavailable data on race and geographical area covered in the analysis, the pattern is consistent with the City-wide race distribution. HMDA data combines data on Hispanic or Latino identity within other race categories; approximately 5.6% (180) of 3,199 loan applications that were originated went to borrowers identifying as Hispanic or Latino. The majority (447, 74.4%) of the 601 first mortgage loan applications that were denied were denied to white applicants (including 32 borrowers that also identified as Hispanic or Latino). Twenty (3.3%) applications were denied to Asian borrowers, nine (1.5%) were denied to borrowers identified as Black or African American, and two (0.3%) were denied to borrowers identified as American Indian or Alaska Native. The racial distribution in denied applications are proportional to that in originated loan applications and is considered consistent with the City-wide race distribution.

In 2019, the origination rate to white applicants was marginally higher than in 2020, with 77.9% of the 1,783 first mortgage loans originated for home purchases going to white residents. Black (1.1%, or 19 loans) and Asian (3.4%, or 60 loans) residents had about the same share of loans originated in 2019 as compared to 2020. The origination rates for American Indian or Alaska Native (0.3%, or 5 loans) and Native Hawaiian or Other Pacific Islander (0.1%, or 2 loans) groups in 2019 were the same as in 2020. Race data was not available for 15.1% of first mortgage loans originated. Of the 402 first mortgage loans that were denied in 2019, 72.6% were denied to white applicants (292 loans, including 24 borrowers that also identified as Hispanic or Latino). Eight applications were denied to Asian borrowers, four each were denied to borrowers identified as Black or African American and Native Hawaiian or Other Pacific Islander, and two were denied to American Indian or Alaska Native borrowers. Approximately 6.1% of loans originated and 8.5% of loans denied were for applicants who identify as Hispanic or Latino, though these loans are also



counted within other race categories. As described in Programs 4.A and 11.A, the City will strive to ensure equal access to lending programs for people in all segments of the population and prevent any discriminatory practices based on race, color, national origin, religion, sex, age, or disability.

#### *Displacement Risk*

The Urban Displacement Project (UDP) is a research and action initiative of the University of California Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities, and contributed the Sensitive Communities map to HCD's AFFH Data Viewer. Communities are designated sensitive if "they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost." The following characteristics define vulnerability:

- Share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,
  - Share of people of color is above 50%,
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
  - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).



The Sensitive Communities – Urban Displacement Project map (Figure 8) identified four census tracts in the City that are considered vulnerable to urban displacement. These tracts are located along Highway 111 and in the central City, and mostly overlap with areas that have lower than



state median income (Figure 3), more diverse populations (Figure 2), and at least 40% of renters experiencing overpayment (Figure 6). These areas are primarily built out with minimal land available to support new affordable housing development. None of the currently affordable housing apartments in these areas are at risk of losing affordability restrictions within 10 years of the 2021-2029 planning period, and the City is committed to maintaining long term affordability of these units (Program 3.D). Sites T, LL, PP, QQ, and DD/10 in the Vacant Land Inventory are located within these areas, which will offer up to 452 affordable units, most of which are already entitled. These upcoming developments will help alleviate displacement risks for lower income households in the tracts identified as vulnerable.

#### Enforcement and Outreach Capacity

The City complies with fair housing laws and regulation and enforces fair housing through periodical review of City policies and code for compliance with State law and investigation of fair housing complaints.

In 2017, the City prepared an Assessment of Fair Housing (AFH) in association with its receipt of federal Community Development Block Grant (CDBG) funds. The City is set to meet housing element deadlines through efforts from both staff and consultants, and also update zoning laws and policies to ensure compliance with fair housing law upon adoption of the Housing Element update. The City has included an action in Program 9.A to update its Zoning Ordinance for density bonus requirements set forth in AB 2345. Program 8.A requires the City to maintain the Housing Overlay District and ADU standards in the Zoning Ordinance, and Program 1.G will create a pilot program to encourage accessory dwelling units dedicated as affordable units. Within a year of the Housing Element adoption, the City will ensure that the Zoning Code and land use policies comply with state laws and policies to allow a variety of housing types to serve all needs, encourage patterns of integration, and provide accommodations for protected classes.

In addition to zoning and development standards, fair housing issues can also arise from rental, lending and purchase of housing including discriminatory behaviors by landlords, lenders, and real estate agents. Typical issues include refusal to grant reasonable accommodation requests or allow service animals, selective showing of property listings based on familial status, sex, religion, or other protected class, and more. The City complies with fair housing law on investigating such complaints by referring interested and concerned parties to Fair Housing Council of Riverside County (FHCRC).

FHCRC is a non-profit organization approved by HUD that fights to protect the housing rights of all individuals and works with government offices to ensure fair housing laws are upheld. FHCRC services include anti-discrimination outreach and investigation, mediation of landlord-tenant disputes, credit counseling and pre-purchase consulting, first-time homebuyer workshops, and foreclosure prevention/loan modification services. Between Fiscal Years 2007/08 and 2015/16, a total of 152 housing discrimination complaints were filed by Palm Desert residents at the Fair Housing Council of Riverside County (FHCRC). The majority (59.9%) were on the basis of disability, followed by 14.5% on the basis of race and 6.6% on the basis of familial status (other categories each represented 5.3% or less of the total).



FHCRC provided counseling related to lending discrimination for the City's 2017 AFH. The AFH found that the census tracts with the highest loan denial rates (449.19 and 451.24) had low percentages of minority populations (10.7%). FHCRC's comprehensive audit on rental, sales and lending in 2013 did not have specific findings to Palm Desert, but did indicate that discrimination occurred on the basis of race and national origin during the loan application process and sale and rental housing in Riverside County.

HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO) provided case records for Palm Desert in July 2021. Fifteen fair housing cases were filed with their office during the previous planning period, with seven based on disability, four based on familial status, three on retaliation, two on religion and one each based on race/sex/national origin. Note that three of the cases were filed on multiple bases. Six of these cases were closed due to no cause determination, and one case remains open. Seven cases were closed with successful conciliation/settlement for issues such as refusal to rent, discriminatory advertising/acts/terms and conditions, or failure to make reasonable accommodation. All but two of these cases were handled through the Fair Housing Assistance Program (FHAP), in which HUD funds state and local agencies that administer fair housing laws that HUD has determined to be substantially equivalent to the Fair Housing Act. The California Department of Fair Employment and Housing (DFEH) is the only certified agency for FHAP in California. Because state law has more protected classes than federal law, DFEH may have additional case records. A request was made in July to DFEH, and they provided data on closed cases on September 10, 2021.

During the 2014-2021 planning period, DFEH had nine closed cases in Palm Desert. Three of these were dismissed after investigation most likely due to insufficient evidence, and another three were closed due to no cause determination. Of the remaining cases, two were filed based on disability, with one harm being reported as denied reasonable accommodation and rental/lease/sale. These two cases were closed after settlement by mediation or successful conciliation/settlement. The other case was filed on the basis of familial status (children), with the harm being denied rental/lease/sale, and was settled voluntarily by the Dispute Resolution Division (DFEH staff).

FHCRC and DFEH did not provide additional location details for cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. The case records reported above by local and regional service providers identify the most frequently filed case basis in Palm Desert to be disability. This is consistent with the finding in Riverside County's Analysis of Impediments to Fair Housing Choice 2019-2024 (2019 AI). The 2019 AI determined that discrimination against persons with disabilities is a standing impediment to fair housing choice. Although the County addressed the issue through education and outreach to housing providers through workshops, audits, information and referrals, nearly 63 percent of all fair housing complaints received by FHCRC during 2013-2018 in the County were on the basis of disability. Among other prior impediments assessed in the 2019 AI, lack of available housing and affordable housing are found to be market conditions rather than a discriminatory practice or impediment to fair housing. This finding concurs with the City's development history and land use pattern, which were shaped by the market rather than policies. Other prior impediments, such as rental advertising and viewing the unit, credit check/leasing, predatory lending/steering and other lending/sales concerns have been addressed through extensive education, training and other resources offered by the FHCRC and County for various stakeholders in these processes. Habitability/construction



evictions was removed from impediments to fair housing choice due to insufficient public data. The 2019 AI identified a new impediment in County land use policies on transitional and supportive housing, which is irrelevant to the City of Palm Desert with its own zoning code.

The 2019 AI recommended that the County and its fair housing service provider should continue and expand education and resources for property owners, managers and residents on laws pertaining to reasonable accommodations and reasonable modifications, which are among leading reasons for discrimination on persons with disabilities. Workshops on housing rights of persons with disabilities, as well as free landlord-tenant services offered by fair housing service providers are also recommended to reduce and eliminate discrimination. These recommendations also shed light on how the City can address potential discrimination on persons with disabilities, which are reflected in Programs 4.B and 5.B. Apart from actively engaging with developers to increase housing supply for protected classes (Programs 1.D and 3.E), the City continues to work with agencies and local organizations to affirmatively further fair housing through information dissemination, education, outreach and referral (Programs 4.A and 11.A).

### **Sites Inventory**

The City extends into the Santa Rosa Mountains in the south, and much of the area near the southern City boundary is designated as Open Space on the General Plan and not available for development. The City is primarily built out, and future housing development will occur as mainly infill projects and on the north side of the City which has larger vacant parcels.

As shown in the inventory map associated with Table III-47, the sites identified for the inventory are located in different parts of the City in various zoning districts and dispersed to the extent possible with available lands, which will encourage a mix of household types across the City. Most of the sites identified for this Housing Element, primarily those located along the Highway 111 corridor (sites LL, PP and QQ, resulting in a total of 42 units), will result in small-lot development and housing affordable to lower-income households. The RHNA sites designated for lower income units are distributed across the City with various General Plan designations, from the Highway 111 corridor (Sites T, site LL, 28 units) to central (Sites PP, QQ, KK, DD, 128 lower income units and 310 moderate income units) and northern City (Sites A-F, H, 1,144 lower income units and 286 moderate income units). The northern City is also the area where the largest number of above moderate income units will be constructed (4,102 per Table III-48), showing that more than 20% of the total new units in this area will be affordable units, and will provide for integration of all income levels in this area of the City. Their General Plan designations include Small Town Neighborhood, Neighborhood Center, Suburban Retail Center, Regional Retail, Town Center Neighborhood, Public Facility/Institutional, and Employment Center. Above moderate income units are expected to be market-driven, single-family homes traditionally built in the City (see Table III-48). The above moderate income projects are located throughout the City, many of which are near affordable housing sites (Sites B & 12, Sites D, 14 & 16) or part of the same project as affordable units (for example, Site DD/40, see map next to Table III-48). The vacant sites that are zoned suitably for multiple income categories are typically found on the central and north sides of the City, where larger vacant parcels are available for mixed-income projects which combat potential segregation and concentration of poverty by providing a variety of housing types to meet the needs of residents in these areas. The sites' zoning designations include Housing Overlay



District (all sites), Planned Residential, Planned Commercial, Public Institution, Residential Single Family, and Residential Multiple Family.

#### Integration and Segregation: Race and Income

As noted, there is no area of identified segregation in or near Palm Desert, and sites in the inventory are located in areas with a wide range of diversity ratings (Figure 2). Site LL (28 units) in the Highway 111 corridor is in an area with lower median income (<\$55,000), Sites PP, QQ, DD/40 (92 lower income units, 310 moderate and above moderate income units) are in an area with a slightly higher percentage of population below poverty level (<30%), Sites T and LL are in an area where >80% of renters experience overpayment. The location of lower income RHNA sites like T, LL, PP, QQ will expand affordable housing supply for households in need and alleviate renter overpayment in these highest and high resource areas. Site DD/40 as a mixed-income site for lower, moderate and above moderate income households will further promote a more economically diverse and integrated community. As described above, lands in the northern City include 1,123 lower income units, 286 moderate income units and 4,102 above moderate income units, providing integration in this developing area of the City. The Land Inventory is not expected to exacerbate any existing patterns of segregation based on race and income, but rather will enhance integration.

#### Access to Opportunity

The City examined the opportunity area map prepared by HCD and TCAC (Figure 1). The opportunity area map designates the majority of the City as “Highest Resource”, and the remaining as “High Resource”, which indicate areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. Using the statewide opportunity area map, local knowledge, and indicators of segregation, displacement risk, and access to opportunity as overlays to the City’s vacant land inventory, the City was able to identify sufficient sites for affordable units in Palm Desert’s sixth cycle inventory (See Land Inventory section of this Housing Element and Table III-47) in areas identified by TCAC/HUD as either “Highest Resource” or “High Resource” with the highest Jobs Proximity Index scores.

Several sites identified for affordable housing are located along the Highway 111 corridor, which offers a variety of resources and amenities. Multiple bus routes serve the area, which provide local and regional connectivity in the City, Coachella Valley and Riverside County. The Highway 111 corridor area features walkable streets and neighborhoods, and provides walking access to retail, restaurants, grocery and personal services. Several elementary and middle schools are located nearby, as well as a community college and public facilities such as library and aquatic center. These future housing sites affirmatively further fair housing through their close proximity to jobs, neighborhood retail and services, education and transit, all of which can reduce the overall cost of living for lower-income households. The stores, restaurants and offices in both the Highway 111 and El Paseo commercial districts provide varied job opportunities.

The northern City has more and larger vacant lands with great development potential, and accommodates RHNA sites of all income levels. These projects are generally within a one-mile radius of the large commercial plaza on Monterey Avenue or neighborhood-serving developments



including grocery shopping and restaurants near Country Club Drive. Existing preschool, elementary and high schools are generally within a two-mile radius.

The City analyzed environmental constraints, including wildfire zones, 100-year flood zone, and 500-year flood zone, and confirmed that none of the sites identified are within or near any identified hazard zones. The sites identified in the vacant land inventory are not at risk of any environmental hazards. Evidence provided by the HUD tables and maps reveal there are no disparities in access to environmentally healthy neighborhoods. When compared with the Region, the City residents scored much higher. The City ranged from 53.59 for Whites to 62.28 for Asians. This is a much narrower range than the Region and demonstrates there are no significant differences in labor market access experienced by the different racial and ethnic populations living in Palm Desert. Overall, the Land Inventory is expected to improve access to opportunities for households in need by expanding affordable housing supply in highest and high resource areas.

#### Disproportionate Housing Needs

Based on the fair housing assessment, while the City offers a good selection of affordable housing units and has a slightly higher vacancy in rental units as of 2018, expanded housing options at a diversity of price-points can help alleviate overcrowding, overpayment and encourage a more economically diverse community. Areas along the Highway 111 corridor and in the central City generally have lower median income, higher percentage of population below poverty status and low to moderate income (LMI) population, and are identified as sensitive communities to displacement. In particular, Tract 451.08 on the north of the Highway 111 has over half (53.3%) low to moderate income population and over 60% of renters overpaying. The City is actively maintaining affordable housing projects including in the Highway 111 corridor, such that none of the apartments are at risk of losing affordability restrictions during or within 10 years of the 2021-2029 planning period. The City will complete the RFP process for Sagecrest Apartments (Site LL) to provide at least 28 units for lower income households in Tract 451.08. The City adopted the Housing Overlay in 2020 and placed it on all Inventory sites including Site LL and Site T in Tract 451.08. Implementation of the overlay will provide significant incentives to developers for provision of affordable units including development fee waivers, development standard reductions, and parking reductions (Program 8.A). The Land Inventory and accompanying programs are expected to increase affordable housing supply and meet the diverse needs of all segments of the community.

#### **Contributing Factors**

Discussions with community organizations, government agencies, affordable housing developers, and the assessment of fair housing issues identified several factors that contribute to fair housing issues in Palm Desert, including:

- Lack of affordable, accessible units in a range of sizes: Families with children and disabled people have a high need for affordable housing.
- Lack of access to opportunity due to high housing costs including rising rents: Severe cost burdens greatly reduce the income available to meet other family needs including food,

childcare, and medical expenses. This contributing factor also impacts households with one or more disabled member.

- Housing production out of balance with housing demand: New housing is needed to meet the housing needs of all income groups and fair housing protected classes.
- Housing discrimination during the rental/leasing process, particularly against persons with disabilities.

Based on this assessment, most of these contributing factors can be attributed to a common issue of limited options and supply. The City identified three goals to further housing equity in Palm Desert: 1) preservation of affordability of housing units that could convert to market rate housing, 2) increasing the number of affordable units for families with children and people with disabilities or other special needs, 3) increasing awareness among residents of housing discrimination and how to file complaints with local, state and federal agencies. These goals target all contributing factors to fair housing issues identified above, and are incorporated into the Goals, Policies, and Programs section. Programs 4.A and 11.A focuses on information dissemination to all segments of the City population for affirmatively furthering fair housing and combating discrimination. Additionally, the City has incorporated meaningful actions that address disparities in housing needs and in access to opportunity for all groups protected by state and federal law, through preservation and new development of affordable housing and encouraging a variety of housing products including accessory dwelling units. (See Programs 1.A-G, 2.A, 2.B, 3.B-D)

## **AFFORDABLE HOUSING DEVELOPMENTS**

The Palm Desert Housing Authority owns and operates approximately 1,114 rental housing units, and private developers own and operate approximately 319 rental units. An additional 227 units are anticipated. Additionally, the Housing Authority has assisted first-time lower income homebuyers in purchasing 301 ownership properties. Each development is described below.

### **Palm Desert Housing Authority Owned and Assisted Rental Properties**

The Housing Authority owns eight (8) multi-family apartment complexes and seven (7) senior apartment complexes that provide affordable housing for lower income residents. Each of these complexes is described below. Combined, there are a total of approximately 1,114 affordable rental units that are Housing Authority owned and assisted. The number and mix of units and households fluctuates based on occupancy and turnover. The following breakdown is based on occupied units in January, 2021.

#### Family Apartments:

- *One Quail Place* provides 384 units, including 156 one-bedroom and 228 two-bedroom apartments, available to lower income ranges. There are 220 very low, 113 low, and 39 moderate income households currently living in the complex.



- *Desert Pointe* is a 64-unit complex with 34 studio, 24 one-bedroom, and 6 two-bedroom units which currently house 38 very low-income households, 15 low-income households, and 8 moderate income household.
- *Neighbors Garden Apartments* has a total of 24 two-bedroom units, 15 of which are rented by very low-income households, 6 of which are low-income tenants, and 2 are rented to moderate income tenants.
- *Taos Palms* provides 16 two-bedroom units to 10 very low, 4 low income households and 2 moderate income tenants.
- *California Villas* is a 141-unit project which provides one-bedroom units to 90 very low, 35 low and 10 moderate income households.
- *Laguna Palms* provides 48 units which include 4 studios, 18 one-bedroom, and 26 two-bedroom units to 30 very low income, 10 low income, and 6 moderate income tenants.
- *Palm Village Apartments* provides 36 two-bedroom apartments. The property includes 20 very low income, 13 low income, and 2 moderate income tenants.
- *Santa Rosa Apartments* provides 20 two-bedroom units to 13 very low income, 6 low income, and 1 moderate income tenants.

Senior Apartments:

- *The Pueblos* includes 15 one-bedroom units for 12 very low and 3 low income senior households.
- *Catalina Gardens* provides 72 units, including 48 studio units and 24 one-bedroom apartments to 66 very low, 4 low, and 2 moderate income senior households.
- *Las Serenas Apartments* has 150 units, including 100 one-bedroom and 50 two-bedroom units rented to 118 very low-income, 23 low-income, and 8 moderate-income seniors.
- *Candlewood Apartments* provides a total of 30 units, including 26 one-bedroom units and 4 two-bedroom units to 22 very low, 5 low income and 3 moderate income senior households.
- *La Rocca Villas* includes 27 one-bedroom apartments and houses 21 very low income, 4 low income and 2 moderate income residents.
- *Carlos Ortega Villas* provides a total of 72 units, including 64 one-bedroom and 8 two-bedroom units, for 47 very low income, 22 low income, and 2 moderate income residents.

**Palm Desert Housing Authority and City Assisted Ownership Projects**

The Palm Desert Housing Authority and City provide financial assistance to eligible first-time homebuyers with down payment monies needed to secure financing toward the purchase of a new home in the Authority's housing developments.

- *Desert Rose*, a 161-unit single-family project, was developed in 1994. The three and four-bedroom units are restricted for a period of up to 45 years to purchasers in the very low, low, and moderate-income categories. Facilities within the project include community recreation and daycare.
- *Falcon Crest* provides 93 three and four-bedroom single-family homes for 13 low and 80 moderate income households. The project was completed in 2007 and 2008 and includes resale restrictions for a 45-year time period.

### **Privately Developed and Assisted Ownership Projects**

The City and Palm Desert Housing Authority have provided various incentives to developers that dedicate units as affordable and carry affordability restrictions.

- *The Rebecca Road and San Marino Homes* were part of the Acquisition Rehabilitation Resale program. Three (3) single-family homes were rehabilitated and resold with resale restrictions for low and moderate income households.
- *Coachella Valley Housing Coalition (CVHC)* constructed a total of 11 self-help homes restricted to very low and low income households, that purchased the homes through low interest loans and sweat-equity programs.
- *Habitat for Humanity* constructed 11 single-family homes, which are restricted to very low-income households that were purchased through low interest loans and sweat-equity programs.
- *Building Horizons* homes were built as part of a vocational high school program, and provide 2 single-family homes for low-income households, with 30-year resale restrictions.
- *Portola Palms Mobile Home Park* includes 23 mobile homes, 16 of which are very low income, and 7 of which are low income. The project includes resale restrictions for 30 years.
- The *Neighborhood Stabilization Program (NSP)* was used to assist homeowners in the purchase of two (2) single-family properties.

### **Privately Developed Rental Properties**

The City has provided various incentives to developers that dedicate units as affordable and carry affordability restrictions.

#### Family Properties:

- *Hovley Gardens Apartments* is a private project which received Agency assistance and tax credits, and constructed 162 two, three and four-bedroom rental units available to very low and low income households.



- *The Vineyards*, which consists of a total of 260 units, includes 52 one and two-bedroom units reserved for very low, low and moderate income households. The units were created through the City's density bonus program and the Agency has an option to purchase affordability of an additional 52 units in the future.
- *The Enclave*, which consists of a total of 320 units, includes 64 one, two, and three bedroom units reserved for very low, low and moderate income households. The units were created through the City's density bonus program.
- *The Carel family* has 1 two-bedroom apartment available to lower income residents.
- *L&T Development Company on Catalina Way* includes 4 one-bedroom units for residents with low incomes.

Senior Properties:

- *Atria Palm Desert*, an assisted living facility, includes 5 one-bedroom apartments for residents with very low incomes.
- *Bernard on Catalina Way* includes 4 studio apartments restricted to low and moderate income residents.
- *Legend Gardens* is an assisted living facility that includes 10 one-bedroom apartments for residents with very low and low income levels.
- *River Run One* includes 2 studio apartments for residents with very low and low incomes.
- *Villas on the Green*, which consists of a total of 76 units, includes 15 studio, one, and two-bedroom units for persons over 55 years of age in the very low, low and moderate income categories. The units were created through the City's density bonus program.

**Affordable Housing Units Built During the 2014-2021 Planning Period**

- *Carlos Ortega Villas*, a Palm Desert Housing Authority rental property described above, was built in 2015. It includes 72 affordable senior units and incorporates a variety of energy efficient design concepts, including passive heating and cooling, solar panels to generate electricity, solar thermal panels for heating water, and water-efficient landscaping and plumbing fixtures, with the long-term goal of having net zero energy usage.
- The City secured an agreement with the *Legend Gardens* assisted living facility for 10 one-bedroom apartments for residents with very low and low income levels.

**CONSTRAINTS TO THE DEVELOPMENT OF HOUSING**

This section of the Housing Element analyzes the governmental, environmental, physical and economic constraints associated with the development of housing. These constraints can take many

forms, but generally increase the cost of providing housing, which can have a potentially significant impact on affordable housing development.

## **Governmental Constraints**

### Permit Processing

Palm Desert has historically provided expeditious processing for planning entitlements. The City encourages the concurrent processing of applications and can complete the entitlement process on most projects in three to six months, depending on the approving body and the complexity of the application.

The City requires tract map review and approval for all single-family home tracts and a precise plan for multi-family projects, both of which can be processed concurrently with any other permit that might be required. For either, the review process is a simple analysis that assures that the project's design meets the requirements of the zone in which it occurs. Applications for Precise Plans, when complete, are circulated to other City departments for comments. The Precise Plan is then reviewed by the Architectural Review Commission (ARC) and approved by the Planning Commission. The ARC provides technical review of the Precise Plan application, including the provision of parking, trash enclosures and similar standards, and reviews the landscaping plans for water efficiency. The ARC meetings are public, but are not noticed hearings. ARC review is scheduled within two to three weeks of an application being found complete, and usually precedes Planning Commission hearing by three to four weeks. The ARC provides recommendations on the Precise Plan to the Planning Commission, which takes action on Precise Plan applications. Public notice and mailings are made 10 days prior to a Planning Commission hearing.

The findings needed for approval of either a tract map or precise plan pertain to the project's consistency with State law; the General Plan and Zoning Ordinance; public health and safety; and the site's physical ability to accommodate the project. The findings focus on General Plan and Zoning consistency, are not subjective and do not pose a constraint to development. The average processing time for a typical application is 4 to 6 months, including the recently approved Montage single family homes, which received approval in 6 months, which is generally consistent with most Valley cities, and does not represent a constraint. The City also has a building permit streamlining process, for a fee, and allows "at risk" building permit applications, which can be submitted immediately following ARC review, and prior to Planning Commission approval. As described above, neither the process for a Precise Plan review, nor the time required are constraints to the development of housing.

The City has not received any requests for streamlined processing under SB 35, and to date has relied on the requirements of law should an SB 35 project be proposed. In order to encourage development of affordable housing under SB 35, Program 1.H has been added to require the establishment of an SB 35 streamlining process within the first year of the planning period.

Individual single-family homes do not require a public hearing and are approved by the Planning Department as part of the usual building plan checking process. Building permits are processed, generally in one to four months.

Development of residential projects under the City's recent General Plan update have been consistent with the densities allowed under the Land Use Map.

The City's processes are not a constraint to the provision of affordable housing.



### Application Fees

The City posts current fees and exactions that are applicable to proposed housing development projects on the City's website, consistent with Government Code §65940.1(a)(1)(A). **Table III-21**, below, illustrates typical permit fees for a hypothetical single-family subdivision and an apartment project. Each fee is described in detail in subsequent sections of the Housing Element. The table is not meant to be exhaustive, but provides a general representation of typical development fees. Total fees for a 32-unit subdivision are estimated at approximately \$19,131 per unit, 63% of which (\$11,908) are impact fees which are not controlled by the City. Total fees for a 32-unit apartment complex are estimated at \$7,589 per unit, 73% of which (\$5,487) are non-City fees. For an affordable housing apartment project with an average per unit cost of \$208,200 per unit, the City's fees represent 3.6% of the cost of that unit, and are not a constraint to development. Furthermore, the City has the ability to waive fees for affordable housing projects, with the exception of fees not imposed by the City such as MSHCP fees, which further reduce the cost. The City's development fees are not an impediment to the provision of housing.

**Table III-21**  
**Typical Permit Fees for Housing Developments in Palm Desert**

Fee Type	Typical Fees	
	32 Unit Subdivision <sup>1</sup>	32 Unit Apartment Project <sup>2</sup>
<b>City Fees:</b>		
Planning Department:		
Tentative Tract Map	\$3,308	n/a
Tentative Parcel Map	n/a	\$1,203
Environmental Assessment	\$276	\$276
Precise Plan	\$2,894	\$2,894
Public Works Department <sup>3</sup> :		
Grading Plan Check	\$3,023	\$853
Subdivision Precise Grading Plan Check	\$3,500	n/a
SWPPP/NPDES Plan Check	\$176	\$176
PM10 Plan Check	\$78	\$78
Signing and Striping Plan Check	\$1,110	\$1,110
Traffic Signal Plan Check	\$1,480	\$1,480
Signalization Impact Fee	\$1,600	\$1,600
Drainage Impact Fee (location dependent)	\$1,500	\$1,500
WQMP Fee (deposit)	\$3,700	\$3,700
Building and Safety Department:		
Plan Check	\$46,080	\$8,512
Inspection	\$72,960	\$9,120
Permit Issuance	\$105	\$105
New Construction Fee	\$25,600	\$12,160
Fire Facilities Fee (location dependent)	\$22,688	\$5,824
Art in Public Places Fee	\$41,080	\$16,656
Subtotal, City Fees:	\$228,264	\$64,353
<b>Non-City Fees:</b>		
Strong Motion Implementation Program (SMIP) Fee	\$2,136	\$866
Multi-Species Habitat Conserv. Plan (MSHCP) Fee	\$43,872	\$8,128

**Table III-21**  
**Typical Permit Fees for Housing Developments in Palm Desert**

Fee Type	Typical Fees	
	32 Unit Subdivision <sup>1</sup>	32 Unit Apartment Project <sup>2</sup>
Transportation Uniform Mitigation Fee (TUMF)	\$73,920	\$42,560
Desert Sands Unified School District (DSUSD) Fee	\$261,120	\$124,032
Subtotal, Non-City Fees:	\$381,048	\$175,586
<b>Total Cost:</b>	<b>\$612,206</b>	<b>\$242,833</b>
<b>Total Cost Per Unit:</b>	<b>\$19,131</b>	<b>\$7,589</b>

<sup>1</sup> Assumes a 10-acre subdivision (4 du/ac + 2 addl. acres), 32 single-family dwelling units. Each unit is 2,000 square feet and valued at \$513,498 (average value from Table III-14).

<sup>2</sup> Assumes a 2-acre parcel with 32-unit multi-family apartment complex. Each unit is 950 square feet and valued at \$208,200 (average value from Table III-14).

<sup>3</sup> Does not include Half Street and Full Street Improvement Plan Check or Storm Drain Plan Check which are based on project-specific linear feet.

**Table III-22**, below, identifies the City's current (2021) Community Development/Planning fees for processing applications and permits. They have not increased since 2012 and are not considered a constraint to the development of affordable housing in the City.

**Table III-22**  
**Community Development/Planning Fee Schedule, 2021**

Permit Type	Fee
General Plan Amendment/Change of Zone	\$2,007
Architectural Review (single family)	\$226
Conditional Use Permit or Precise Plan	\$2,894
Environmental Assessment	\$276
Tentative Tract Map	\$3,308
Tentative Parcel Map	\$1,203
Source: "Community Development/Planning Fee Schedule," Resolution 2012-37, City of Palm Desert, June 14, 2012.	

#### General Plan and Zoning Ordinance Constraints

The residential districts of the Land Use Element allow a broad range of densities for all types of development:

- Rural Neighborhood allows 0.05 to 1 units per acre
- Golf Course & Resort Neighborhood allows up to 8 units per acre
- Conventional Suburban Neighborhood allows 3 to 8 units per acre
- Small Town Neighborhood allows 3 to 10 units per acre
- Town Center Neighborhood allows 7 to 40 units per acre

The General Plan also allows residential uses in Commercial designations:

- Resort & Entertainment District allows up to 10 units per acre
- Regional Retail District allows 10 to 15 units per acre



- Suburban Retail Center allows 10 to 15 units per acre
- Neighborhood Center allows 10 to 15 units per acre
- City Center/Downtown allows 12 to 40 units per acre

The City's Zoning designations parallel the General Plan and include:

- Hillside Planned Residential District (HPR) (maximum 0.2 du/ac)
- Estate Residential District (R-E) (0.5 to 1 du/ac)
- Single-Family/Mobile Home District (R-1-M) (4 to 7 du/ac)
- Single-Family District (R-1) (2 to 8 du/ac)
- Mixed Residential District (R-2) (3 to 10 du/ac)
- Multifamily Residential District (R-3) (7 to 40 du/ac)
- Planned Residential District (PR) (4 to 40 du/ac)

#### *Density Bonus*

The Zoning Ordinance also includes density bonus provisions, incentives and concessions, housing overlays, and flexible development standards where applicable. Section 25.34.040 establishes eligibility criteria and general provisions for density bonuses. The number of additional dwelling units entitled depends on the number of very low, low, and moderate income units and senior units provided in the development, with a maximum increase of 35%. Additional concessions, such as reductions in development standards, may be approved, and special provisions are available for development of a childcare facility or donation of land to the City.

Effective January 1, 2021, AB 2345 amends the state's Bonus Density Law to increase the maximum density bonus from 35% to 50% for projects that provide at least: 1) 15% of total units for very low income households, 2) 24% of total units for low income households, or 3) 44% of total for-sale units for moderate income households. AB 2345 also decreases the threshold of set-aside low income units required to qualify for concessions or incentives, and decreases the number of parking spaces required for 2 and 3-bedroom units. Density bonus projects within ½ mile of a major transit stop may also qualify for reduced parking requirements. Program 9.A directs the City to amend the Zoning Ordinance to assure compliance with AB 2345.

#### *Housing Overlays*

The Senior Housing Overlay (SO) allows flexibility in density and development standards to reflect the unique requirements of persons over the age of 55. The SO allows for reductions in parking standards, and calculates units based on population per acre, rather than units per acre, to allow greater flexibility in the development process. In 2020, the City replaced the former Medium/High Density Housing Overlay District with the Housing Overlay District (HOD) to incentivize the development of new housing units at affordable rents. The HOD provides optional, flexible development standards, density bonuses, design criteria, and parking reductions for the development of a wide variety of housing products which provide a minimum of 20% of all units at income-restricted rents, or at least one unit for smaller residential projects. It also eliminates the public hearing requirements and waives City plan check/inspection fees and potentially other fees. The HDO was applied to all Housing Authority parcels and privately owned parcels listed in Table III-47, Vacant Land Inventory.

*Residential Development Standards*

The development standards in the Zoning Ordinance are also not restrictive, as shown in **Table III-23**, below.

**Table III-23**  
**Residential Zoning District Development Standards**

Standard	Zoning District*								
	R-E <sup>3</sup>	R-1 <sup>3</sup>			R-2	R-3	R-1-M <sup>1</sup>	HPR <sup>4</sup>	PR <sup>5</sup>
	≥1ac	≥15,000sf	≥10,000sf but ≤15,000sf	<10,000sf					
Units/Acre	1-2	2-3	3-4	5-8	3-10	7-40	7	1/5 ac	4-40
Lot Size, minimum	40,000 sf	15,000 sf	10,000 sf	8,000 sf	3,500 sf	3,000 sf	20 ac/ 5,000 sf	---	---
Lot Size, maximum	1 ac	No max	14,999 sf	9,999 sf	No max	No max	No max	---	---
Lot Width, minimum	150'	90'	90'	70'	50'	40'	500'	---	---
Lot Depth, minimum	200'	125'	100'	---	---	---	---	---	---
Lot Coverage, maximum	30%	35% <sup>2</sup>	35% <sup>2</sup>	35% <sup>2</sup>	60%	75%	---	10%	50%
Setback Front/Side / Rear	30/10/5 0	25/15/20	20/8/20	20/5/15	12/5/1 5	10/8/1 0	20/10/1 0	-/-/-	-/-/- <sup>8</sup>
Parking	2/unit <sup>9</sup>	2/unit <sup>9</sup>	2/unit <sup>9</sup>	2/unit <sup>9</sup>	2/unit <sup>9</sup>	2/unit <sup>9</sup>	2/unit <sup>9</sup>	2/unit <sup>9</sup>	2/unit <sup>9</sup>
Building Height, max	15' (18' ARC) <sup>7</sup>	15' (18' ARC) <sup>7</sup>	15' (18' ARC) <sup>7</sup>	15' (18' ARC)	30'	40'	18'	---	40'
Group usable open space/du, minimum	---	---	---	---	---	300 sf	---	---	---

\* Residential development is allowed in all Commercial zones

<sup>1-7</sup> Notes are provided in Zoning Ordinance Table 25.10-3.

8. Established in Precise Plan.

9. Except in HOD, where Studios and One Bedrooms are 1.5/unit.

ARC = Architectural Review Commission

Source: City of Palm Desert Zoning Ordinance, Table 25.10-3

The City's development standards allow for two story development in the R-1 district (lot size <10,000 sf), 2.5 stories in the R-2 district, and 3 stories in the R-3 and PR districts. Common area requirements in the R-3 and PR zones are also typical of desert cities and allow for clustering of units to allow for common area amenities. Even with imposition of the City's development standards, and assuming a unit size of 1,000 square feet, with two parking spaces per unit and 40%



open space, densities in excess of 22 units per acre could be achieved. Therefore, the City's development standards are not a constraint on the development of housing.

#### *Accessory Dwelling Units*

The Zoning Ordinance was updated in 2020 to comply with new state legislation pertaining to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). An ADU is an attached or detached residential unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence; it also includes efficiency units and manufactured homes. A JADU is no greater than 500 square feet in size, contained entirely within an existing or proposed single-family structure, including its own sanitation facilities or shares them with the single-family structure, and includes an efficiency kitchen. ADUs and JADUs are permitted on any lot in a residential or mixed use zone, with the exception of the Hillside Planned Residential (HPR) zone, and are also permitted in the Public/Institutional zone. As shown in the following table, between 2014 and 2020, a total of 162 ADU building permits were issued (average of 23 ADUs per year).

**Table III-24**  
**ADU Building Permits, 2014-2020**

<b>Year</b>	<b>No. of Permits Issued</b>
2014	26
2015	19
2016	27
2017	26
2018	21
2019	19
2020	24
<b>Total:</b>	<b>162</b>

#### *Short-term Rental Ordinance*

Section 5.10.050 of the Municipal Code defines short-term rental (STR) units as privately-owned residential dwellings rented for dwelling, lodging, or sleeping purposes for a period of less than 27 consecutive days. STRs are allowed in the RE (Residential Estate), HPR (Hillside Planned Residential), R3 (Residential Multiple Family) except for apartment units, and PR (Planned Residential) only within a Homeowners Association that allows for STRs with written approval. Homeowners are required to obtain a STR permit and collect transient occupancy taxes (TOT) at a rate of 11% of the rent charged. STRs provide homeowners with opportunities to increase their incomes, which can offset their housing costs. STRs are often rented by vacationers rather than permanent residents, and the added TOT revenues are not considered a constraint to housing. Furthermore, because only units within planned communities are allowed to have STRs, and these communities contain only market rate units, the presence of STRs in Palm Desert does not constrain the development of affordable housing.

*Low Barrier Navigation Centers*

Assembly Bill (AB) 101 requires that Low Barrier Navigation Centers (LBNC) be a by-right use in areas zoned for mixed use and nonresidential zoning districts permitting multifamily uses. LBNCs provide temporary room and board with limited barriers to entry while case managers work to connect homeless individuals to income, public benefits, permanent housing, or other shelter. Program 5.D of this Housing Element directs the City to review and revise the Zoning Ordinance, as necessary, to ensure compliance with AB 101, and to modify the definition of “homeless shelter” to include this use.

*Zoning for Special Housing Types*

The Zoning Code also facilitates the development of other special housing types, as summarized in the table below. Group homes for 6 or more are permitted by right in the residential zones, and require a Conditional Use Permit in the commercial zones, to assure high quality of life for the residents.

Reasonable accommodation measures for disabled residents are established in Zoning Code Section 25.64.050. Reasonable accommodation requires a no-fee application, and are approved at the staff level, subject only to the following standards:

1. The requested accommodation is requested by or on behalf of one or more individuals with a disability protected under the fair housing laws.
2. The requested accommodation is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling.
3. The requested accommodation will not impose an undue financial or administrative burden on the City as “undue financial or administrative burden” is defined in fair housing laws and interpretive case law.
4. The requested accommodation will not result in a fundamental alteration in the nature of the City’s zoning program, as “fundamental alteration” is defined in fair housing laws and interpretive case law.
5. The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.



**Table III-25**  
**City of Palm Desert**  
**Zoning for Special Housing Types**

<b>Housing Type</b>	<b>Zoning Where Permitted</b>
Multi-family housing	R-2, R-3 permitted use PR conditional use OP, PC-1, PC-2, PC-3, PC-4, SI conditional use P conditional use
Factory-built, manufactured housing	R-1-M conditional use P conditional use
Mobile homes	R-1-M conditional use P conditional use
Manufactured home parks	R-1-M conditional use
Farmworker housing	P conditional use
Homeless shelter	SI permitted use
Emergency shelters	PC-1, SI permitted use
Transitional & supportive housing	RE, R-1, R-2, R-3, R-1M, HPR, PR permitted use
Single-room occupancy units	SI conditional use
Group home	RE, R-1, R-2, HPR, PR permitted use OP, PC-1, PC-4, SI conditional use P conditional use
Guest dwelling	RE, R-1, R-2, HPR, PR permitted use
Caretaker housing	SI permitted use
Assisted living	R-1, R-2, R-3, PR conditional use
ADUs and JADUs	RE, R-1, R-2, R-3, R-1M, PR, P permitted use

#### Infrastructure Requirements

Most of the City is served by General Plan roads, water, and sanitary sewer facilities. Individual development projects are required to connect to water and sewer facilities and improve roadways in and adjacent to the project. Adjacent roadways must be improved to their ultimate half width and include curb, gutter and sidewalk. Roadway standards for local or neighborhood streets that allow parking on both sides must have a paved width of 40 feet. The City will allow deviations to these standards, including the narrowing of streets if on-street parking is restricted.

Pursuant to SB 1087, the Coachella Valley Water District will be provided with the adopted Housing Element and required to establish specific procedures to grant priority service to affordable housing projects. As water and sewer services are installed in most neighborhoods in the City, the City's water and sewer provider, the Coachella Valley Water District (CVWD), will not be constrained in providing services in the City. CVWD has an approved Urban Water Management Plan (UWMP), which was developed based on the City's General Plan build out, which states that it has sufficient supplies available to meet the City's built out demands.

The District's Cook Street Water Reclamation Plant (WRP-10), which provides sanitary sewer treatment for the City, has a combined secondary capacity of 18 million gallons per day, and in 2021 processed an average daily flow of approximately 9 million gallons per day. The District,

therefore, has more than enough capacity to treat wastewater generated by the City in the future, including sufficient capacity to accommodate the regional housing need. As referenced in its 2015 UWMP, CVWD's long-range plans include adding treated and untreated Colorado River water to its urban water distribution system and using desalinated agricultural drain water for irrigation purposes. The City routinely consults and coordinates with CVWD to assure that services and facilities are adequate to meet the community's needs.

"Dry" utilities in the City include electricity, natural gas, telephone, cable, and solid waste collection and disposal. Southern California Edison (SCE) provides electricity to most of the City of Palm Desert. Imperial Irrigation District (IID) provides power to limited portions of the City, including most of the California State University/San Bernardino (CSSB) Coachella Valley Campus and the Avondale Country Club. Natural gas services and facilities are provided to most of the City by the Southern California Gas Company through regional high-pressure transmission lines and medium-pressure distribution lines. Development located west of the Palm Valley Stormwater Channel, parallel to Highway 74, is not connected to the natural gas system and uses propane gas as an alternative fuel source. Telecommunication services are provided to the City by Frontier Communications, Spectrum and other cell service providers. Solid waste collection and disposal is provided by Burrtec Waste & Recycling Services. The City coordinates with utility and service providers, as necessary, regarding the planning, designing, and siting of distribution and other facilities to assure the timely and environmentally sensitive expansion of facilities.

#### Public Works Fees

**Table III-26** depicts the City's Public Works Department engineering fees, including those associated with site preparation and infrastructure.

**Table III-26  
Public Works Engineering Fees**

Grading Plan Check (per plan)	\$853 1 <sup>st</sup> 3 acres \$310/acre ea. add. acre
Subdivision Precise Grading Plan Check	\$1,628 up to 8 lots; \$78/lot each add.
Hydrology Report Plan Check	\$352/acre
SWPPP/NPDES Plan Check	\$176
PM10 Plan	\$78
Half Street Improvement Plan Check	\$891/1000 LF
Full Street Improvement Plan Check	\$1,550/1000 LF
Storm Drain Plan Check	\$1,550/1000 LF
Signing and Striping Plan Check	\$1,110
Traffic Signal Plan Check	\$1,480
Faithful Performance Bonds	100% of Public Improvements + 25% of Grading Amount
Labor & Materials Bond	½ of Faithful Performance Amount
Signalization Impact Fee	\$50.00/residential unit
Drainage Impact Fee	\$1,000-\$4,000/ac. (based on location)
MSHCP Fee	0-8 units/acre: \$1,371 per unit 8.1-14 units/acre: \$571 per unit 14+ units/acre: \$254 per unit
WQMP Fee	\$3,700

Sources: "Public Works Engineering Fees," City of Palm Desert, June 27, 2017; MSHCP Local Development Mitigation Fee, Coachella Valley Conservation Commission, July 1, 2020.



Because individual projects vary greatly, it is not possible to determine an average cost per unit based on Public Works fees beyond the estimate provided in Table III-21; however, the limited impact fees charged by the City make it one of the less costly in the Coachella Valley in which to develop. These fees are not a constraint on the development of affordable housing.

#### Building Code Requirements

As with most communities in California, the City has adopted the California Building Code (CBC) and updates the Code periodically as State-wide updates are developed. Currently (2021), the City is enforcing the provisions of the 2019 CBC. The City cannot adopt standards that are less stringent than the CBC. The only local amendments made by the City are administrative and relate to the timing of payment of fees. These amendments have no impact on the provision of affordable housing. Since all communities in the State enforce similar provisions, the City's CBC requirements are not an undue constraint on the development of affordable housing.

#### Building Permit Fees<sup>5</sup>

The Building Department charges on a per square foot basis for building permit plan checks and inspections. For single-family custom or tract homes less than 2,500 square feet, the combined architectural and structural charge is \$0.72 per square foot for plan check, and \$1.14 per square foot for inspection. Fees vary slightly for other single-family housing types and sizes. For multi-family residential units, the combined architectural and structural plan check fee is \$0.30 per square foot for projects less than 15,000 square feet, and \$0.28 per square foot for projects larger than 15,000 square feet. Inspection fees are \$0.36 per square foot for the smaller projects, and \$0.30 per square foot for the larger projects. A flat fee of \$105 is charged for permit issuance. In all cases, whether single family or multi-family, additional charges apply for plumbing and electrical inspections.

#### New Construction Tax

Per Ordinance No. 216, a new construction tax of \$0.40 per square foot is charged on all new and additional square footage added to the building under roof (i.e. additional square footage for single-family dwelling additions, converting garages, atriiums or patio areas to living space and all commercial additions).

#### Low Income Housing Mitigation Fee

Per City Resolution 90-130, all commercial development is assessed mitigation fees which are directed toward low income housing. Fees are paid at the issuance of building permits, according to the following schedule.

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<sup>5</sup> "Building and Safety Fee Schedule," Resolution 2012-37, City of Palm Desert, June 22, 2012.

**Table III-27**  
**Low Income Housing Mitigation Fee Schedule**

Type of Development	Fee
General Mixed Commercial	\$1.00 per sq. ft.
Professional Office	\$0.50 per sq. ft.
Industrial	\$0.33 sq. ft.
Resort Hotel (major amenities)	\$1,000 per room
Non-Resort Hotel (limited amenities)	\$620 per room

Fire Facilities Impact Mitigation Fee

The Fire Facilities Impact Mitigation Fee, shown below, is charged in designated areas to supplement future fire protection needs.

**Table III-28**  
**Fire Facilities Impact Mitigation Fee Schedule**

Type of Development	Fee
Residential:	
Low Density	\$709/unit
Medium Density	\$306/unit
High Density	\$182/unit
Note: fee is charged only in designated areas	
Non-residential fees are not shown.	

Art in Public Places Fee

Per Ordinance No. 473, the City charges an Art in Public Places fee. The residential fee is 0.25 of 1% of valuation of the structure. Individual single-family dwelling units not in a development are exempt from the first \$100,000.

Other Development Fees

In addition to the City's fees, residential developers are responsible for the payment of the State mandated school fees. School fees in the Desert Sands Unified School District (DSUSD) are currently (2021) \$4.08 per square foot.

Development in the Coachella Valley is also required to pay Transportation Uniform Mitigation Fees (TUMF) to the Coachella Valley Association of Governments (CVAG) to offset impacts to regional roads and transportation improvements. The fee is \$2,310 per detached single-family unit, \$1,330 per multi-family/mobile home unit, and \$495 per nursing/congregate care unit. There is a 15% discount for transit-oriented development. Affordable housing is exempt from TUMF fees.

The City is within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP). As such, new development projects are required to pay local development mitigation fees for the acquisition and management of habitat lands. Fees are listed in Table III-26.



The City's Strong Motion Instrumentation Program (SMIP) fee is charged on new development. For residential development, the fee is 0.00013 of total valuation. Collected SMIP fees are passed through to the State Department of Conservation.

Developers also must pay connection and/or metering fees for public utilities. These fees vary somewhat from one provider to the next, but since many of the utility companies in the Coachella Valley serve all the cities, the fees are consistent throughout the area.

Code compliance for structural deficiencies or maintenance problems is processed as follows. A phone call and/or a site visit is made to inspect the reported problem and discuss correction of deficiencies with the owner. In most instances, this is sufficient to cause the violation to be corrected by the property owner. If the violation is not corrected, a notice is sent to the owner, giving the owner 20 days to correct the violation. The City has the ability to directly abate a violation if the owner is unwilling or cannot be located. All costs associated with abatement are billed to the property owner. If the owner is unwilling to pay, a lien is placed on the property. These procedures are typical of those employed by most cities in California and do not place an undue constraint on the development or maintenance of housing.

#### Efforts to Remove Governmental Constraints

No governmental constraints have been identified that have a significant adverse impact on housing development in Palm Desert. The City's permitting process and infrastructure requirements are comparable to those of other Coachella Valley cities. Although some application fees have increased somewhat since the last planning period, they remain among the lowest in the region. General Plan and zoning land use designations allow for all types of development and a broad range of densities. Zoning Code Section 25.34.040 allows the City to grant density bonuses, offer incentives and concessions, and waive or reduce development standards for affordable housing projects that can result in identifiable cost reductions to the developer. The City's housing policies and programs have been reviewed and revised, as necessary, to assure that governmental constraints are minimized. Policy 7 of this Housing Element allows the City Council to waive fees for affordable housing projects on a case-by-case basis.

#### **Non-Governmental Constraints**

In general, the City sees applications for building permits submitted within approximately 30 days of entitlement of a project. This process, however, is entirely under the control of the developer, and can vary substantially from one project to another.

The City generally does not receive requests for projects below the density allowed for sites on its Vacant Land Inventory (Table III-47). Recent project applications rather have requested the maximum density for these sites (please see further discussion under Land Inventory, below).

There are no non-governmental constraints that impact the City's ability to meet its RHNA allocation by income category. On the contrary, the City's processing times and costs have generated applications for 710 units affordable to very low and low income households, and 617 units affordable to moderate income households (see Pending Affordable Housing Projects, below). The constraints, expressed by the affordable housing community at City Housing Element workshops and study sessions, occur with State funding applications, not with non-governmental aspects of the development process. The City actively supports affordable housing project funding applications in order to overcome the constraint caused by State processes.

## Economic Constraints

Economic constraints are those associated with the cost of land and construction, and the ability to finance any housing, ranging from single-family homes to larger apartment or condominium projects. The cost of land varies somewhat from city to city in the Coachella Valley, but the cost of construction and the ability of homes and projects to be financed is regional in nature.

### Land and Housing Costs

The cost of land has the potential to impact the overall cost of housing. A survey of vacant residential lots in Palm Desert found that single-family properties range from approximately \$156,000 to \$1,400,000 per acre, with an average of \$804,453 per acre.<sup>6</sup> Multi-family properties average \$391,598 per acre.

As shown in **Table III-19**, according to ACS data, the median cost of existing homes in Palm Desert increased 9.0% between 2013 and 2018, from \$308,000 to \$335,400. According to a recent regional economic study, the median price in 2020 (3<sup>rd</sup> quarter) was \$484,324 for existing homes and \$621,938 for new homes.<sup>7</sup>

The American Community Survey determined that the median rental rate in the City in 2018 was \$1,260. In order to update this information to current (2021) conditions, representative rental rates for non-subsidized apartments were collected and are provided in **Table III-29**, below. As shown, rents can range from \$1,675 to \$2,490 for a 3-bedroom unit. Additional analysis shows rents can range from \$3,000 to \$7,500 and higher for a 4+-bedroom unit.<sup>8</sup>

**Table III-29**  
**Median Gross Rent by Bedrooms**

No. of Bedrooms	Median Gross Rent*
No bedroom	\$729
1 bedroom	\$974
2 bedrooms	\$1,307
3 bedrooms	\$1,691
4 bedrooms	\$2,082
5+ bedrooms	Not provided
Median Gross Rent:	\$1,260
* estimated, renter-occupied housing units paying cash rent Source: American Community Survey 2014-2018 5-Year Estimates, Table B25031	

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<sup>6</sup> LandWatch.com, accessed January 28, 2021.

<sup>7</sup> "Inland Empire Quarterly Economic Report," Year 32, Economics & Politics, Inc. October 2020.

<sup>8</sup> Rent.com, accessed September 3, 2020.



**Table III-30**  
**Representative Apartment Market Rental Rates in Palm Desert,**  
**2021**

<b>Project Name</b>	<b>Unit Size</b>	<b>Market Rental Rate</b>
The Regent	1 & 2 Bdrm	\$1,395-\$1,685
Desert Fountains	Studio, 1 & 2 Bdrm	\$915-\$1,230
Desert Oasis	Studio, 1, 2 & 3 Bdrm	\$1,195-\$1,675
The Enclave	1, 2 & 3 Bdrm	\$1,660-\$2,400
The Vineyards	1, 2 & 3 Bdrm	\$1,490-\$2,490
Royal Palms	2 Bdrm	\$1,695

#### Construction Costs

Construction costs vary widely depending on location, project site, bedroom count, finishes, fixtures, amenities, building type, and wage and hiring requirements. Other determining factors include terrain and soil conditions, environmental factors, and availability of infrastructure. In the Coachella Valley, construction costs for single-family dwelling units generally range from \$235 to over \$275 per square foot (excluding site improvements), varying based on the location, size, materials, fixtures, and finishes selected.<sup>9</sup> Vertical multi-family construction costs generally range from \$125 to \$145 per square foot.<sup>10</sup> A 2021 survey of regional affordable housing developers determined that the average construction cost for affordable housing in the valley is approximately \$317,074 per unit/door.

#### Financing Costs

The cost of financing can also impact the development community's ability to fund projects. Mortgage interest rates are currently near historic lows but fluctuate over time. Affordable housing typically relies on a mix of public and private financing sources, including tax credits, subsidies, grants, bond funds, and other funding sources, some of which are subject to rules and restrictions.

#### **Physical Constraints**

##### Age of Housing Stock

As shown in **Table III-15**, 25,312 housing units in the City are over 30 years old, representing 63.6% of the housing stock. Maintenance in the City is not a significant issue; however, and the Palm Desert Housing Authority has programs in place to assist lower income households with home repairs and improvements.

##### Condition of Housing Stock

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<sup>9</sup> Gretchen Gutierrez, CEO, Desert Valleys Building Association, March 2021.

<sup>10</sup> Chris Killian, Senior Vice President of Construction, National Core, March 2021. Based on a typical 50-75 unit project with 2 and 3 story garden style walkup buildings (Type V-Wood).

As shown in

**Table III-16**, of 24,114 occupied housing units in Palm Desert, 67 (0.3%) lacked complete plumbing facilities, and 198 (0.8%) lacked complete kitchen facilities. Depending on overall conditions, these units could be considered substandard.

The Palm Desert Housing Authority manages the Housing Improvement Program (HIP), which is funded through CDBG. Currently, the emergency grant component is the only component that is funded. It assists homeowners with emergency health and safety repairs to their homes, such as roof repairs, water heater replacement, and ADA improvements. Four (4) households received emergency grants during the 2014-2021 planning period.

### **Environmental Constraints**

The City is identified as Zones III and IV in the Uniform Building Code (UBC) for seismic activity. The UBC imposes certain standards for construction in these zones, which may add to the overall costs of housing. These standards, however, are necessary for the public health and safety, and are common throughout the Coachella Valley and California. None of the proposed sites occur on lands designated as Alquist-Priolo Earthquake Fault Zones by the State. There are no active faults on any of the sites proposed for development of affordable housing units in the City. The standards required to protect the City's residents from seismic hazards are not considered a constraint to the provision of housing. There are no other environmental constraints to the development of housing.

### **Energy Conservation**

In addition to the requirements of Title 24 of the Building Code, the City has enacted additional energy efficiency requirements, water conserving landscaping requirements, and has a number of energy conservation programs for residents. Although the cost of installation of energy efficient, "green" or similar products in a home or apartment may increase the initial cost, affordable housing providers in the Coachella Valley have indicated that the cost differential was becoming smaller as technologies improved; and that the long-term benefit to the home owners or renters was worth the added initial expense. These developers implement energy conserving construction to the greatest extent possible in their projects. Carlos Ortega Villas, an affordable senior housing project built in 2015, includes passive heating and cooling, solar panels for generating electricity, solar thermal panels for heating water, and water-efficient plumbing fixtures and landscape materials, with the long-term goal of having net zero energy usage.

### **SPECIAL HOUSING NEEDS**

This section of the Housing Element quantifies households with special housing needs, such as farmworkers, the homeless, and seniors living in the City. These households can have housing needs which may be more difficult to address, and which require special attention.

#### **Farm Workers**

Farm workers are employed in agricultural industries, including livestock, crops, and nursery products, and typically perform manual and/or hand tool labor-plant, cultivate, harvest, or pack field crops. The industry is supported by both year-round and seasonal workers who typically earn low wages, have difficulty obtaining safe and affordable housing, and have limited access-other



services, such as education, transportation, and health care. Seasonal or migrant workers who travel from their permanent homes-work during harvest periods may live in rooming houses, finished garages, trailers, or other temporary shelters.

Citrus, melon, vegetable, and nursery stock production is a key component of the Coachella Valley economy. However, agriculture is focused on the east end of the Coachella Valley, approximately 10 miles or more to the southeast. Farm worker households generally fall into low and very low income categories. Low income groups often need housing near work; for farmworkers, housing is most needed in rural, agricultural areas rather than urban areas. In the Coachella Valley, the principal housing options for migrant and local seasonal farm workers are family-owned homes, private rental houses, second units, apartments, and mobile homes. Palm Desert's continued urbanization has eliminated commercial farming in the City, and no agricultural lands are designated in its General Plan. In 2018, there were 147 persons employed in "agriculture, forestry, fishing and hunting, and mining" in the City, which constitutes only 0.7% of the City's civilian employed population 16 years and over, and likely consists of mining employees at local sand and gravel operations located in unincorporated County lands and the cities of Palm Springs and Indio. Demand for housing specifically targeted for farm workers has not been identified. Nevertheless, as with other special needs, farmworker households can benefit from rental subsidies provided by City and City incentives for developers to maintain affordable units that are available to all segments of the population.

### **Homeless**

Homeless persons are those in need of temporary or emergency shelter and include a diverse population of individuals, including seniors, veterans, substance abusers, immigrants, physically or mentally disabled, and families with children. Homeless individuals may live in vehicles, encampments, abandoned buildings, outdoors, or homeless or transitional shelters.

The Homeless Point-In-Time (PIT) Count is a federally mandated annual count of homeless individuals used to evaluate the extent of homelessness. The data provide a snapshot of homelessness on a particular date and time. The 2019 PIT Count for Riverside County determined there were 23 unsheltered homeless individuals in Palm Desert.<sup>11</sup> Consistent with the HUD definition, the unsheltered PIT Count enumerates homeless individuals and families who are "living in a place not designed or ordinarily used as a regular sleeping accommodation for humans" (i.e., abandoned buildings, cars, parks, under bridges, bus stops, etc.). This estimate represents 0.04% of the City's total 2019 population of 52,911 people.<sup>12</sup> The actual number of homeless may be higher given that many individuals, particularly women and children, remain hidden for safety or stay in locations where they cannot be seen. It represents a 46.5% decrease over the 2018 PIT Count for Palm Desert (43 individuals). The reduction may be due, in part, to undercounts in earlier years and/or changes in counting and surveying methods, such as increased coverage by more volunteers, that were implemented in 2019.

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<sup>11</sup> 2019 Riverside County Homeless Point-In-Time Count and Survey Report, County of Riverside Department of Public Social Services, page 60.

<sup>12</sup> Department of Finance Table E-5, January 2019 estimates.

**Table III-31**  
**Palm Desert Unsheltered Homeless Characteristics, 2019**

	Number	% of Total
<b>Race</b>		
American Indian	2	9%
Black	1	4%
White	18	78%
Multiple Races	1	4%
Unknown Race	1	4%
<b>Ethnicity</b>		
Hispanic	3	13%
Non-Hispanic	16	70%
Unknown Ethnicity	4	17%
<b>Gender</b>		
Male	15	65%
Female	8	35%
<b>Age</b>		
Adults (>24 yrs)	20	87%
Youth (18-24 yrs)	1	4%
Unknown Age	2	9%
<b>TOTAL HOMELESS INDIVIDUALS = 23</b>		
Source: 2019 Riverside County Homeless Point-In-Time Count and Survey Report, County of Riverside Department of Public Social Services, page 60.		

As shown in **Table III-31**, the majority of homeless people in Palm Desert are white (78%), non-Hispanic (70%), male (65%), and adults over 24 years (87%). The following table describes homeless subpopulations in Palm Desert. Of the 15 individuals interviewed, 35% were chronically homeless, 22% had a physical disability, 22% had Post Traumatic Stress Disorder (PTSD), 17% were veterans, and 13% had mental health conditions. Some subpopulations could be higher, but the extent is unknown because 8 individuals were not interviewed for various reasons, including refusal to participate, sleeping, a language barrier, inability to respond, or physical barriers or unsafe site conditions.



**Table III-32**  
**Palm Desert Homeless Subpopulations, 2019**

<b>Subpopulation</b>	<b>Number<sup>1</sup></b>	<b>% of Total</b>
Veterans	4	17%
Chronically Homeless	8	35%
Substance Abuse	2	9%
PTSD	5	22%
Mental Health Conditions	3	13%
Physical Disability	5	22%
Developmental Disability	1	4%
Victim of Domestic Violence	1	4%
Jail release, past 12 months	3	13%
Jail release, past 90 days	1	4%

<sup>1</sup> Results of interviews with 15 homeless individuals. Actual numbers may be higher as 8 individuals were not interviewed.

Source: 2019 Riverside County Homeless Point-In-Time Count and Survey Report, County of Riverside Department of Public Social Services, page 60.

The City contributes over \$100,000 annually to the Coachella Valley Association of Governments (CVAG) for regional homelessness services. The City is a participant in CVAG's Homelessness Initiative and was also a participant of the previous Homelessness Strategic Plan, which built Roy's Desert Resource Center ("Roy's") in the western Coachella Valley. The facility opened in December 2009 and provided emergency and transitional shelter and support services for homeless individuals. After the closure of Roy's in 2017, there was a need for a homeless shelter or navigation center in the western Coachella Valley. Path of Life Ministries and now CVAG operates a program that placed people in permanent housing before addressing issues such as joblessness or behavioral health. Program results were positive, with 81% of the 242 people who exited the program in the first year able to find permanent housing, and all participants who exited the program more than doubling their monthly incomes.<sup>13</sup> In late 2019, CVAG initiated an effort to advance the goals of CV Housing First through a collaborative approach called the Coachella Valley Homelessness Engagement & Action Response Team (CVHEART). The program is expected to establish a formal structure for regional homelessness policies and programs, identify funding opportunities for future projects, and expand multi-agency cooperation and participation. In addition to its own efforts to end homelessness, Palm Desert's membership in CVAG will assure its continued participation in regional efforts.

A number of other organizations provide shelter and services to the homeless throughout the Coachella Valley (see **Table III-33** for a list of available homeless facilities in the Coachella Valley). Shelter from the Storm, which provides comprehensive services to victims of domestic violence in the Valley, operates its administrative offices in the City. Desert Horizon and Desert Vista permanent supportive housing is a program in the western Coachella Valley managed by Jewish Family Service of San Diego with 18 and 40 beds, respectively. Supportive services,

<sup>13</sup> "CV Housing First Program Evaluation: Examining the Clients Served in the First Year: July 2017 to June 2018," Health Assessment and Research for Communities, September 2018, page 55.

including living skills, budgeting instruction, case management, employment assistance, food distributions, advocacy, and community referrals and access to benefits, are provided. Residents contribute 30% of their income based on HUD guidelines.

**Table III-33  
Coachella Valley Homeless Facilities and Services**

Organization Name	Facility Name	Total Beds
<b>Emergency Shelter</b>		
Coachella Valley Rescue Mission	Overnight shelter (families with children, individuals without children)	251
Coachella Valley Rescue Mission	Overnight shelter (individuals without children)	49
Martha's Village and Kitchen Inc.	Renewing Hope Emergency Shelter	120
Operation Safe House	Desert Emergency Shelter	20
Path of Life Ministries Inc.	CVAG Emergency Shelter Project	12
Shelter from the Storm	Domestic Violence Emergency Shelter	20
County of Riverside, Desert Healthcare District and Foundation <sup>1</sup>	Summer Homeless Survival Program (seasonal emergency cooling centers in Cathedral City, Palm Springs, Desert Hot Springs)	90 (30 in each city)
Subtotal		472 (year-round) 90 (seasonal)
<b>Transitional Housing</b>		
Operation Safe House	Harrison House (youth, young adults)	15
Subtotal		15
<b>Rapid Rehousing</b>		
Coachella Valley Rescue Mission	Rapid Re-Housing	5
Coachella Valley Rescue Mission	State-funded Rapid Rehousing	13
Path of Life Ministries Inc.	CVAG Rapid Re-Housing	2
Subtotal		20
<b>Permanent Supportive Housing</b>		
Desert AIDS Project	Vista Sunrise Apartments	80
Jewish Family Services	Desert Horizon	18
Jewish Family Services	Desert Vista	40
Jewish Family Services	Permanent Supportive Housing Expansion (new in 2018)	35
Riverside University Health System – Behavioral Health	Behavioral Health – Coachella Valley Permanent Housing	25
Subtotal		118
Sources: "The Path Forward: Recommendations to Advance an End to Homelessness in the Coachella Valley," Barbara Poppe and Associates, November 27, 2018, Appendix 3.		
<sup>1</sup> dhcd.org.		



The City also addresses homelessness at the local level. It contracts with Riverside University Health System to provide a Behavioral Health Specialist and a Mental Health Peer Support Specialist in Palm Desert. It also contracts with the County of Riverside for a Homelessness Assistance Program in which two staff members offer resources through daily street outreach efforts. The City has awarded CBDG funds to local charities, including Martha's Village & Kitchen, Coachella Valley Rescue Mission, and Catholic Charities, for the provision of homeless services, such as food, equipment, consumable supplies, and energy upgrades.

The City permits homeless shelters in the Service Industrial (SI) zone. There are 344.17 acres of serviced, vacant land in this zone in the City, ranging in size from 1-20 acres. The Service Industrial zone is appropriate for such facilities because these lands are located on transit lines, near commercial and school sites, and in areas where other governmental services are available. The City currently has no requirement for parking for emergency shelters. AB 139 requires that parking be provided for employees of emergency shelters. Program 5.D. requires that the City add this requirement to the Zoning Ordinance in 2021-2022, as part of its annual Zoning Ordinance update.

The City allows transitional and supportive housing in all residential districts subject to only those restrictions that apply to other residential uses of the same type in the same zone. The General Plan allows for an additional 8,049 residential units on 610 acres of vacant land in the City, in a range of densities, which will accommodate the City's need for transitional and supportive housing.

### Seniors

The Coachella Valley has a long-established reputation as a popular retirement destination. In 2018, the City had 17,582 residents over the age of 65, representing 33.7% of the population. These seniors were in a total of 11,302 households. Home ownership data shown in the table below indicates that approximately 22% of seniors are renters, and 78% are homeowners.

**Table III-34**  
**City of Palm Desert**  
**Householders 65 Years and Over, by Tenure**

Householder Age	Owner-Occupied		Renter-Occupied	
	Households	%	Households	%
Total, City of Palm Desert	14,842	100.0	9,272	100.0
Total, Non-Senior Households	6,018	40.5	6,794	73.3
Total, Householders 65 Years & Over	8,824	59.5	2,478	26.7
65 to 74 years	4,389	29.6	1,124	12.1
75 to 84 years	3,203	21.6	647	7.0
85 years and over	1,232	8.3	707	7.6

Source: American Community Survey 2014-2018 5-Year Estimates, Table B25007

According to the American Community Survey, an estimated 1,590 seniors have incomes below the poverty level, which represents 9.0% of all seniors in the City. The 2020 federal poverty guideline for one person is \$12,760. The major source of income for most seniors is Social

Security, and the average Social Security monthly benefit is \$1,503.<sup>14</sup> Therefore, a single senior paying 30% of their monthly Social Security income on housing costs would pay \$451 toward housing costs. However, Palm Desert median rents are \$974 for a one-bedroom unit. A two-person senior household would have \$902 available for housing costs, which would be sufficient for a one-bedroom unit. Therefore, Social Security alone cannot adequately cover housing costs for seniors living alone in the City.

**Table III-35**  
**Senior Incomes Below the Poverty Level**

<b>Age Group</b>	<b>No. of Residents with Income in Past 12 Months Below Poverty Level</b>
65 to 74 years	847
75 years and over	743
Total	1,590
Source: 2014-2018 ACS 5-Year Estimates, Table B17001	

Special considerations affecting senior households include income limitations, access to health care and transportation, accommodations for physical disabilities and limitations, and long-term care concerns. Senior housing needs can include low-income apartments, retirement communities, independent living centers, assisted living centers, nursing homes, and hospice care centers.

There are seven senior apartment projects in the City which are owned and operated by the Housing Authority, providing 380 units for very low, low and moderate income senior households. Nursing care facilities in the City include the Carlotta, with 192 beds; Manorcare Health Services, with 178 beds; and Monterey Palms, with 99 beds. Numerous senior communities are located in the City, including Atria Palm Desert, Atria Hacienda, Segovia, Palm Desert Senior Living Oahu Cottage, and Fountains at the Carlotta, Legend Gardens, which provide a range of services including medical transport, assistance with housekeeping and personal care, hospice and dementia care, and onsite recreational and social opportunities. Numerous senior support services are provided by various organizations, including those listed in the following table.

**Table III-36**  
**Senior Resources**

<b>Organization</b>	<b>Services Provided</b>
Braille Institute Coachella Valley Neighborhood Center	Rehabilitation, enrichment classes, in-home support for the visually impaired
The Joslyn Center	Health/fitness programs, social events, classes, Wellness Center, food distribution
Eisenhower Memory Care Center	Adult day center for neuro-cognitive impairments
FIND Food Bank	Food distribution
Hidden Harvest	Food distribution
Jewish Family Services of the Desert	Advocacy, case management services
Riverside County Office on Aging	Medical case management, counseling, transportation assistance, meals

<sup>14</sup> Social Security Administration Fact Sheet, December 2019 Beneficiary Data.



**Table III-36**  
**Senior Resources**

<b>Organization</b>	<b>Services Provided</b>
Salvation Army	Food distribution, social events, community programs
Senior Advocates of the Desert	Public benefits and social services assistance, emergency financial assistance
SunLine Transit Agency	For seniors and disabled residents: Half-Fare Program, Taxi Voucher Program, SunDial paratransit service, bus travel training

The City's Senior Housing Overlay provides flexible development standards for a variety of housing for residents age 55 and over, including attached or detached units for sale or rent and associated recreational facilities.

### **Persons with Disabilities**

This population includes individuals with mental and physical disabilities that may require affordable housing with convenient access to public transportation and health care services, as well as structural adaptations to accommodate wheelchairs and other assistive devices. Housing needs can include independent home environments, homes with special modifications and design features, supervised apartments, inpatient and outpatient treatment programs, and senior care facilities. Individuals who are unable to work because of disability may require income support, and their limited incomes can severely restrict their ability to pay for housing and living expenses.

The 2018 ACS identified 7,901 persons in the City with disabilities, of which 4,593 (58.1%) were persons over the age of 65. Individuals may be affected by one or more types of disability. The table below identifies the number of disabilities, by type, for Palm Desert residents. The most prevalent disabilities are ambulatory difficulties (26.3%) and hearing difficulties (19.5%).

**Table III-37**  
**City of Palm Desert**  
**Number of Disabilities, by Disability Type**

	<b>Number of Disabilities</b>	<b>Percent of Total Disabilities</b>
Disabilities, ages 0-17		
Hearing Difficulty	101	0.7%
Vision Difficulty	182	1.3%
Cognitive Difficulty	204	1.4%
Ambulatory Difficulty	42	0.3%
Self-Care Difficulty	8	0.1%
Independent Living Difficulty	*	*
<b>Subtotal, ages 0-17</b>	<b>537</b>	<b>3.7%</b>
Disabilities, ages 18-64		
Hearing Difficulty	549	3.8%
Vision Difficulty	700	4.9%
Cognitive Difficulty	1,170	8.1%
Ambulatory Difficulty	1,405	9.8%
Self-Care Difficulty	615	4.3%
Independent Living Difficulty	1,004	7.0%
<b>Subtotal, ages 18-64</b>	<b>5,443</b>	<b>37.8%</b>
Disabilities, ages 65+		
Hearing Difficulty	2,153	14.9%
Vision Difficulty	776	5.4%
Cognitive Difficulty	981	6.8%
Ambulatory Difficulty	2,347	16.3%
Self-Care Difficulty	748	5.2%
Independent Living Difficulty	1,423	9.9%
<b>Subtotal, ages 65+</b>	<b>8,428</b>	<b>58.5%</b>
<b>Total Disabilities</b>	<b>14,408</b>	<b>100%</b>
<b>Total Civilian Non-Institutionalized Population with a Disability</b>	<b>7,901</b>	

Source: American Community Survey 2014-2018 5-Year Estimates, Table S1810.

\* data not provided

Facilities that provide specialized accommodations and services for the disabled are located in the City and Coachella Valley region and are identified in the “Seniors” discussion above, and “Persons with Developmental Disabilities” section below. In addition, Desert Vista Permanent Supportive Housing, a HUD-funded program, provides housing and services to 40 homeless individuals with disabilities. Clients pay up to 30% of their income based on HUD guidelines.

The California Building Code requires that all new multi-family construction include a percentage of units accessible to persons with disabilities. The City of Palm Desert Building Department requires compliance with these standards as part of the Building Permit review and inspection



process. The City's affordable housing projects include units for persons with disabilities. The City has housed between 91 and 188 disabled persons in its properties annually in recent years, varying from year to year.

The City adheres to State guidelines regarding handicapped access and promotes the use of principles of architectural design that aid the disabled. The Americans with Disabilities Act (ADA) requires all new multi-family construction to include a percentage of units accessible to persons with disabilities. The City monitors and requires compliance with these standards as part of the building permit review, issuance, and inspection process.

The City imposes no special requirements or prohibitions on the development of housing for persons with disabilities, beyond the requirements of the Americans with Disabilities Act. There is no concentration restriction for residential care homes. State and federal law does not permit the City to regulate group homes of 6 or fewer residents. Group homes of 7 or more residents are permitted, with approval of a conditional use permit, in the RE, R-1, R-2, HPR, and PR zones. Zoning Code Section 25.64.050 allows for reasonable accommodations in zoning and land use regulations, policies, and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling.

### **Persons with Developmental Disabilities**

Per Senate Bill No. 812, the Housing Element must include analysis of the special housing needs of individuals with developmental disabilities. A developmental disability is defined by Section 4512 of the Welfare and Institutions Code as "a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual." This includes intellectual disabilities, cerebral palsy, epilepsy, autism, and related conditions, but does not include other handicapping conditions that are solely physical in nature.

The California Department of Developmental Services (DDS) implements a statewide system of community-based services for people with developmental disabilities and their families. DDS contracts with the Inland Regional Center (IRC) in Riverside to provide and coordinate local services in Riverside County, including the City of Palm Desert. IRC currently (2021) serves 234 clients who are Palm Desert residents.

Housing needs for individuals with developmental disabilities can range from traditional independent living environments, to supervised group quarters, to institutions where medical care and other services are provided onsite. Important housing considerations for this group include proximity to public transportation, accessibility of the home and surroundings, access to medical and other public services, and affordability.

A variety of housing options and support services in the Coachella Valley are provided by local and regional service agencies, including the following:

- Angel View, a non-profit organization based in Desert Hot Springs, operates 19 six-bed group homes for children and young adults with developmental and physical disabilities. The



homes provide 24-hour nursing and/or attendant care and can accommodate 100+ individuals at a time. There are 16 homes in the Coachella Valley, including 12 in Desert Hot Springs, 3 in Palm Springs, and 1 in Thousand Palms.

- The Inland Regional Center uses person-centered planning when developing a Consumer's Individual Program Plan (IPP). The IPP outlines the goals developed by the Consumer and their support team, as well as the services and supports they will receive to help achieve those goals. Many of the services/supports listed in the IPP are funded by Inland Regional Center. However, services and supports may also be provided by other agencies, such as the Social Security Administration, school districts, county agencies, etc.
- Casas San Miguel de Allende in Cathedral City includes 48 apartment units for individuals with special needs or long-term disabilities.
- Canyon Springs in Cathedral City is a State developmental center operated by DDS. It provides residential services, treatment, and job training for up to 55 adults with intellectual and developmental disabilities. Referrals for admission are made by the Inland Regional Center. Each person is assessed and participates in developing and carrying out an Individual Program Plan. Residents have opportunities to participate in a variety of integrated activities in natural environments at home, at work, and in the community.

Other local agencies provide additional support services to the developmentally disabled population. Desert Arc, a non-profit organization based in Palm Desert, provides vocational training and employment to adult clients with developmental disabilities in the Coachella Valley and Morongo Basin. It operates on-site businesses at its primary campus in Palm Desert and two smaller workshop facilities. Most clients are placed by the Inland Regional Center. Of its 695 clients in 2019, 71 are Palm Desert residents.

The City has a long-standing relationship with Desert ARC. During the 2014-2021 planning period, the City awarded it approximately \$201,000 across four projects for various ADA facility improvements. The City is working with prospective developers to develop Arc Village, an entitled project that proposes 32 one-bedroom and 4 two-bedroom affordable housing units, a community center, swimming pool, and recreational space for special needs adults on the Desert Arc campus. The project would offer proximity to transit, Desert Arc, and its services and job opportunities. The City continues to work to facilitate completion of this project.

Through its building permit review and inspection process, the City adheres to the Americans with Disabilities Act and California Building Code, which require that all multi-family development include a percentage of units that are accessible and "barrier-free" to disabled residents. The City will continue to coordinate with the Inland Regional Center and other appropriate agencies and organizations that serve this population. The City will continue to encourage developers to reserve a portion of affordable housing projects for the disabled, including those with developmental disabilities, and will continue to identify and pursue funding sources for special needs housing.

### **Extremely Low-Income Households**

Extremely Low-Income (ELI) households are defined by HCD as those which earn less than 30% of the area median income (AMI). ELI households are a subset of the very low-income household category in a region. The AMI for a 4-person household in Riverside County is \$75,300. ELI



household incomes are defined by HCD and HUD as those earning less than \$26,200.<sup>15</sup> These households are sensitive to unexpected changes in income and expenditures and typically require assistance for housing.<sup>16</sup>

#### *Existing Needs*

Comprehensive Housing Affordability Strategy (CHAS) data are compiled by HUD to evaluate housing problems and needs, particularly for low income households, based on Census data. According to the latest CHAS data, 2,815 households (11.9% of total households) in Palm Desert are considered extremely low-income. More than half (55%) of ELI households are renters. Of all ELI households, the majority (82.6%) experience housing problems, including incomplete kitchen and plumbing facilities, overcrowding and severe overcrowding, and cost burden greater than 30% of income (overpayment). Nearly 82% are in overpayment situations, and 73.2% are in severe overpayment situations in which housing costs are greater than 50% of household income.

**Table III-38  
Housing Problems for Extremely Low-Income Households**

	<b>Owners</b>	<b>Renters</b>	<b>Total</b>
Total Number of ELI Households	1,270	1,545	2,815
Percent with any housing problems*	79.5%	85.1%	82.6%
Percent with Cost Burden >30% of income	79.5%	83.5%	81.9%
Percent with Cost Burden >50% of income	68.9%	76.7%	73.2%
Total Number of Households	14,270	9,455	23,730

\* housing problems include incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room (overcrowding), and cost burden greater than 30% of income.

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2012-2016 ACS.

#### *Projected Needs*

To calculate projected ELI housing needs, the City assumed 50% of its very low income Regional Housing Need Assessment (RHNA) consists of ELI households. From its very low income need of 675 units (see **Table III-38**), the City has projected a need of 337 units for ELI households.

#### *Housing Options*

Currently, more than 28% of the units within the City-owned affordable housing portfolio are designated for extremely low-income households. Extremely low income households are also eligible to receive rental assistance through the County of Riverside Housing Authority's Housing Choice Voucher (Section 8) program. Small ELI households may also find affordable housing in Single Room Occupancy (SRO) hotels, accessory dwelling units (ADUs), and guest houses, which are typically affordable options. SROs are permitted in the SI zoning district with a Conditional Use Permit. ADUs are permitted in the RE, R-1, R-2, R-3, HPR, and PR zoning districts. Guest dwellings are permitted in the RE, R-1, R-2, HPR, and PR zoning districts.

<sup>15</sup> Per HUD, the Extremely Low Income (ELI) income limit is the greater of either: 1) 60% of Very Low Income limit (\$37,650), which equals \$22,590, or 2) poverty guideline established by Dept. of Health and Human Services (HHS), which equals \$26,200.

<sup>16</sup> Palm Desert Housing Authority follows HCD requirements (not HUD) for ELI households.

## Large Households

Large households (those with 5 or more people) require larger homes with more bedrooms and may find it difficult to locate adequate and affordable housing if there is a limited supply of larger units. The cost of larger homes is typically higher than smaller units, and large families can experience a higher cost burden associated with housing.

The 2018 ACS indicates there were 1,013 households with five or more persons in the City, which constitutes 4.2% of all households. This represents a 5.9% decrease from year 2011 (1,076 households). Of large households, 411 (40.6%) are owners and 602 (59.4%) are renters. ACS also identified a total of 2,446 housing units with 4 or more bedrooms, or 10.2% of all housing units in the City. This may suggest that there are generally a sufficient number of larger housing units to accommodate larger families.

**Table III-39**  
**City of Palm Desert**  
**Household Size, by Tenure**

Household Size	Owner-Occupied		Renter-Occupied	
	Households	%	Households	%
1 person	4,897	33.0%	3,803	41.0%
2 persons	7,208	48.6%	3,108	33.5%
3 persons	1,602	10.8%	1,110	12.0%
4 persons	724	4.9%	649	7.0%
<b>5 persons</b>	<b>302</b>	<b>2.0%</b>	<b>269</b>	<b>2.9%</b>
<b>6 persons</b>	<b>94</b>	<b>0.6%</b>	<b>200</b>	<b>2.2%</b>
<b>7 persons or more</b>	<b>15</b>	<b>0.1%</b>	<b>133</b>	<b>1.4%</b>
Total Households	14,842	100.0%	9,272	100.0%
Total Households with 5+ Persons	411	2.8%	602	6.5%

Source: American Community Survey 2014-2018 5-Year Estimates, Table B25009

**Table III-40**  
**City of Palm Desert**  
**Number of Bedrooms, by Tenure**

No. of Bedrooms	Owner-Occupied		Renter-Occupied		Total Occupied Units	
	No. of Units	%	No. of Units	%	No. of Units	%
0 bedrooms	122	0.8%	572	6.2%	694	2.9%
1 bedroom	160	1.1%	2,511	27.1%	2,671	11.1%
2 bedrooms	5,838	39.3%	4,319	46.6%	10,157	42.1%
3 bedrooms	6,492	43.7%	1,654	17.8%	8,146	33.8%
4 bedrooms	1,926	13.0%	216	2.3%	2,142	8.9%
5+ bedrooms	304	2.0%	0	0.0%	304	1.3%
Total	14,842	100.0%	9,272	100.0%	24,114	100.0%

Source: American Community Survey 2014-2018 5-Year Estimates, Table B25042



Despite the number of 4+-bedroom dwelling units in the current housing stock, renters occupied the majority (77.3%) of overcrowded units. Only 216 of 2,446 units with 4 or more bedrooms are rental units, indicating a need for additional large rental units.

Prices for larger units tend to be affordable only to moderate and above moderate income households. Large, very low income households may find it difficult to find affordable and adequate housing. The City implements a number of housing programs to assist with finding adequate housing, including the provision of affordable housing units, mortgage and home ownership guidance, and home rehabilitation programs.

### **Female-Headed Households**

Female-headed households can experience lower incomes, higher living expenses, higher poverty rates, and low rates of homeownership. Finding adequate and affordable housing is a high priority. Special considerations for this population include proximity to schools, childcare, employment, and health care.

As shown in **Table III-6**, there are 2,858 single-parent-headed family households in Palm Desert, or 11.9% of all households. Male-headed family households comprise 4.3% of all households, and female-headed family households comprise 7.6%. The number of female-headed family households increased compared to 2010 (1,370 female-headed, 5.9% of total family households). ACS data from 2018 show of the estimated 1,828 households with a female householder (no husband present) in the City, approximately 41.3% had children under 18 years of age. Over one-third (34.8%) of all families with incomes below the poverty level are female-headed households.

**Table III-41**  
**Female-Headed Household Characteristics**

	Number	Percent
Total Households	24,114	100%
Female-Headed Households, no spouse/partner present	1,828	7.6%
Female-Headed Households with own children under 18	755	-
Female-Headed Households without children under 18	1,073	-
Total Families, Income in the Past 12 Months Below Poverty Level	2,098	100%
Female Householders, Income in the Past 12 Months Below Poverty Level	731	34.8%

Source: American Community Survey 2014-2018 5-Year Estimates, Table DP02; ACS 2018 Supplemental Estimates Detailed Table K201703

The City's continued implementation of affordable housing projects, public outreach efforts on fair housing issues, and efforts to maintain affordability restrictions on affordable units will serve those female-headed households requiring housing assistance.

### Affordable Units at Risk

There are 67 restricted ownership units in the City which are at risk of losing their affordability restriction. These units were built or rehabilitated by private parties, such as Habitat for Humanity and Building Horizons through various programs in the past or are within existing projects. These units are single family homes and mobilehomes distributed throughout the City. None of the currently affordable housing apartments in the City are at risk of losing affordability restrictions during or within 10 years of the planning period.

Maintenance of at-risk ownership housing units as affordable will depend largely on market conditions, the attractiveness of financial incentives, if warranted. Because all 67 of the ownership units are individually owned, controlling and maintaining affordability is particularly difficult. The City will, however, be required to release the restriction when sales occur, and has an opportunity at that time to renew affordability covenants. Program 3.C. addresses the preservation of these units.

### Riverside County Income Limits

Income limits for affordability are established annually on a regional basis by the Department of Housing and Community Development. **Table III-42** provides the current (2020) income limits applicable in Palm Desert. The median household income for a family of four in 2020 is \$75,300.

**Table III-42**  
**Riverside County Housing Program Income Limits 2020**

Income Category	Number of Persons in Family			
	1	2	3	4
Extremely Low	\$15,850	\$18,100	\$21,720	\$26,200
Very low	\$26,400	\$30,150	\$33,900	\$37,650
Lower	\$42,200	\$48,200	\$54,250	\$60,250
Moderate	\$63,250	\$72,300	\$81,300	\$90,350
Median	\$52,700	\$60,250	\$67,750	\$75,300

Source: HCD 2020 State Income Limits

### Households Overpaying for Housing

When a household pays more than 30% of its income toward its housing expenses, it is considered to be overpaying. The Comprehensive Housing Affordability Strategy (CHAS) database, provided by HUD and based on American Community Survey data, describes the number of households, by income, with housing cost burdens. The latest CHAS data for the 2013-2017 period for Palm Desert are shown in the following table. Of all owner households, 35.6% are overpaying for housing, and 18.0% are severely overpaying. The percentages are higher when analyzing lower-income households as a group. Of all lower-income owner households, 67.8% are overpaying, and 44.7% are severely overpaying.



The patterns are similar for renter households. Of all renter households, 48.2% are overpaying, and 24.7% are severely overpaying. Of all lower-income renter households, 77.0% are overpaying, and 46.1% are severely overpaying.

**Table III-43**  
**Overpayment by Income Level, 2013-2017**

Income Category <sup>1</sup>	Owners		Renters	
	Households	Percent	Households	Percent
Household Income less than or = 30% HAMFI:	1,270		1,545	
Households overpaying	1,010	79.5%	1,290	83.5%
Households severely overpaying	875	68.9%	1,185	76.7%
Household Income >30% to less than or = 50% HAMFI:	1,195		1,215	
Households overpaying	875	73.2%	1,125	92.6%
Households severely overpaying	515	43.1%	725	59.7%
Household Income >50% to less than or = 80% HAMFI:	2,020		2,250	
Households overpaying	1,155	57.2%	1,445	64.2%
Households severely overpaying	615	30.4%	400	17.8%
<b>Subtotal: All lower-income households</b>	<b>4,485</b>		<b>5,010</b>	
<b>Subtotal: All lower-income HH overpaying</b>	<b>3,040</b>	<b>67.8%</b>	<b>3,860</b>	<b>77.0%</b>
<b>Subtotal: All lower-income HH severely overpaying</b>	<b>2,005</b>	<b>44.7%</b>	<b>2,310</b>	<b>46.1%</b>
Household Income >80% to less than or = 100% HAMFI:	1,215		875	
Households overpaying	530	43.6%	320	36.6%
Households severely overpaying	240	19.8%	20	2.3%
Household Income >100% HAMFI:	8,575		3,570	
Households overpaying	1,505	17.6%	380	10.6%
Households severely overpaying	325	3.8%	10	0.3%
<b>Total Households</b>	<b>14,270</b>		<b>9,455</b>	
<b>Total Households Overpaying</b>	<b>5,075</b>	<b>35.6%</b>	<b>4,560</b>	<b>48.2%</b>
<b>Total Households Severely Overpaying</b>	<b>2,570</b>	<b>18.0%</b>	<b>2,340</b>	<b>24.7%</b>

<sup>1</sup> HAMFI = HUD Area Median Family Income

“Overpaying” is defined as spending >30% of gross household income on housing costs.

“Severely overpaying” is defined as spending >50% of gross household income on housing costs.

Source: U.S. Dept. of Housing and Urban Development, CHAS data for Palm Desert, based on 2013-2017 ACS.

For all income levels, the 2013-2017 CHAS Databook identifies 5,075 owner households and 4,560 renter households paying 30% or more for housing, for a total of 9,635 households overpaying for housing.

### Affordability of Housing

In order to determine the level of affordability for market housing in Palm Desert, a comparison of for-sale and for-rent market housing was undertaken. **Table III-44** illustrates that a moderate income household of four in Palm Desert is able to find rental housing well within its ability to pay, but cannot afford to buy a median priced home. The table demonstrates that while rental units are affordable to moderate income households in the City, purchased units may not be affordable to these households.

**Table III-44**  
**Affordability of Housing, 2021**

<b>Type of Housing Cost</b>	<b>Ownership</b>	<b>Rental</b>
Median Single-Family Purchase Price	\$485,000	N/A
Median Mortgage Costs (PITI)	\$2,780	N/A
Rental Rate	N/A	\$1,260 (median) \$1,691 (3-bedroom)
30% of Moderate Household Income	\$2,259	\$2,259
Affordability Gap	\$521	No Gap (\$568-\$999 positive)

### **Regional Housing Needs Assessment Allocation**

The State and Southern California Association of Governments (SCAG) develop housing allocations for each Housing Element planning period. The Regional Housing Needs Assessment (RHNA) is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels during the upcoming planning period. For the 2022-2029 planning period, Palm Desert's share of the RHNA is 2,790 housing units, segmented into five income categories as shown below.

**Table III-45**  
**RHNA by Income Category, 2022-2029**

	<b>Units</b>
Extremely Low Income	337
Very Low Income	338
Low Income	460
Moderate Income	461
Above Moderate Income	1,194
<b>Total Units Needed</b>	<b>2,790</b>



## Quantified Objectives

Housing Element law requires the City to estimate the number of affordable units likely to be constructed, rehabilitated, or conserved/preserved, by income level, during the upcoming (2022-2029) planning period. As shown in the following table, the City reasonably expects that 2,790 housing units will be provided through new construction, and 67 through conservation.

**Table III-46**  
**Quantified Objectives Matrix, 2022-2029**

Activity	Income Category					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	337	338	460	461	1,194	2,790
Rehabilitation			67			67
Conservation			67			67

## LAND INVENTORY

The City's Regional Housing Needs Assessment for the 2022-2029 planning period projects that a total of 2,790 housing units will be needed in the City. Of these, 1,194 will be for above moderate income households, and 461 will be for moderate income households. In addition, the City expects to conserve a total of 67 units affordable to low income households, and rehabilitate 67 units with substandard sanitary facilities (see Quantified Objectives, above).

*Above moderate income* units are expected to be market-driven, single-family homes traditionally built in the City. More than adequate approved projects are available for above moderate units, as shown in Table III-48.

*Moderate income* units are expected to be a combination of market rate rental units and assisted units, based on the analysis provided in Table III-44, which shows that rental units are affordable to moderate income households, but ownership units are not. Two moderate income sites, shown with an asterisk in Table III-47, are included in the Vacant Land Inventory to demonstrate that there is sufficient capacity for these units. The sites are identified as "DD" and "H" in the Table and on the land inventory map, and will result in 574 units, which exceeds the RHNA allocation of 461 units. Site DD (The Sands, described below) is entitled. Site H has completed a pre-application review, and is currently being processed.

The remaining 1,135 housing units required for RHNA are for *extremely low, very low, and low income* households. The City has identified **vacant** land that will allow the development of 1,475 units for extremely low, very low and low income households, as shown in Table III-47. These lands include a combination of approved projects, projects currently being entitled, and vacant lands which all have the Housing Overlay District.



Land in the southern portion of the City is mostly built out, with only infill development opportunities available at higher densities. The Land Use Element increased densities and provides for the redevelopment of the downtown, including the San Pablo area, with a particular focus on more urban housing environments in flanking neighborhoods. The Land Use Element also includes the University Park area, which is designed to accommodate higher density.

Table III-47 lists the available vacant lands in the City by Assessor's Parcel Number and provides the size of each parcel and the potential number of units that could be developed on each. All lands shown in the Table have all utilities available immediately adjacent to them, including water, sewer, electricity, and natural gas. As shown on the corresponding map, inventory lands are geographically distributed throughout the City and not concentrated in any areas. As such, they affirmatively further fair housing principles.

Lands provided in the inventory have been calculated at a density of 15 to 23 units per acre. The density range assumes that 80% intensity will be achieved based on: an average unit size of 1,000 square feet, 28 units per acre can be achieved with 3-story buildings, which is the current height limit in the Planned Residential (PR) zone. This also assumes common area open space in compliance with Zoning requirements, and surface parking. As this zone allows building coverage of 40%, there is more than sufficient space to accommodate the density assumed in the inventory. Further, the density assumptions are conservative compared to typically built densities in each of the zones. The most recent affordable housing projects built in the City were constructed at densities of 15 to 28 units per acre, including Carlos Ortega Villas, at 13 units per acre, and the City currently has entitled or proposed affordable housing projects at densities of 17.5 to 27 units per acre on parcels of 10 acres or more:

- The Sands, Site DD: 388 units on 17.5 acres (22/acre);
- Pacific West, Site B, 269 units on 12 acres (23/acre);
- Millennium private site, Site H, 330 units on 15 acres (22/acre), and
- Millennium City site, Site C, 240 units on 10 acres, 24/acre).

In addition to these projects, the City of La Quinta, east of Palm Desert, developed the Coral Mountain Apartments in 2018, providing 176 units on 11 acres of land, at a density of 16 units per acre. The capacity of sites D and F has been calculated based on the projects that have been entitled in the City and region, at 20 units per acre. Discussions with the developers of sites B and H have shown that the projects are well under way, and that both developers believe that their densities are the maximums that they can market to families in the desert. Those same developers have also assured the City that they have financing well in hand from private equity sources, which will ensure that the projects will be constructed. In addition, the City has reviewed the proformas for the projects proposed on sites B and C, which show that they can be feasibly constructed and provide a positive return on investment for the developers. Therefore, the feasibility of development of sites D and F at the densities described in Table III-47 is considered high. All four of the projects in the City and the La Quinta project are on large sites (10 acres or more), and have been built, entitled or are in the entitlement process. Significantly, the two most recent projects in which the City is participating, the Pacific West and Millennium City site, are 10 acres or more. Large sites are also included in Table III-47, sites A and F are both planned for larger sites. Although the sites are feasible at 15 and 16 acres, respectively, Program 1.F is also provided to encourage subdivision of these parcels to smaller sites, with the provision of incentives.



As described on page III-46, Infrastructure Requirements, water, sewer and dry utilities are all in place throughout the City, immediately adjacent to all the sites listed in Table III-47. The current pattern of projects being proposed in the City also shows that large sites are not constrained from development, as all four currently proposed projects listed here are on sites of 10 acres or larger. In addition, when the City adopted the Housing Overlay District, it placed it on all Inventory sites to increase capacity and allow higher densities on these properties.

**Table III-47**  
**Vacant Land Inventory of Sites for Extremely Low, Very Low, Low and Moderate**  
**Income Units**

Map Key	Assessor's Parcel No.	GP	Zoning (all HOD)**	Acreage	Allowable Density	Realistic Density	Potential Units
<b>Vacant Entitled Sites</b>							
B	694-310-006	Town Center Neighborhood	P.R.-20	12 of 68.2	4 to 20	22.5	269
DD	624-040-037	Town Center Neighborhood	P.R.-17.5	17.66	17.5	17.5	78
DD*	624-040-037	Town Center Neighborhood	P.R.-17.5	17.66	17.5	17.5	310
E	694-520-019	Small Town Neighborhood; Employment Center	P.R.-19	5.62	19	18	17
	694-520-020	Small Town Neighborhood; Employment Center	P.R.-19	1.2	19		4
PP	624-441-014	Small Town Neighborhood	P.R.-6	0.16	3 to 10	1	1
	624-441-015	Small Town Neighborhood	P.R.-6	0.16	3 to 10	1	1
	624-441-016	Small Town Neighborhood	P.R.-6	0.16	3 to 10	1	1
	624-441-017	Small Town Neighborhood	P.R.-6	0.16	3 to 10	1	1
	624-441-018	Small Town Neighborhood	P.R.-6	0.16	3 to 10	1	1
	624-441-019	Small Town Neighborhood	P.R.-6	0.16	3 to 10	1	1
	624-441-020	Small Town Neighborhood	P.R.-6	0.16	3 to 10	1	1
	624-441-021	Small Town Neighborhood	P.R.-6	0.16	3 to 10	1	1
	624-441-022	Small Town Neighborhood	P.R.-6	0.16	3 to 10	1	1
QQ	624-440-032	Small Town Neighborhood	P.R.-6	0.14	3 to 10	1	1
	624-440-033	Small Town Neighborhood	P.R.-6	0.14	3 to 10	1	1
	624-440-034	Small Town Neighborhood	P.R.-6	0.14	3 to 10	1	1

**Table III-47**  
**Vacant Land Inventory of Sites for Extremely Low, Very Low, Low and Moderate Income Units**

Map Key	Assessor's Parcel No.	GP	Zoning (all HOD)**	Acreage	Allowable Density	Realistic Density	Potential Units
	624-440-035	Small Town Neighborhood	P.R.-6	0.14	3 to 10	1	1
	624-440-036	Small Town Neighborhood	P.R.-6	0.14	3 to 10	1	1
<b>Subtotal Entitled Sites</b>							<b>692</b>
<b>Vacant Sites in the Entitlement Process</b>							
LL	627-122-003	Small Town Neighborhood	R-2, HOD	0.16	3 to 10	20	3
	627-122-013	Small Town Neighborhood	R-2, HOD	1.27	3 to 10	20	25
H	694-190-087	Town Center Neighborhood	P.R.22	14.97	22	22	44
H*	694-190-087	Town Center Neighborhood	P.R.22	14.97	22	22	286
C	694-120-028	Town Center Neighborhood; Suburban Retail Center	P.C.-(3), FCOZ	10 of 20.18	7 to 40	24	240
KK	622-370-014	Public Facility/Institutional	P	1.84	N/A	N/A	36
<b>Subtotal Sites in Entitlement Process</b>							<b>634</b>
<b>Vacant Sites</b>							
A	685-010-005	Regional Retail	P.C.-(3), P.C.D.	15 of 64.26	10 to 15	14	200
D	694-130-017	Town Center Neighborhood	P.R.-22	8.43	22	20	169
	694-130-018	Town Center Neighborhood	P.R.-22	2.52	22	20	50
F	694-510-013	Town Center Neighborhood	P.R.-22	<u>7 of</u> 16.32	22	20	<del>326</del> <u>150</u>
<u>I</u>	<u>694-200-011</u>	<u>Town Center Neighborhood</u>	<u>Neighborhood Center</u>	<u>5 of</u> <u>81.5</u>	<u>20-40</u>	<u>22</u>	<u>110</u>
<u>J</u>	<u>694-200-022</u>	<u>Town Center Neighborhood</u>	<u>Neighborhood Center</u>	<u>5 of</u> <u>42.85</u>	<u>20-40</u>	<u>22</u>	<u>110</u>
<b>Subtotal Vacant Sites</b>							<b><u>745789</u></b>
<b>Total All Vacant Sites</b>							<b><u>2,074,115</u></b>
* Moderate Income Site							
** All sites in this Table have been assigned the Housing Overlay District.							

#### Commercial Designated Sites

Sites C and A are proposed on lands currently designated for Planned Commercial. In the case of Site C, the land is owned by the City, and is currently under contract for development of 240 affordable housing units for very low and low income households (please see discussion below, Pending Projects). This site has the HOD overlay, which allows parking reductions and fee waivers



for the development of affordable housing units. Site A is part of a larger holding owned by a private party. The developer is preparing a Specific Plan which will include a minimum of 200 units affordable to very low and low income households. The Specific Plan, as allowed by State law, will include site-specific zoning standards to allow the development of these units. The Specific Plan submittal is expected in 2021-2022.

#### Small Sites

As described below, Site LL is City-owned, and will be developed for 28 units affordable to very low and low income households. The City will consolidate the lots when development occurs. In addition, the map provided below lists a site T. This site has been removed from the inventory, but consists of 6 vacant lots located on the south side of Fred Waring Drive, directly across from College of the Desert, and in close proximity to jobs and shopping opportunities on Highway 111. It is the City's hope that these lots will be developed for affordable housing units, particularly for students and their families. However, since the City does not control these lots, they are not included in Table III-47.

As shown in the Table, approximately 2,071 units could be constructed on lands which are currently available for multiple family residential development. As several of these sites are larger, Program 1.F has been provided to encourage the subdivision of these sites to facilitate multi-family development, even though currently proposed projects for affordable housing in the City are on sites of 10 to 15 acres. This inventory accommodates land needed for very low, low and moderate income households, although as described above, moderate income households can afford market rate rentals in the City currently.

According to the Fair Housing analysis, the City has a low segregation level, no racially or ethnically concentrated areas of poverty, equal access to opportunity, and no disproportionate housing needs. The sites identified above will not exacerbate any such conditions.

#### **Pending Affordable Housing Developments**

The following affordable projects are either entitled or proposed and anticipated to be built during the planning period.

#### Entitled Projects

- *The Sands Apartments* (Site DD) on Hovley Lane is approved for a total of 388 multi-family rental units. Of those, 78 are required to be affordable for very low income households through an approved Development Agreement that requires that the units be deed restricted. The balance are expected to be market units which will be affordable to moderate income households based on the analysis provided in Table III-44, which shows that rental units are affordable to moderate income households.
- *Palm Desert 103* (Site E) will include 21 one and two-bedroom rental units reserved for moderate income residents required by conditions of approval, which require that the units be deed restricted. The project will be developed by a private party.
- In May 2020, the City conveyed 14 vacant parcels on Merle Street to the *Coachella Valley Housing Coalition* (CVHC) for the development of 14 detached single-family, self-help ownership homes for very low and low income households. CVHC will deed restrict the



homes when they are developed. The parcels closed escrow in December of 2021, and construction will start in April of 2022. CVHC will deed restrict 3 homes for very low income households, and 11 lots for low income households for a period of 45 years. These lots are shown on the inventory as sites PP and QQ.

- Pacific West (Site B) The Successor Agency to the Palm Desert Redevelopment Agency (SARDA) is under contract for the sale of 10± acres immediately east of the Sherriff's station on Gerald Ford Drive, for the development of 269 units affordable to be deed restricted for very low and low income households. The project was approved by the Planning Commission in July of 2021. The developer is actively involved in securing CDLAC/TCAC and other funding, and expects to begin construction in 2023.
- Millennium Private site (Site H) will include 66 affordable rental units with 44 to very low and low income and 22 to moderate, within a 330 unit market rate/moderate income project on 10 acres. The affordability of the very low, low and moderate income units have been secured in an approved Development Agreement, and will require deed restrictions. The project is proposed by a private housing developer. The project is being designed, and a Precise Plan application is expected in October of 2021 was approved in March of 2022, and the developer is currently working on construction plans.

#### Projects Pending Entitlements

- Sagecrest Apartments (Site LL) will be rebuilt into a minimum of 28 units for very low and low income households with the implementation of the Housing Overlay. The Housing Authority is currently seeking proposals for this project. This Housing Authority project is located at the corner of Santa Rosa and San Pasqual. The project will require a Precise Plan approval when the developer is selected. The units will be deed restricted for very low and low income households, and renters will be required to show proof of income. The DDA for the project includes a requirement that the units be built by 2024.
- ~~Millennium Private site (Site H) will include 66 affordable rental units with 44 to very low and low income and 22 to moderate, within a 330 unit market rate/moderate income project on 10 acres. The affordability of the very low, low and moderate income units have been secured in an approved Development Agreement, and will require deed restrictions. The project is proposed by a private housing developer. The project is being designed, and a Precise Plan application is expected in October of 2021.~~
- Millennium City site (Site C) The City is currently under contract for the development of 240 units affordable to very low and low income households on 10 acres of land. The units will be deed restricted. The project will be developed by a private housing developer on City land. Entitlement applications are expected in 2022, financing will be secured in 2023. and construction is expected in 2024.
- Arc Village (Site KK) will include 36 affordable rental units, including 32 one-bedroom units and 4 two-bedroom units, for special needs adults adjacent to the Desert Arc campus. The project will be developed by a private party. This project will require a Previs Plan application.



### SARDA Sites

Within the Successor Agency's 170 acres located north of Frank Sinatra Drive, in the University Neighborhood Specific Plan, the City has identified two 5 acre sites (Sites I & J) that will be developed for affordable units for lower income households. The sites are immediately adjacent to Frank Sinatra Drive, have direct access to wet and dry utilities, and will be marketed in 2023 through Requests for Proposals, as part of the requirements of the Surplus Lands Act. The City intends to select a developer in 2023, with contractual requirements that the required 220 units be constructed by 2026.

These entitled and pending entitlement projects will result in a total of 729 units affordable to very low and low income households, and 596 units affordable to moderate income households. With completion of these projects, the City will need to accommodate an additional 419 units for very low and low income households, and would have an excess of 135 moderate income units when all entitled and pending entitlement sites in Table III-47 are developed. Table III-47 also shows that the City has capacity for 745 units on vacant sites, almost double the 419 needed during the planning period to complete the RHNA.

**Table III-48** provides a list of entitled projects which will be available for market housing, to accommodate the City's RHNA for the above moderate income category. These projects include plans for single family homes, condominiums and townhomes, and apartments. These projects are in various stages of development. Dolce is under construction. Stone Eagle, Big Horn Mountains, Big Horn Canyon, and Ponderosa Homes lots are recorded and only single family building permits are required. In the case of Montage, the project was approved in May, 2021 and is currently proceeding to record the Tract Map and secure grading and building permits. In the case of University Park, Millennium Apartments, Ponderosa Apartments, Precise Plan applications are required to allow development. University Park, the Santa Rosa Golf Course, the Catavina site and Villa Portofino require further subdivision and Precise Plan approvals. The various stages of development allow for staged development throughout the planning period.

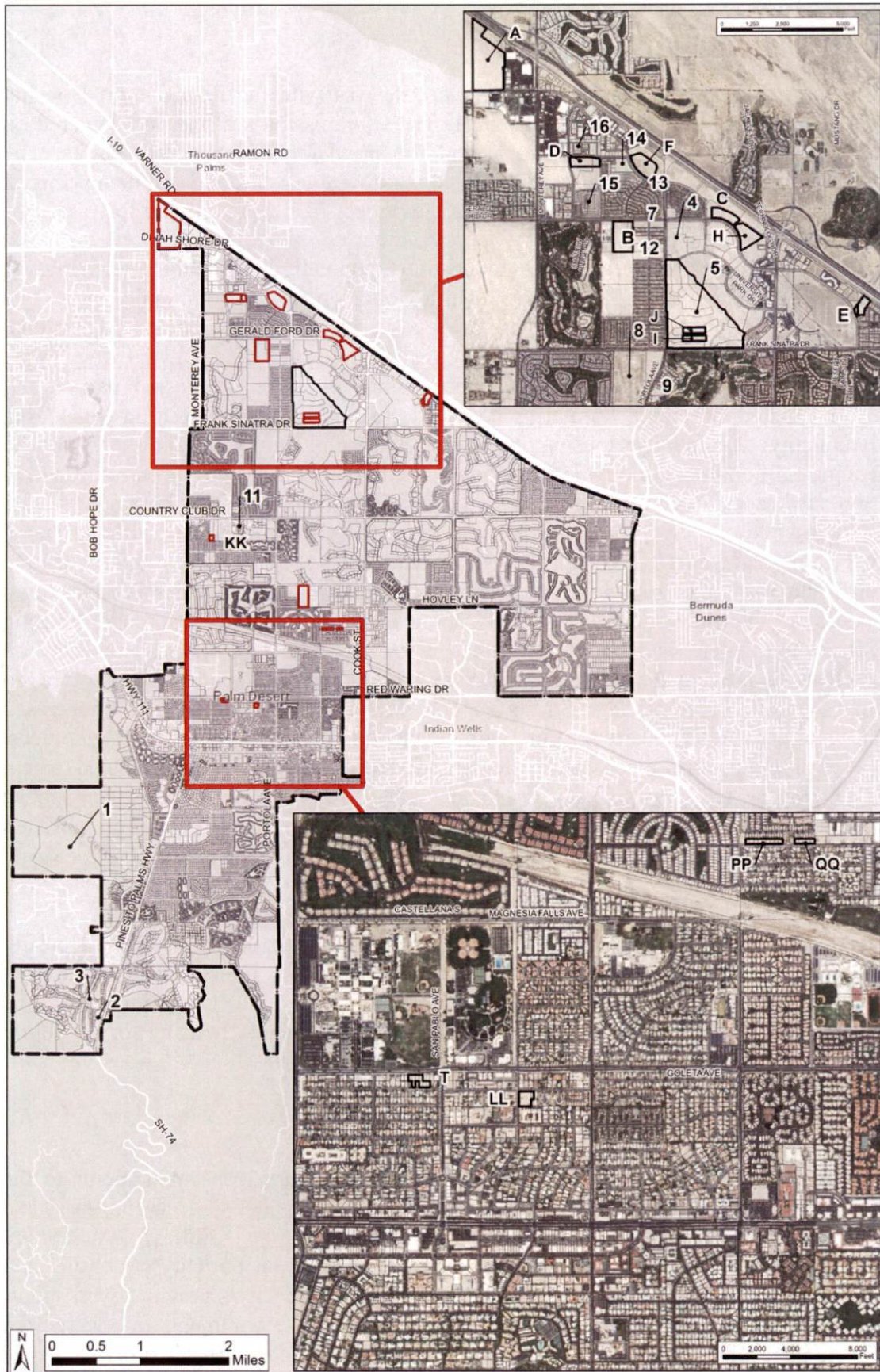
**Table III-48**  
**Vacant Above Moderate Income Sites**

<b>Map Key</b>	<b>Project Name</b>	<b>Remaining Lots</b>	<b>Projected Units</b>
1	Stone Eagle	25	25
2	Big Horn Mountains	10	10
3	Big Horn Canyon	31	31
4	University Park – Phase I	1,069	1,069
5	University Park – Phase II	1,291	1,291
6	University Park – Phase III	196	196
7	Millennium Apartments	330	264
8	Former Santa Rosa Golf Course	300	300
9	Former Catavina Site	159	159
11	Villa Portofino – Lot 1	145	145
12	GHA Montage	63	63
13	Ponderosa Homes	99	80
14	Ponderosa Apartments	140	140
15	Dolce	127	127
16	Monterey Ridge	202	202
<b>Total Units</b>		<b>4,187</b>	<b>4,102</b>

The map below provides the location of the sites shown in the inventory tables.



TN/City of Palm Desert  
General Plan/Housing Element





## PUBLIC PARTICIPATION

The first workshop held for the Housing Element update was with the Palm Desert Housing Authority Housing Commission on January 6, 2021. The Commission's discussion centered on the City's RHNA, the sites on the inventory, and the provision of units for seniors. The Commissioners indicated that senior units were needed at affordable rents, and that the upcoming planning period seemed to be well planned for, given the projects that were moving forward.

The City made concerted efforts to reach all segments of the population for input into the Housing Element update. On January 21, 2021, the City held a workshop for the community in the late afternoon, to enable both housing advocates and developers as well as residents to attend, particularly because of the City's high service and tourism employed residents, who work in the evenings. A mix of affordable housing developers, public agencies, interested parties and individuals were invited via email. Formal invitations were sent to 21 organizations, including Habitat for Humanity, Community Housing Opportunities Corp., Lift to Rise, and the Coachella Valley Housing Coalition. In addition, the workshop was advertised on the City's web site, and in the Desert Sun newspaper. Accommodation was provided for persons requiring hearing or visual assistance, and translation services were also available for the virtual workshop, although none was requested from participants. Seventeen (17) people attended, and had an active and productive conversation. The workshop began with a short presentation, but was structured as a conversation among attendees, so that they could speak freely about issues of concern. Affordable housing developers, including CVHC and CHOC, indicated a strong desire to work with the City on projects, and clearly expressed their concerns regarding the funding of projects, which require too many funding sources in recent years. Strong support was expressed for the City's increased density to 40 units per acre. The City concurs with developers' concerns about funding sources, and has included programs for projects in this Element where the City will leverage its land to help with private developers' funding applications. However, because of the Legislature's removal of housing set aside for affordable housing, the City's participation in projects will be more limited during the planning period, and the City's focus in programs has shifted to work with private parties to construct the required units.

A City Council study session was held on March 25, 2021, to discuss the status of the Housing Element update and the recently adopted RHNA allocation. The City Council listened to a staff-led presentation, and asked questions about various projects and sites on the City's inventory. The focus of development in the University Park area for student and faculty housing for the future expansion of the universities in this area was considered a top priority.

~~The Housing Element was posted on the City's website in June of 2021.~~

The City also held an additional Study Session with the City Council on amendments to the Housing Element on September 9, 2021. The City emailed all individuals and groups who had received or participated in its workshop to invite them to the Study Session. Following that Study Session, on September 10<sup>th</sup>, the revised Draft Element was posted on the City's website, and notices sent to community organizations, all of the participants in the City's previous workshops, and all those to whom workshop invitations had been sent to invite comments on the revised Element, prior to its resubmittal to HCD. No comments were received during this time.



The Housing Element was posted on the City's website in order to solicit public comment in September, 2021, November, 2021, and January, 2022. With each posting, the City solicited comments through its Facebook page and an email blast to residents, announcing the document's availability and asking for public comments by email, letter or telephone. No comments were provided by the public.

Finally, public hearings were held before the Planning Commission and City Council for the adoption of the Element, in February and March of 2022. The Element was posted to the City's website in January, 2022, and Facebook posts and email blasts were sent to residents in advance of the public hearings.

Moving forward, the City will annually hold community outreach activities as it implements the Housing Element, to seek out input from all segments of the community on issues of fair housing and affordability, as provided in Program 1.1 and 4.B. It is important to note that the City's extensive service and tourism economy results in a high number of lower income residents who work at night, and that these workshops should be held both during the day and in the evening, to encourage participation.

## GOALS, POLICIES AND PROGRAMS

### Goal 1

A variety of housing types that meet all of the housing needs for all income groups within the City.

### Goal 2

The preservation and maintenance of the high quality of the City's affordable housing supply.

### Goal 3

The City shall affirmatively further fair housing through new affordable housing developments, information dissemination and education for stakeholders, and collaboration with local and regional organizations and agencies.

### Policy 1

New affordable housing projects shall be encouraged in all areas of the City. Special attention will be made to distributing the units so that large concentrations of affordable housing in any one area are avoided.

### Program 1.A

The City shall work with affordable housing developers, non-profit agencies and other stakeholders to implement the following affordable housing projects for extremely low, very low, low and moderate income households during the planning period.

- 21 units at Palm Desert 103 (Site E): annually contact the landowner and provide them with current City programs and incentives for the construction of the remaining units within the project. Meet with the land owner annually, and provide the requirements of the Development Agreement for the site to encourage its development.
- 36 units at Arc Village (Site KK): For this Housing Authority-owned site, the Housing Authority and City will continue to work with Desert ARC and affordable housing developers to secure funding for these units with priority to developmentally disabled persons. The Housing Authority and City will participate in the preparation of applications for State funding and reinstate funding assistance when an application is prepared. The Housing Authority and City will promote the site to developers through its website, and annually meet with Desert ARC to encourage development.
- 66 units at Millennium (Site H): the City will continue to work with the developer to process the pending entitlements and finalize the affordable housing covenants consistent with the existing Development Agreement. The project was approved in March of 2022 and the developer is working on construction drawings.~~The application is expected to be reviewed by the Planning Commission by March of 2022.~~

**Responsible Agency:** Community Development Department and Housing Authority

**Schedule:** Continuous as these projects move forward



### **Program 1.B**

The City shall pursue the planning and implementation of the following projects for extremely low, very low, low and moderate income households during the planning period. The City will utilize public-private partnerships, grants and third party funding for these projects, and density bonus incentives.

- 240 units at Millennium City Site (Site C): the City shall enforce the terms of its existing agreement with the developer of this project, including maintaining project schedules and expediting processing of applications. A minimum of 15% of the units will be reserved for extremely low income residents. Entitlement applications are expected in 2022, financing will be secured in 2023, and construction is expected in 2024.
- 28 units at Sagecrest Apartments (Site LL): the City will complete the RFP process in 2022, and establish an agreement with the successful developer for construction of the units by 2025. A minimum of 15% of the units shall be reserved for extremely low income residents. The DDA for the project includes a requirement that the units be built by 2024.
- 269 units at Gerald Ford, west of Portola (Site B): the City will maintain the schedule established in the existing agreement with the developer, participate in funding applications, and participate in the funding through the existing land sale agreement, to reach completion of construction by 2024. The project was approved by the Planning Commission in July of 2021. The developer is actively involved in securing CDLAC/TCAC and other funding, and expects to begin construction in 2023.
- 220 units on two 5 acre sites at the 170 acre SARDA property west of Cook Street, and north of Frank Sinatra Drive (Sites I and J): SARDA will implement the Surplus Lands Act and market the sites for affordable housing through RFPs to be issued in 2023, and DDA requirements for construction by 2026. A minimum of 15% of the units shall be reserved for extremely low income residents.

**Responsible Agency:** Community Development Department and Housing Authority SARDA

**Schedule:** As described above, 2022-~~2025~~2026

### **Program 1.C**

The City shall encourage and facilitate the development by private parties of the following projects for extremely low, very low, low and moderate income units:

- 200 units at Key Largo (Site A): the City will continue to work with the land owner in the completion of entitlement applications for the site, including the provision of Density Bonus incentives, fee waivers and other incentives as appropriate. The City will meet with the developer annually, and encourage the completion of the Specific Plan by December of 2024, and construction beginning in January of 2026.
- 78 units at the Sands (Site DD): the City will maintain contact with the land owner and participate in funding efforts as the developer applies for TCAC and other funds for the project. The City will process the pending application amendments by June of 2022, and assist in the preparation of funding applications by March of 2023, and construction beginning by June of 2024.



The City will offer incentives, including Density Bonus, fee waivers and reduced building permit fees for those projects including a minimum of 15% of units affordable to extremely low income households.

**Responsible Agency:** Planning Department

**Schedule:** As provided above.

#### **Program 1.D**

As a key long-term strategy to meaningfully assist fair housing protected classes, the City shall continue to implement the Self Help Housing program when funds are available. The City will work with agencies such as Habitat for Humanity and Coachella Valley Housing Coalition to identify funding and the location of these units. This includes the construction of the 14 homes on Merle, secured with CVHC. The City will implement the provisions of its agreement with CVHC to assure the completion of the 14 self-help units by 2024.

**Responsible Agency:** Housing Authority

**Schedule:** 2022-2024 for Merle lots, annually throughout planning period

#### **Program 1.E**

The City shall maintain its inventory of sites zoned for PR-20 or more, and R-3, and shall encourage the incorporation of extremely low, very low, low and moderate income housing units into these projects as they are brought forward. These sites are included in the Vacant Land Inventory (Table III-47), have been assigned the Housing Overlay District, and will be required, consistent with AB 330, to meet the densities cited in the Inventory. The City will post Table III-47 on its website immediately upon adoption of the Element. The City shall, as part of its Annual Progress Report to HCD, analyze whether any Inventory site has been developed at a density less than that shown in Table III-47, and how any reduction was offset to assure that the City's RHNA allocation can be met (no net loss).

**Responsible Agency:** Planning Department.

**Schedule:** 2022 for posting of Table III-47, April of each year for Annual Progress Report.

#### **Program 1.F**

Although the affordable housing projects currently approved or being entitled in the City occur on parcels of 10 acres or more, the City will encourage further land divisions resulting in parcel sizes that facilitate multifamily development affordable to lower income households in light of state, federal and local financing programs (50-100 units) as development proposals are brought forward for sites A and F. The City will discuss incentives available for land divisions (2-5 acres) encouraging the development of housing affordable to lower income households with housing developers as proposals are brought forward. The City will offer incentives for land division encouraging the development of affordable housing including, but not limited to:

- priority to processing subdivision maps that include affordable housing units,
- expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the Specific Plan,
- financial assistance (based on availability of federal, state, local foundations, and private housing funds).

**Responsible Agency:** Planning Department

**Schedule:** As projects are proposed



**Program 1.G**

The City shall establish a pilot program to encourage development of ADUs and JADUs that are dedicated as affordable units and made available for rent to low-income households for at least 30 years. The City program could include an incentive such as floor area bonus for the property owner; reductions in building plan check fees, and/or inspection fees.

**Responsible Party:** Planning Department

**Schedule:** Develop and publish program on City website: 2021-2022, with regular Zoning Ordinance update

**Program 1.H**

The City shall establish an SB 35 planning application and process that contains the requirements of the law, the required objective development standards, and the processing requirements for these projects.

**Responsible Agency:** Planning Department.

**Schedule:** ~~June-December~~ 2022

**Program 1.I**

The City shall encourage community participation throughout the planning period, by holding annual workshops which focus on outreach to a broad range of the population and economic segments of the City. Workshops will be advertised in English and Spanish, and will be posted on all the City's social media channels and website, and distributed to housing advocacy groups in the City and region. Workshops should be held at varying times during the week, including evenings, to allow working residents to attend.

**Responsible Agency:** Housing Authority, Planning Department.

**Schedule:** Annually throughout the planning period.

**Policy 2**

The City shall encourage the rehabilitation of existing housing units through a variety of programs.

**Program 2.A**

The City shall consider CDBG funds for the Home Improvement Program for single family homes by providing grants and low interest loans to program participants, with a focus on the 67 units identified as having substandard kitchen and bath facilities, and continuing to refer residents to the existing HVAC replacement program offered by SCE. The HIP program will be provided to the extent that funding is available, to up to eight households each year, and referrals made for the SCE replacement program as they are received, on average to 7 residents annually.

**Responsible Agency:** Housing Authority

**Schedule:** Annually with adoption of CDBG program funding

**Program 2.B**

The City shall develop a program for homeowner assistance for the rehabilitation of older and substandard housing units, with a target of assisting 8 units annually throughout the planning period. Funding sources to be considered include CDBG, HIP, and other programs as identified.

**Responsible Agency:** Community Development Department

**Schedule:** Annually as funds are available

### **Policy3**

The City shall preserve existing affordable housing units.

#### **Program 3.A**

The Housing Authority shall continue to subsidize affordable housing units it owns now and in the future using operating revenues.

**Responsible Agency:** Housing Authority

**Schedule:** Annually in the Housing Authority Budget

#### **Program 3.B**

The Housing Authority shall maintain the existing resale restrictions and other subsidies on 301 ownership units.

**Responsible Agency:** Housing Authority

**Schedule:** Throughout the planning period

#### **Program 3.C**

The City will research and identify ownership of the 67 ownership units at risk of losing affordability covenants during or immediately following this planning period, and work with owners to extend these covenants. Incentives could include:

- financial assistance for the extension of covenants.
- Offer HIP major rehabilitation loans to homeowners to secure extended restrictions.

**Responsible Agency:** Housing Authority

**Schedule:** Throughout planning period, one year prior to covenant expiration

#### **Program 3.D**

The Housing Authority owns approximately 1,114 existing rental housing units and will strive to maintain its ownership and/or long term affordability of these units by a third party. Should the Housing Authority sell any of its properties, the sale will include a deed restriction assuring that the same affordability levels as occur prior to sale are maintained for a period of at least 55 years.

**Responsible Agency:** Housing Authority

**Schedule:** Annually in the Housing Authority Budget

#### **Program 3.E**

To ensure adequate access to opportunities for fair housing protected classes, such as families with children and lower income households, the City will host meetings between affordable housing developers and social service agencies when new projects are developed throughout the community to encourage the integration of services such as child care, job training, vocational education, and similar programs into new affordable housing projects through direct contact with both parties. The City will target a minimum of one integrated service in each project developed during the planning period. For on-site child care, the City shall consider allocation of the City's Childcare Mitigation Fee to new projects which provide the service.

**Responsible Agency:** Housing Authority, Community Development Department

**Schedule:** As projects are proposed



#### **Policy 4**

The City shall continue to strive to meet the State-mandated special shelter needs of large families, female headed households, single parent families, senior citizens, and disabled individuals and families, and shall consider including units for such households in its projects.

#### **Program 4.A**

The City shall continue to enforce the provisions of the Federal Fair Housing Act. The City shall continue its referral program to the Fair Housing Council of Riverside County, and shall maintain information at City Hall and affordable housing complexes. Brochures and flyers shall be available at Housing Authority properties, the Public Library, and City Hall, and at County social service agency offices in the City, in order to assure that they are available to all community members.

**Responsible Agency:** City and Housing Authority

**Schedule:** Brochures updated and refilled as needed to assure they are always available.

#### **Program 4.B**

The City shall work with the Senior Center and other appropriate agencies including the Fair Housing Council of Riverside County and nonprofit groups (e.g. Habitat for Humanity) in the housing of disabled residents. Advertise workshops and webinars held by these organizations on anti-discrimination on the City's email newsletter and Resources on the Affordable Housing webpage and encourage them to be held throughout the community to facilitate access. The City will annually train staff at the Senior Center and Housing Authority properties in the needs of disabled residents, the requirements of the Americans with Disabilities Act, and the City's Reasonable Accommodation policy.

**Responsible Agency:** Housing Authority, Senior Center

**Schedule:** At each update of affordable housing webpage and annually through staff training program

#### **Program 4.C**

The City shall meet with non-profit developers and other stakeholders annually to establish and implement a strategy to continue to provide housing affordable to extremely low-income households. The City shall also consider applying for State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, Local Housing Trust Fund program and Proposition 1-C funds to the extent possible. The City shall continue to consider incentives, such as increased densities, modifications to development standards, priority processing and fee deferrals as part of the financing package for projects which include extremely low income units.

**Responsible Agency:** City

**Schedule:** In conjunction with development of projects described in Programs 1.A through 1.C.

#### **Policy 5**

The City shall strive to provide shelter for the homeless and persons with disabilities.

#### **Program 5.A**

The City shall continue to work with CVAG on a regional solution for homelessness with the CV Housing First program, through a collaborative approach of the Coachella Valley Homelessness Engagement & Action Response Team (CVHEART).

**Responsible Agency:** City Manager's Office

**Schedule:** Annually in the General Fund Budget

### **Program 5.B**

To increase housing supply for disabled persons, the City will continue to coordinate with the Inland Regional Center, Desert Arc and other appropriate agencies and organizations that serve the developmentally and physically disabled population. The City will continue to encourage developers to reserve a portion of affordable housing projects for the disabled, including those with developmental disabilities and emphasize their needs and what the City can provide during developer outreach and meetings, with a target of assisting 5 disabled households annually during the planning period. The City will support funding applications for such projects, and will consider fee waivers and reductions on a case-by-case basis. Housing Authority properties are one of the vehicles available to encourage rental to developmentally disabled individuals and demonstrate compliance with the City's Reasonable Accommodation policy.

**Responsible Agency:** Planning Department

**Schedule:** As projects are proposed and during pre-application meetings with the City

### **Program 5.C**

The City will continue to make direct appeals to encourage local organizations, such as the Coachella Valley Rescue Mission, Martha's Village and Catholic Charities, to apply to the City for the award of CDBG funds for homeless services, including announcements on its website and social media of the availability of funds, the schedule for applications, and the award schedule, as it has for many years. The City Council will continue to allocate available funds to these and other organizations that apply from its annual County allocation, with a target of assisting at least two of these organizations annually during the planning period.

**Responsible Agency:** Finance Department

**Schedule:** Annually with CDBG funding cycle

### **Program 5.D**

Review and revise, as necessary, the Zoning Ordinance to ensure compliance with Assembly Bill (AB) 101 as it pertains to Low Barrier Navigation Centers, and AB 139 as it relates to parking for emergency shelters being required for employees only. Modify the definition of "homeless shelter" to include Low Barrier Navigation Centers.

**Responsible Agency:** Planning Department

**Schedule:** 2022-2023 at regular Zoning Ordinance update

### **Policy 6**

The City shall continue to utilize restrictions, applicant screenings, and other appropriate mechanisms established as conditions of approval, restrictive agreements or other means in order to preserve affordable for sale housing units for the long term.

### **Program 6.A**

The City shall keep in regular contact with the Riverside County Housing Authority to ensure that Section 8 housing assistance within the City is actively pursued. At least 30 households should be assisted every year.

**Responsible Agency:** City and Housing Authority

**Schedule:** Annually with annual compliance plan review

### **Policy 7**



The City Council shall consider, as an additional incentive, the reduction, subsidizing or deferring of development fees to facilitate the development of affordable housing.

**Policy 8**

The City shall continue to address the needs of the senior population in development of housing.

**Program 8.A**

The City shall maintain the Housing Overlay District to include flexible development standards, density bonuses, design criteria, and parking reductions for the development of a wide variety of housing products which provide a minimum of 20% of all units at income-restricted rents, or at least one unit for smaller residential projects, and to eliminate the public hearing requirements and waive City plan check/inspection fees and potentially other fees. The Accessory Dwelling Unit standards shall be maintained consistent with State law in the Zoning Ordinance.

**Responsible Agency:** Community Development Department

**Schedule:** Annually review with state General Plan report

**Program 8.B**

The City shall continue to encourage the development of assisted living facilities for seniors.

**Responsible Agency:** Community Development Department

**Schedule:** As projects are proposed

**Policy 9**

The City shall implement the State's density bonus law.

**Program 9.A**

Revise the Zoning Ordinance to ensure compliance with State law as it pertains to density bonus by October of 2022 to address the changes contained in AB 2345, and as State law changes throughout the planning period.

**Responsible Agency:** Community Development Department

**Schedule:** at regular Zoning Ordinance update

**Policy 10**

Promote the jobs/housing balance through the development of housing with convenient access to commercial land uses, schools, available public transport and employment centers.

**Policy 11**

The City shall promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (FEHA), Government Code Section 65008, and any other applicable state and federal fair housing and planning law.

**Program 11.A**

Continue to provide multilingual brochures and informational resources to inform at least 10 residents, landlords, housing professionals, public officials, and others relevant parties annually about fair housing rights, responsibilities, and services, with an emphasis on needs of disabled persons. Brochures and flyers shall be available on the City website (Resources on the Affordable

Housing webpage), at Housing Authority properties, the Public Library, and City Hall, and at County social service agency offices in the City, in order to assure that they are available to all community members. (Also see Program 4.A)

**Responsible Agency:** Housing Authority

**Schedule:** Ongoing, at each update of affordable housing webpage and preparation of public outreach materials

#### **Program 11.B**

Continue to coordinate with SunLine Transit Agency by continuing to provide it with all development applications, to encourage it to expand services that provide reliable transportation options to low income, disabled, senior, and other residents with limited access, particularly in the northern City area.

**Responsible Agency:** Community Development Department

**Schedule:** 2022-2029

#### **Policy 12**

Encourage energy conservation through the implementation of new technologies, passive solar site planning and enforcement of building codes. Please also see the Energy and Mineral Resources Element.

#### **Program 12.A**

The City shall maintain an Energy Conservation Ordinance which mandates conservation in new construction beyond the requirements of the California Building Code.

**Responsible Agency:** Planning Department

**Schedule:** Annual review with state General Plan report

#### **Program 12.B**

The City shall encourage Green Building techniques, recycling in demolition, and the use of recycled, repurposed and reused materials in all new housing projects to the greatest extent possible.

**Responsible Agency:** Planning Department, Building Department, Public Works Department

**Schedule:** As projects are proposed



**Appendix A**  
**Public Outreach Materials**



# PALM DESERT

## COMMUNITY WORKSHOP NOTICE

### CITY OF PALM DESERT HOUSING ELEMENT COMMUNITY WORKSHOP

Thursday, January 21, 2021 - 3:00 p.m.

A community workshop for the City's Housing Element Update (2021-2029 planning period) will be held Thursday, January 21, 2021, at 3:00 p.m. via Zoom. At this workshop, the City will discuss background information regarding its upcoming Housing Element update including new State Housing Element law, the 2021-2029 Regional Housing Needs Assessment (RHNA) allocation for the City and take public comments on the update from those attending. All members of the public are encouraged to attend.

The Housing Element is a series of goals, policies, and implementation measures for the preservation, improvement, and development of housing, which would apply throughout the City. It meets the requirements of the California Department of Housing and Community Development, and State law.

To participate in the workshop via Zoom, please RSVP by email to [eceja@cityofpalmdesert.org](mailto:eceja@cityofpalmdesert.org), by 10:00 a.m. on the day of the meeting (requests received after 10:00 a.m. on meeting day may not be processed). Specific questions regarding the workshop or Housing Element may be directed to Eric Ceja, Principal Planner, at (760) 346-0611 or [eceja@cityofpalmdesert.org](mailto:eceja@cityofpalmdesert.org).

The City of Palm Desert promotes fair housing and makes all programs available to low-income families and individuals, regardless of race, religion, color, national origin, ancestry physical disability, mental disability, medical condition, marital status, political affiliation, sex, age, sexual orientation or other arbitrary factor.



AB 1486 - List of Developers that have notified the Department of Housing and Community Development of Interest in Surplus Land, Table Range A2-J486 Revised: 12/1/2020

County	Organization	CalHFA Cd	Address	City	State	Zip	Contact	Phone	Email Address
RIVERSIDE COUNTY	Green Development Company	X	251 S Lake Ave #320	Pasadena	CA	91105	Andrew Slocum	(310) 467-9329	Andrew@greendev.co
RIVERSIDE COUNTY	A Community of Friends		3701 Wilshire Blvd, Ste 700	Los Angeles	CA	90010	Mee Heh Risdon	(213) 480-0809	mrison@acof.org
RIVERSIDE COUNTY	Affordable Homestead LLC		915 W Foothill Blvd Ste 488C	Claremont	CA	91711	William Leong	(213) 375-8248	affordablehomestead@gmail.com
RIVERSIDE COUNTY	Bibi Foundation		1514 N. Raymond Ave	Fullerton	CA	92831	Riaz Chaudhary	(714) 213-8650	Riaz@marrscorp.com
RIVERSIDE COUNTY	City Ventures, LLC		3121 Michelson Drive, Suite 150	Irvine	CA	92612	Anastasia Preedge		apreedge@cityventures.com
RIVERSIDE COUNTY	Coachella Valley Housing Coalition		45-701 Monroe Street, Suite G	Indio	CA	92201	Julie Bornstein	(760) 347-3157	julie.bornstein@cvhc.org
RIVERSIDE COUNTY	Cypress Equity Investments		12131 Wilshire Blvd., Suite 801	Los Angeles	CA	90025	Mike Diacos	(310) 405-0314	mdiacos@cypresssecurities.com
RIVERSIDE COUNTY	Decro Corporation		3431 Wesley Street, Suite F	Culver City	CA	90232	Laura Vandeweghe	(310) 595-4421	lvandeweghe@decro.org
RIVERSIDE COUNTY	Families Forward		8 Thomas	Irvine	CA	92618	Steven Moreno	(949) 552-2729	smoreno@families-forward.org
RIVERSIDE COUNTY	Housing Innovation Partners		5151 Murphy Canyon Rd. #120	San Diego	CA	92123	Jon Walters	(619) 417-5361	jon@hipsandiego.org
RIVERSIDE COUNTY	Integrity Housing		4 Venture, Suite 295	Irvine	CA	92618	Paul Carroll	(949) 727-3656	paul@integrityhousing.org
RIVERSIDE COUNTY	Olivecs Foundation		328 E. Commonwealth Ave	Fullerton	CA	92832	Rubina Chaudhary	(562) 972-2786	rubina@olivecs.org
RIVERSIDE COUNTY	The Kennedy Commission		17701 Cowan Ave. #200	Irvine	CA	92614	Cesar Covarrubias	(949) 250-0909	cesarc@kennedycommission.org
RIVERSIDE COUNTY	Universal Standard Housing		350 S Grand Avenue, Suite 3050	Los Angeles	CA	90071	Eduardo Santana	(213) 320-3554	esantana@ush.us
RIVERSIDE COUNTY	USA Properties Fund, Inc		3200 Douglas Blvd Ste 200	Roseville	CA	95661	Gabriel Gardner	(916) 239-8458	ggardner@usapropfund.com
RIVERSIDE COUNTY	Workforce Homebuilders LLC		547 Via Zapata	Riverside	CA	92507	Tony Mize	(951) 530-8172	tmize@workforcehomebuilders.com

AFFORDABLE HOUSING DEVELOPERS  
National Community Renaissance

9421 Haven Aven., Rancho Cucamonga, CA 91730

CA

Tony Mize, VP-Acquisitions

909-727-2783

[tmize@nationalcore.org](mailto:tmize@nationalcore.org)

Lift To Rise

73-710 Fred Waring Dr. Suite 100, Palm Desert, CA 92260

CA

Vince Nicholas  
Joy Silver  
Charles Liuzzo  
Yegor Lyashenko  
Minami Hachiya  
Maryann Ybarra  
Darren Berberian

760-636-0420

[info@lifttorise.org](mailto:info@lifttorise.org)

[www.lifttorise.org](http://www.lifttorise.org)

Community Housing Opportunities Corporation  
Coachella Valley Housing Coalition  
Pacific West  
Habitat for Humanity

5030 Business Center Drive #260, Fairfield, CA 94534  
45701 Monroe St, Indio CA 92201  
430 E. State Street, Ste 100, Eagle, ID 83616  
72680 Dinah Shore Dr., #6, Palm Desert, CA 92211

CA  
CA  
CA  
CA

707-759-6043  
760-347-3157  
949-599-6069  
760-969-6917

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[lyashenko@chochousing.org](mailto:lyashenko@chochousing.org)  
[mhachiya@chochousing.org](mailto:mhachiya@chochousing.org)  
[maryann.ybarra@cvhc.org](mailto:maryann.ybarra@cvhc.org)  
[darrenb@tochousing.com](mailto:darrenb@tochousing.com)

[www.chochousing.org](http://www.chochousing.org)  
[www.cvhc.org](http://www.cvhc.org)  
[www.tochousing.com](http://www.tochousing.com)  
[www.hfhcv.org](http://www.hfhcv.org)

RIVERSIDE COUNTY Neighborhood Partnership Housing Services  
RIVERSIDE COUNTY Habitat for Humanity for the Coachella Valley  
RIVERSIDE COUNTY Coachella Valley Association of Governments  
RIVERSIDE COUNTY Lift to Rise

9551 Pittsburgh Avenue  
72680 Dinah Shore Dr. #6  
73-710 Fred Waring Drive, Ste 200  
73-710 Fred Waring Drive, Suite 100

Rancho Cucamonga  
Palm Desert  
Palm Desert  
Palm Desert

CA  
CA  
CA  
CA

91730 Jenny Ortiz  
92211  
92260 Cheryl Dahlin Tom Cox  
92260 Anaceli Palafox

(909) 988-5979  
(760) 969-6917  
(760) 346-1127

[jortiz@nphsinc.org](mailto:jortiz@nphsinc.org)  
[executivedirector@hfhcv.org](mailto:executivedirector@hfhcv.org)  
[info@hfhcv.org](mailto:info@hfhcv.org)  
[tcov@cvag.org](mailto:tcov@cvag.org)  
[info@lifttorise.org](mailto:info@lifttorise.org)

**Subject:** Palm Desert Housing Element Update - Virtual Community Workshop Notice - Join us!  
**Date:** Tuesday, January 12, 2021 at 8:19:19 AM Pacific Standard Time  
**From:** Kimberly Cuza <kcuza@terranovaplanning.com>  
**BCC:** Andrew@greendev.co <Andrew@greendev.co>, mrisdon@acof.org <mrisdon@acof.org>, affordablehomestead@gmail.com <affordablehomestead@gmail.com>, Riaz@marrscorp.com <Riaz@marrscorp.com>, apreedge@cityventures.com <apreedge@cityventures.com>, julie.bornstein@cvhc.org <julie.bornstein@cvhc.org>, mdiacos@cypressequity.com <mdiacos@cypressequity.com>, lvandeweghe@decro.org <lvandeweghe@decro.org>, smoreno@families-forward.org <smoreno@families-forward.org>, jon@hipsandiego.org <jon@hipsandiego.org>, paul@integrityhousing.org <paul@integrityhousing.org>, rubina@olivecs.org <rubina@olivecs.org>, tcox@cvag.org <tcox@cvag.org>, cesarc@kennedycommission.org <cesarc@kennedycommission.org>, esantana@ush.us <esantana@ush.us>, ggardner@usapropfund.com <ggardner@usapropfund.com>, tmize@workforcehomebuilders.com <tmize@workforcehomebuilders.com>, tmize@nationalcore.org <tmize@nationalcore.org>, JSilver@chochousing.org <JSilver@chochousing.org>, CLiuzzo@chochousing.org <CLiuzzo@chochousing.org>, YLyashenko@chochousing.org <YLyashenko@chochousing.org>, MHachiya@chochousing.org <MHachiya@chochousing.org>, Maryann.Ybarra@cvhc.org <Maryann.Ybarra@cvhc.org>, DarrenB@tpchousing.com <DarrenB@tpchousing.com>, jortiz@nphsinc.org <jortiz@nphsinc.org>, executivedirector@hfhcv.org <executivedirector@hfhcv.org>, info@hfhcv.org <info@hfhcv.org>, cdahlin@cvag.org <cdahlin@cvag.org>, info@lifttorise.org <info@lifttorise.org>, VNicholas@chochousing.org <VNicholas@chochousing.org>, Eric Ceja <eceja@cityofpalmdesert.org>, jgonzales@cityofpalmdesert.org <jgonzales@cityofpalmdesert.org>, Nicole Criste <ncriste@terranovaplanning.com>, Bitian Chen <bchen@terranovaplanning.com>

**Attachments:** image001.png



# PALM DESERT

## COMMUNITY WORKSHOP NOTICE

### CITY OF PALM DESERT HOUSING ELEMENT COMMUNITY WORKSHOP

Thursday, January 21, 2021 – 3:00 p.m.

A community workshop for the City's Housing Element Update (2



planning period) will be held Thursday, January 21, 2021, at 3:00 PM via Zoom. At this workshop, the City will discuss background information regarding its upcoming Housing Element update including the Housing Element law, the 2021-2029 Regional Housing Needs Allocation (RHNA) allocation for the City and take public comments on the update from those attending. All members of the public are encouraged to attend.

The Housing Element is a series of goals, policies, and implementation measures for the preservation, improvement, and development of which would apply throughout the City. It meets the requirements of the California Department of Housing and Community Development, Housing Element Law.

To participate in the workshop via Zoom, please RSVP by [eceja@cityofpalmdesert.org](mailto:eceja@cityofpalmdesert.org), by 10:00 a.m. on the day of the meeting. Questions received after 10:00 a.m. on meeting day may not be processed. Questions regarding the workshop or Housing Element may be directed to Ceja, Principal Planner, at (760) 346-0611 or [eceja@cityofpalmdesert.org](mailto:eceja@cityofpalmdesert.org).

The City of Palm Desert promotes fair housing and makes all programs available to low-income and individuals, regardless of race, religion, color, national origin, ancestry, physical disability, medical condition, marital status, political affiliation, sex, age, sexual orientation, or any other arbitrary factor.

Housing Element Workshop RSVP List - January 21, 2021

Name	Organization	Email
Jann Bueller	City's Housing Commission	<a href="mailto:jannb774@gmail.com">jannb774@gmail.com</a>
Taylor Varner Libolt	Lift to Rise	<a href="mailto:taylor@lifttorise.org">taylor@lifttorise.org</a>
Melody Morrison		<a href="mailto:tallgirl03@gmail.com">tallgirl03@gmail.com</a>
Donna ault	City's Housing Commission	<a href="mailto:donnaault@msn.com">donnaault@msn.com</a>
Dennis	Habitat for Humanity	<a href="mailto:guinawcd@gmail.com">guinawcd@gmail.com</a>
Joy Silver	Communities Housing Opportunities Corporation	<a href="mailto:executivedirector@hfhcv.org">executivedirector@hfhcv.org</a>
Tony Mize	National Core	<a href="mailto:jSilver@chochousing.org">jSilver@chochousing.org</a>
Emilia Mojica	Coachella Valley Housing Coalition	<a href="mailto:tmize@nationalcore.org">tmize@nationalcore.org</a>
Slawomir Rutkowski	Coachella Valley Housing Coalition	<a href="mailto:Emilia.Mojica@cvhc.org">Emilia.Mojica@cvhc.org</a>
Anna Tellez	Coachella Valley Housing Coalition	<a href="mailto:Slawomir.Rutkowski@cvhc.org">Slawomir.Rutkowski@cvhc.org</a>
Sheila McGrath	Coachella Valley Housing Coalition	<a href="mailto:Anna.Tellez@cvhc.org">Anna.Tellez@cvhc.org</a>
Gretchen Gutierrez	Desert Valley Builders Associations	<a href="mailto:Sheila.McGrath@cvhc.org">Sheila.McGrath@cvhc.org</a>
		<a href="mailto:gg@thedvba.org">gg@thedvba.org</a>





PALM DESERT  
HOUSING ELEMENT UPDATE

# Background and Requirements

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- The Housing Element is one of the Elements required in our General Plan
- It is the only Element that must be updated on a regular schedule.
  - Upcoming planning period: 2022-2029
- The purpose of the Housing Element is to assure that the City facilitates the development of housing for all economic and social segments within the community.
- The City has a long history of actively participating in the development of affordable housing, and currently owns 1,127 affordable housing units.



# About Palm Desert

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- Current Population: 52,986
- Median Age: 53.0 years
- Households: 24,114
- Median Household Income: \$57,578 (below the County median of \$66,964)
- 21,933 residents work (41% of the population)
  - Management (36%)
  - Service (25%)
  - Sales and office (28%)
- 39.6% of residents work in the City



# About Palm Desert

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- Median housing value is \$335,400
- Median rent is \$1,260
- 959 housing units are overcrowded
  - 218 overcrowded units are owner-occupied.
  - 741 overcrowded units are renter-occupied.
- 9,635 households are overpaying for housing (more than 30% of income)
  - 3,040 lower income owners are overpaying
  - 3,860 lower income renters are overpaying



# Regional Housing Need Allocation (RHNA)

---

RHNA by Income Category, 2022-2029	
	RHNA Allocation
Extremely Low Income	336
Very Low Income	337
Low Income	459
Moderate Income	460
Above Moderate Income	1,191
Total Units	2,783



# Looking to the Future

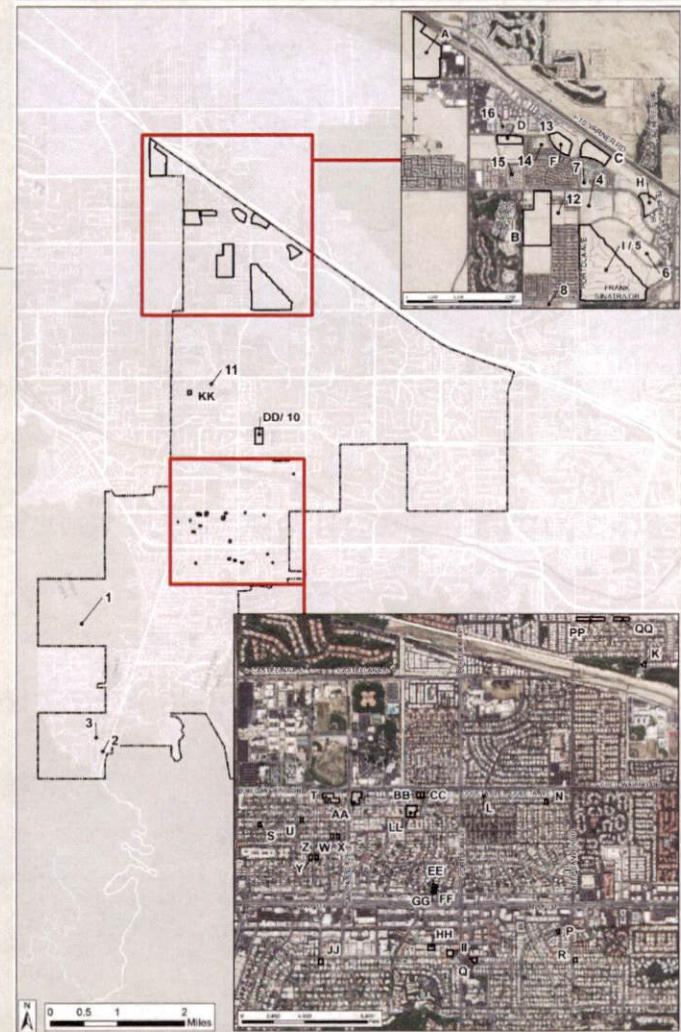
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- There are several projects in development that will come forward in the 2022-2029 planning period:
  - 270± units are in early development stages for 10 acres owned by the SARDA.
  - 200± units are in early development stages on 10 acres owned by the City at Dinah Shore and Portola.
  - Minimum 28 units at Sagecrest Apartments, at the corner of Santa Rosa and San Pasqual.
  - 384 units next to Canterra Apartments, 61 of which will be reserved for low income households.
  - 200± units at Dinah Shore and Key Largo, as part of a larger Specific Plan being prepared by a private developer.
  - 14 self help ownership units on Merle, near Cook Street, through the Coachella Valley Housing Coalition.
- The City will continue to work with the development community to facilitate additional projects as they are proposed.



## Available Sites

- The City needs to identify sites for 1,592 units for very low, low and moderate income households.
- The City has identified sites for 1,973 units for these income levels.
- The City has approved projects which will provide 4,405 above moderate income units.





# Next Steps

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- The Housing Element Draft will be completed in early spring, and submitted to the State for review.
- Planning Commission and City Council hearings are expected in late summer of 2021.



# Discussion

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- We want your input. Please give us your feedback.



**Subject:** Palm Desert Housing Element Study Session

**Date:** Friday, August 27, 2021 at 2:44:30 PM Pacific Daylight Time

**From:** Kimberly Cuza <kcuza@terranovaplanning.com>

**To:** Kimberly Cuza <kcuza@terranovaplanning.com>

**BCC:** Andrew@greendev.co <Andrew@greendev.co>, mrisdon@acof.org <mrisdon@acof.org>, affordablehomestead@gmail.com <affordablehomestead@gmail.com>, mdiacos@cypressequity.com <mdiacos@cypressequity.com>, Riaz@marrscorp.com <Riaz@marrscorp.com>, tmize@workforcehomebuilders.com <tmize@workforcehomebuilders.com>, ggardner@usapropfund.com <ggardner@usapropfund.com>, esantana@ush.us <esantana@ush.us>, cesarc@kennedycommission.org <cesarc@kennedycommission.org>, apreedge@cityventures.com <apreedge@cityventures.com>, julie.bornstein@cvhc.org <julie.bornstein@cvhc.org>, lvaneweghe@decro.org <lvaneweghe@decro.org>, smoreno@families-forward.org <smoreno@families-forward.org>, jon@hipsandiego.org <jon@hipsandiego.org>, paul@integrityhousing.org <paul@integrityhousing.org>, rubina@olivecs.org <rubina@olivecs.org>, tcox@cvag.org <tcox@cvag.org>, tmize@nationalcore.org <tmize@nationalcore.org>, JSilver@chochousing.org <JSilver@chochousing.org>, Charles Liuzzo <cliuzzo@chochousing.org>, Yegor Lyashenko <YLyashenko@chochousing.org>, Minami Hachiya <MHachiya@chochousing.org>, Maryann Ybarra <maryann.ybarra@cvhc.org>, Darren Berberian <DarrenB@tpchousing.com>, jortiz@nphsinc.org <jortiz@nphsinc.org>, executivedirector@hfhc.org <executivedirector@hfhc.org>, cdahlin@cvag.org <cdahlin@cvag.org>, info@liffitorise.org <info@liffitorise.org>, Info HFHCV <info@hfhc.org>, Vince Nicholas <VNicholas@chochousing.org>, Eric Ceja <eceja@cityofpalmdesert.org>, Jessica Gonzales <jgonzales@cityofpalmdesert.org>, Nicole Criste <ncriste@terranovaplanning.com>, Bitian Chen <bchen@terranovaplanning.com>, Cynthia Michaels <cmichaels@terranovaplanning.com>, jannb774@gmail.com <jannb774@gmail.com>, taylor@liffitorise.org <taylor@liffitorise.org>, tallgirl3@gmail.com <tallgirl3@gmail.com>, donnaaault@msn.com <donnaaault@msn.com>, guinawcd@gmail.com <guinawcd@gmail.com>, executivedirector@hfhc.org <executivedirector@hfhc.org>, JSilver@chochousing.org <JSilver@chochousing.org>, tmize@nationalcore.org <tmize@nationalcore.org>, Emilia.Mojica@cvhc.org <Emilia.Mojica@cvhc.org>, Slawomir.Rutkowski@cvhc.org <Slawomir.Rutkowski@cvhc.org>, Anna.Tellez@cvhc.org <Anna.Tellez@cvhc.org>, Sheila.McGrath@cvhc.org <Sheila.McGrath@cvhc.org>, gg@thedvba.org <gg@thedvba.org>

**Attachments:** image.png, PD HE Study Session Notice.jpg



## PALM DESERT

As a participant in our community workshops for the City of Palm Desert's Housing Element Update, we wanted to let you know of this upcoming Study Session. The Study Session will be a presentation followed by Planning Commission and City Council comments and questions, and we hope that you can attend and listen in. Following the Study Session, the City will post the revised Housing Element on its website for public comment, from September 10<sup>th</sup> through September 24<sup>th</sup>. We invite you to provide comments on the Element through this portal: [Housing Element | City of Palm Desert](#)



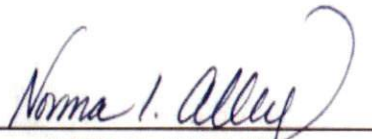


# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

## NOTICE OF JOINT STUDY SESSION OF THE PALM DESERT CITY COUNCIL AND PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** that the Palm Desert City Council and the Planning Commission will convene for a Joint Study Session **Thursday, September 9, 2021, at 2:00 p.m. – a Virtual Meeting**. Said Study Session will be for the purpose of a proposed draft Housing Element presentation by Terra Nova Planning & Research. Resulting recommendations will be considered at an upcoming Regular City Council Meeting.

  
NORMA I. ALLEY, MMC  
CITY CLERK

Posted: August 19, 2021

NO ACTIONS WILL BE TAKEN AT THE STUDY SESSION

NO ACTIONS WILL BE TAKEN AT THE STUDY SESSION

**NOTE:** Pursuant to Executive Order N-29-20, this meeting may be conducted by teleconference and there will be no in-person public access to the meeting location.

Study Session is live-streamed on the City's website: [www.cityofpalmdesert.org/](http://www.cityofpalmdesert.org/) under the Council Agenda link at the top of the homepage and by selecting the September 9, 2021, Study Session scheduled for 2:00 p.m.





**Subject:** Palm Desert Housing Element Study Session  
**Date:** Friday, September 3, 2021 at 1:48:29 PM Pacific Daylight Time  
**From:** Kimberly Cuza <kcuz@terravaplaning.com>  
**BCC:** josieare@gmail.com <josieare@gmail.com>, info@pdacc.org <info@pdacc.org>, gg@thedvba.org <gg@thedvba.org>, Jessica Gonzales <jgonzales@cityofpalmdesert.org>, Nicole Criste <ncriste@terravaplaning.com>  
**Attachments:** image001.jpg, image002.jpg



## PALM DESERT

As a participant in our community workshops for the City of Palm Desert's Housing Element Update, we wanted to let you know of this upcoming Study Session. The Study Session will be a presentation followed by Planning Commission and City Council comments and questions, and we hope that you can attend and listen in. Following the Study Session, the City will post the revised Housing Element on its website for public comment, from September 10<sup>th</sup> through September 24<sup>th</sup>. We invite you to provide comments on the Element through this portal: [Housing Element | City of Palm Desert](#)

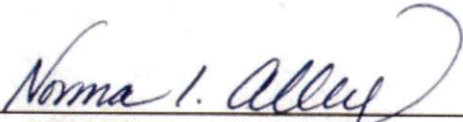


## CITY OF PALM D

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
[info@cityofpalmdesert.org](mailto:info@cityofpalmdesert.org)

# NOTICE OF JOINT STUDY SESSION OF THE PALM DESERT CITY COUNCIL AND PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** that the Palm Desert City Council and Commission will convene for a Joint Study Session **Thursday, September 2:00 p.m. – a Virtual Meeting**. Said Study Session will be for the purpose of presenting a draft Housing Element presentation by Terra Nova Planning & Research. Recommendations will be considered at an upcoming Regular City Council meeting.

  
\_\_\_\_\_  
NORMA I. ALLEY, MMC  
CITY CLERK

Posted: August 19, 2021

NO ACTIONS WILL BE TAKEN AT THE STUDY SESSION

***NOTE: Pursuant to Executive Order N-29-20, this meeting may be conducted by video conference and there will be no in-person public access to the meeting location.***

Study Session is live-streamed on the City's website: [www.cityofpalmdesert.com](http://www.cityofpalmdesert.com). Council Agenda link at the top of the homepage and by selecting the September Session scheduled for 2:00 p.m.



**Subject:** FW: Screen Shot of Housing Element Website Update  
**Date:** Friday, September 10, 2021 at 3:10:10 PM Pacific Daylight Time  
**From:** Nicole Criste <ncriste@terranovaplanning.com>  
**To:** Kimberly Cuza <kcuza@terranovaplanning.com>  
**Attachments:** image001.jpg, image002.png, image003.jpg, image004.jpg, image005.jpg

For PDHE Appendix

Nicole Sauviat Criste  
Principal

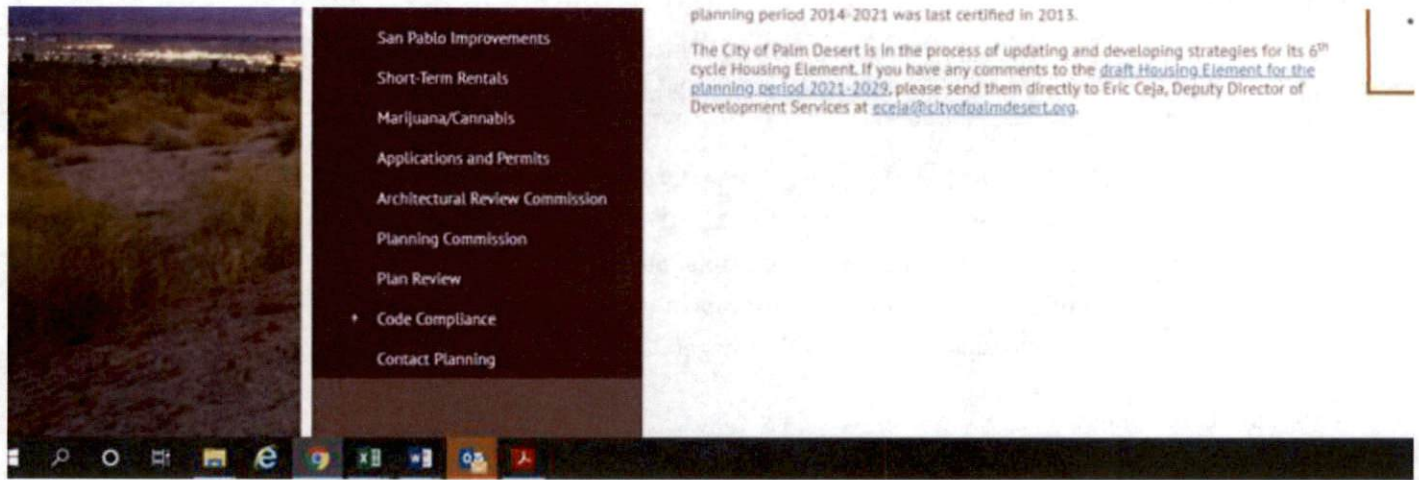
**TERRA NOVA PLANNING & RESEARCH, INC.®**  
42635 Melanie Place, Ste 101  
PALM DESERT, CA. 92211  
(760) 341-4800  
FAX#: 760-341-4455  
E-Mail: [ncriste@terranovaplanning.com](mailto:ncriste@terranovaplanning.com)

---

**From:** "ecej@cityofpalmdesert.org" <ecej@cityofpalmdesert.org>  
**Date:** Friday, September 10, 2021 at 2:54 PM  
**To:** Nicole Criste <ncriste@terranovaplanning.com>  
**Cc:** "jgonzales@cityofpalmdesert.org" <jgonzales@cityofpalmdesert.org>  
**Subject:** Screen Shot of Housing Element Website Update

Attached is the screenshot for the HE website update.





Thanks,

**Eric Ceja**

Deputy Director of Development Services

Ph: 760.346.0611 Direct: 760.776.6384

[eceja@cityofpalmdesert.org](mailto:eceja@cityofpalmdesert.org)

CITY OF PALM DESERT

73-510 Fred Waring Drive, Palm Desert, CA 92260-2578

[www.cityofpalmdesert.org](http://www.cityofpalmdesert.org)



Install the **Palm Desert In Touch** app to stay in touch with your community

[Android](#)

[Apple](#)

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# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

ROMAN CATHOLIC BISHOP  
OF SAN BERNADINO  
1201 E HIGHLAND AVE  
SAN BERNARDINO, CA 92404

**SUBJECT: APN 627041013 HOUSING ELEMENT INVENTORY**

On October 29, 2021, you were sent notification of a public hearing scheduled on December 7, 2021. This hearing was intended to provide property owners an opportunity to comment on the Palm Desert Housing Element update for the 6<sup>th</sup> Cycle 2021-2029 planning period.

**That public hearing was been re-scheduled to January 18, 2022.** Future public meeting information can be found by visiting the City of Palm Desert website at the link below.

<https://www.cityofpalmdesert.org/our-city/departments/planning/general-plan/housing-element>.

In the event you have questions regarding the Housing Element inventory program or this rescheduling notice, please contact Eric Ceja, Deputy Director of Development Services at (760) 346-0611 or via email at [eceja@cityofpalmdesert.org](mailto:eceja@cityofpalmdesert.org).

Best Regards,

  
ERIC CEJA

DEPUTY DIRECTOR DEVELOPMENT SERVICES



# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

ROMAN CATHOLIC BISHOP  
OF SAN BERNADINO  
1201 E HIGHLAND AVE  
SAN BERNARDINO, CA 92404

**SUBJECT: APN 627041032 HOUSING ELEMENT INVENTORY**

On October 29, 2021, you were sent notification of a public hearing scheduled on December 7, 2021. This hearing was intended to provide property owners an opportunity to comment on the Palm Desert Housing Element update for the 6<sup>th</sup> Cycle 2021-2029 planning period.

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Best Regards,

  
ERIC CEJA

DEPUTY DIRECTOR DEVELOPMENT SERVICES





# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

FREEWAY LANES  
9777 WILSHIRE BLV STE 900  
BEVERLY HILLS, CA 90212

**SUBJECT: APN 694510013 HOUSING ELEMENT INVENTORY**

On October 29, 2021, you were sent notification of a public hearing scheduled on December 7, 2021. This hearing was intended to provide property owners an opportunity to comment on the Palm Desert Housing Element update for the 6<sup>th</sup> Cycle 2021-2029 planning period.

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Best Regards,

  
ERIC CEJA  
DEPUTY DIRECTOR DEVELOPMENT SERVICES



# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

UHC 00357 PALM DESERT  
DEVELOPMENT LLC  
2000 E 4TH ST STE 205  
SANTA ANA, CA 92705

**SUBJECT: APN 694130017 HOUSING ELEMENT INVENTORY**

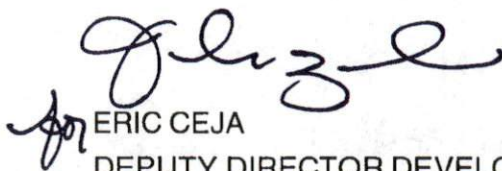
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Best Regards,

  
ERIC CEJA  
DEPUTY DIRECTOR DEVELOPMENT SERVICES





# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

UHC 00357 PALM DESERT  
DEVELOPMENT LLC  
2000 E 4TH ST STE 205  
SANTA ANA, CA 92705

**SUBJECT: APN 694130018 HOUSING ELEMENT INVENTORY**


On October 29, 2021, you were sent notification of a public hearing scheduled on December 7, 2021. This hearing was intended to provide property owners an opportunity to comment on the Palm Desert Housing Element update for the 6<sup>th</sup> Cycle 2021-2029 planning period.

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Best Regards,

  
ERIC CEJA  
DEPUTY DIRECTOR DEVELOPMENT SERVICES



# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

SURVIVORS TRUST UNDER  
THE SHAH FAMILY TRUST  
40530 MORNINGSTAR RD  
RANCHO MIRAGE, CA 92270

**SUBJECT: APN 627041029 HOUSING ELEMENT INVENTORY**

On October 29, 2021, you were sent notification of a public hearing scheduled on December 7, 2021. This hearing was intended to provide property owners an opportunity to comment on the Palm Desert Housing Element update for the 6<sup>th</sup> Cycle 2021-2029 planning period.

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Best Regards,



ERIC CEJA  
DEPUTY DIRECTOR DEVELOPMENT SERVICES





# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

SURVIVORS TRUST UNDER  
THE SHAH FAMILY TRUST  
40530 MORNINGSTAR RD  
RANCHO MIRAGE, CA 92270

**SUBJECT: APN 627041031 HOUSING ELEMENT INVENTORY**

On October 29, 2021, you were sent notification of a public hearing scheduled on December 7, 2021. This hearing was intended to provide property owners an opportunity to comment on the Palm Desert Housing Element update for the 6<sup>th</sup> Cycle 2021-2029 planning period.

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Best Regards,



ERIC CEJA

DEPUTY DIRECTOR DEVELOPMENT SERVICES



# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

ROMAN CATHOLIC BISHOP  
OF SAN BERNADINO  
1201 E HIGHLAND AVE  
SAN BERNARDINO, CA 92404

**SUBJECT: APN 627041033 HOUSING ELEMENT INVENTORY**

On October 29, 2021, you were sent notification of a public hearing scheduled on December 7, 2021. This hearing was intended to provide property owners an opportunity to comment on the Palm Desert Housing Element update for the 6<sup>th</sup> Cycle 2021-2029 planning period.

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Best Regards,



ERIC CEJA

DEPUTY DIRECTOR DEVELOPMENT SERVICES





# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

SURVIVORS TRUST UNDER  
THE SHAH FAMILY TRUST  
40530 MORNINGSTAR RD  
RANCHO MIRAGE, CA 92270

**SUBJECT: APN 627041011 HOUSING ELEMENT INVENTORY**

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Best Regards,

  
ERIC CEJA  
DEPUTY DIRECTOR DEVELOPMENT SERVICES



# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

SURVIVORS TRUST UNDER  
THE SHAH FAMILY TRUST  
40530 MORNINGSTAR RD  
RANCHO MIRAGE, CA 92270

**SUBJECT: APN 627041012 HOUSING ELEMENT INVENTORY**

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Best Regards,

  
ERIC CEJA  
DEPUTY DIRECTOR DEVELOPMENT SERVICES





# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

COACHELLA VALLEY WATER  
DEPARTMENT  
P O BOX 1058  
COACHELLA, CA 92236

**SUBJECT: APN 694520013 HOUSING ELEMENT INVENTORY**

On October 29, 2021, you were sent notification of a public hearing scheduled on December 7, 2021. This hearing was intended to provide property owners an opportunity to comment on the Palm Desert Housing Element update for the 6<sup>th</sup> Cycle 2021-2029 planning period.

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Best Regards,

  
ERIC CEJA

DEPUTY DIRECTOR DEVELOPMENT SERVICES



# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

WNRA PALM DESERT 103  
8 EXECUTIVE CIR  
IRVINE, CA 92614

**SUBJECT: APN 694520019 HOUSING ELEMENT INVENTORY**

On October 29, 2021, you were sent notification of a public hearing scheduled on December 7, 2021. This hearing was intended to provide property owners an opportunity to comment on the Palm Desert Housing Element update for the 6<sup>th</sup> Cycle 2021-2029 planning period.

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Best Regards,

  
ERIC CEJA  
DEPUTY DIRECTOR DEVELOPMENT SERVICES





# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

COACHELLA VALLEY WATER  
DEPARTMENT  
P O BOX 1058  
COACHELLA, CA 92236

**SUBJECT: APN 694520014 HOUSING ELEMENT INVENTORY**

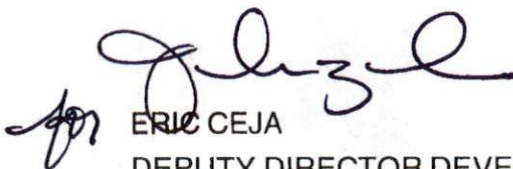
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Best Regards,



ERIC CEJA

DEPUTY DIRECTOR DEVELOPMENT SERVICES



# CITY OF PALM DESERT

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PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

WNRA PALM DESERT 103  
8 EXECUTIVE CIR  
IRVINE, CA 92614

**SUBJECT: APN 694520020 HOUSING ELEMENT INVENTORY**

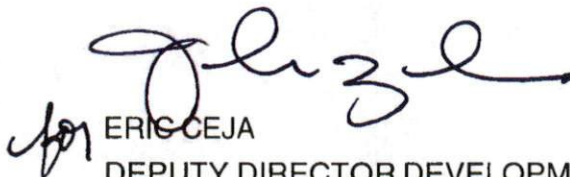
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DEPUTY DIRECTOR DEVELOPMENT SERVICES





# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

PALM DESERT UNIVERSITY  
GATEWAY  
38 S CLANCY LN  
RANCHO MIRAGE, CA 92270

**SUBJECT: APN 694190087 HOUSING ELEMENT INVENTORY**

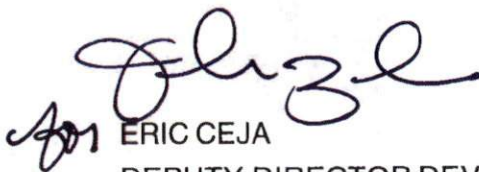
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Best Regards,

  
ERIC CEJA

DEPUTY DIRECTOR DEVELOPMENT SERVICES



# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

FIRST ST FINANCIAL CENTER  
2331 W LINCOLN AVE  
ANAHEIM, CA 92801

**SUBJECT: APN 685010005 HOUSING ELEMENT INVENTORY**

On October 29, 2021, you were sent notification of a public hearing scheduled on December 7, 2021. This hearing was intended to provide property owners an opportunity to comment on the Palm Desert Housing Element update for the 6<sup>th</sup> Cycle 2021-2029 planning period.

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Best Regards,

  
ERIC CEJA  
DEPUTY DIRECTOR DEVELOPMENT SERVICES





# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

SURVIVORS TRUST UNDER  
THE SHAH FAMILY TRUST  
40530 MORNINGSTAR RD  
RANCHO MIRAGE, CA 92270

**SUBJECT: APN 627041010 HOUSING ELEMENT INVENTORY**

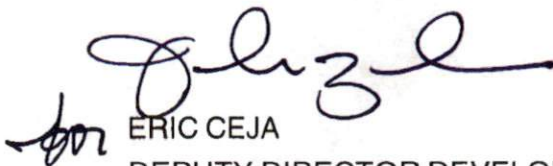
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Best Regards,



ERIC CEJA

DEPUTY DIRECTOR DEVELOPMENT SERVICES



# CITY OF PALM DESERT

73-510 FRED WARING DRIVE  
PALM DESERT, CALIFORNIA 92260-2578  
TEL: 760 346-0611  
info@cityofpalmdesert.org

December 6, 2021

BRAVO GARDEN  
APARTMENTS  
72877 DINAH SHORE DR STE  
103  
RANCHO MIRAGE, CA 92270

**SUBJECT: APN 624040037 HOUSING ELEMENT INVENTORY**

On October 29, 2021, you were sent notification of a public hearing scheduled on December 7, 2021. This hearing was intended to provide property owners an opportunity to comment on the Palm Desert Housing Element update for the 6<sup>th</sup> Cycle 2021-2029 planning period.

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<https://www.cityofpalmdesert.org/our-city/departments/planning/general-plan/housing-element>.

In the event you have questions regarding the Housing Element inventory program or this rescheduling notice, please contact Eric Ceja, Deputy Director of Development Services at (760) 346-0611 or via email at [eceja@cityofpalmdesert.org](mailto:eceja@cityofpalmdesert.org).

Best Regards,

ERIC CEJA

DEPUTY DIRECTOR DEVELOPMENT SERVICES