



CITY COUNCIL REVIEW DRAFT– OCTOBER 2019

DESERT HOT SPRINGS GENERAL PLAN

HOUSING ELEMENT

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DESERT HOT SPRINGS GENERAL PLAN HOUSING ELEMENT

This Housing Element provides the City of Desert Hot Spring with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. The Housing Element specifically intends to:

- Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies;
- Establish community goals and policies relative to housing through the identification of existing, stated, and implicit goals, and the identification of housing needs and challenges; and
- Establish and identify programs to implement and attain the community's goals and policies, taking into consideration the feasibility of those programs, and act as a meaningful guide to decision-makers considering housing-related issues.

State Housing Element Law and Intent

The California Legislature has identified as the State's key housing goal, the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties, as part of their general plans, prepare a housing element. State law describe the required contents of the element. This Housing Element identifies methods to which the housing needs of existing and future Desert Hot Springs residents can be met and responds to State requirements reflective of conditions and policy directives unique to the City.

Scope and Content of the Housing Element

This Housing Element covers the planning period of January 1, 2014 to October 31, 2021 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes; 3) address the quality of the existing housing stock in Desert Hot Springs; 4)

minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, this Housing Element consists of:

- An introduction of the scope and purpose of the Housing Element
- An analysis of demographic and housing characteristics and trends, including an analysis of existing and projected housing needs per the requirements of California Government Code Section 65583
- A review of potential market, governmental, and environmental constraints affecting housing production
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of the City's past accomplishments under the previous Housing Element
- A Housing Plan that includes housing goals, policies, and programs

General Plan Consistency

The Desert Hot Springs General Plan consists of the following elements:

- Land Use and Community Design
- Economic Development
- Mobility and Infrastructure
- Housing
- Community Resources
- Community Safety

The Housing Element contains policies and programs that are consistent with policy directives in all other General Plan elements. Hazards, the natural environment, and infrastructure considerations discussed in detail in the General Plan relate specifically in the context of potential constraints to future residential development. Development policies contained in the Land Use and Community Design Element—which establishes the location, type, density, and distribution of local land uses, including housing—relate most directly to the Housing Element. The policies and priorities of the Housing Element and the Land Use and Community Design Element have been carefully balanced to maintain internal consistency.

When any element of the General Plan is amended, the City will review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements. State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. The mid-cycle Housing Element will be adopted as part of a comprehensive General Plan update. As such, information on flood hazard and flood management is up to date. Moving forward, the City will ensure compliance with this requirement by reviewing its Community Safety and Community Resources Elements upon future Housing Element revisions.



Public Participation

In 2018, the City implemented a community outreach program to receive input during the drafting of the General Plan. To obtain public input at the initial stages of the Housing Element update, the Community Development Department hosted two community workshops in May and December of 2018. The workshops, both at the Carl May Community Center, provided the public with a forum for discussion and an opportunity to partner with the City on this important project. A flyer, in both English and Spanish, provided information about the community workshops was also distributed citywide. The City also distributed workshop invitations via email to interested parties and included a wide range of housing developers and development agencies, representatives from the Tribal Historic Preservation Office of the Agua Caliente Band of Cahuilla Indians, and interested residents. For the second workshop, the City added attendants that expressed interest in future City workshops. The City also has an automatic notification system on their website that allows interested parties to be notified on city workshops. Workshop invitations were also published in the Desert Sun and Desert Star Weekly newspapers.

May 2018 Workshop

The City of Desert Hot Springs held a community workshop for the Desert Hot Springs General Plan Update on May 30, 2018 from 6:00 PM to 8:00 PM. Workshop flyers were made available in English and Spanish at City facilities and on the City's website. Approximately 80 community members attended a presentation and participated in workshop activity stations. The workshop was structured to solicit input throughout the night, including opportunities available for participants to express comments, following the introductory presentation. Housing-related comments focused on:

- More opportunities for mixed-use development
- The need for continued code enforcement activities to maintain neighborhoods
- Adequate housing supply for new households formation
- Assistance with homes improvement issues
- Expanded affordable housing opportunities for all economic segments

December 2018 Workshop

The City of Desert Hot Springs held a community workshop for the Desert Hot Springs General Plan Update on December 5, 2018 from 5:30 PM to 7:00 PM. Approximately 24 community members attended a presentation and participated in workshop activity stations. To advertise the event, the City posted copies of the workshop flyer in English and Spanish on the

City's website. One of the key activities solicited input on whether the proposed land use plan provided for housing at appropriate locations and reasonable densities. This included a presentation of land use designations with expanded residential opportunities (through acreage designation and increased densities). Comments included:

- Allowing for mixed-use along major thoroughfares
- Limiting residential in some commercial areas but allowing higher densities in some residential neighborhoods (specifically urban nodes)

Public Meetings with the Council, Commissions and Committees

During the drafting of the General Plan and Housing Element, a City Council Study Session was held on February 5, 2019 to discuss the land use plan and any other General Plan related issues. No comments related housing was shared. As the General Plan update process continues, the City will hold two more hearings as follow:

- Fall 2019, Planning Commission Public Hearing(s)
- Fall 2019, City Council Public Hearing(s)

Public Comments

This Housing Element addresses as much of the public input on the draft as feasible. Specifically:

- The expansion of mixed use and higher density residential zoning as a means of addressing housing demand at various affordability levels and in expanded locations in the City
- The importance of code enforcement activities and housing rehabilitation programs to maintaining quality homes and residential neighborhoods



NEEDS ASSESSMENT

To best understand the types of housing that will be needed to meet future demand, Housing Element law (California Government Code Section 65583[a][1] and 65583[a][2] requires that this Housing Element assess population demographics and economic characteristics. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in the demographics can also help City leaders better respond to or anticipate changing housing demand. This chapter also details the housing stock characteristics of Desert Hot Springs to identify how well the current housing stock meets the needs of current and future city residents. The identified demographic patterns and trends guide the crafting the City's housing policies and programs.

Population Characteristics

Housing needs are influenced by population and employment trends. This section provides a summary of changes overtime to the population size, age, and racial/ethnic composition of Desert Hot Springs residents.

Population Growth (Relative to County and State Growth)

Between 2000 and 2010, the City's population grew by 56%. Between 2010 and 2018, it is estimated that the population increased another 15% to 29,742 persons; see Table H-1: Population Growth. In both timeframes, the City's population grew faster than the County population (42% and 10%, respectively). Southern California Association of Governments' (SCAG) demographic forecasts estimate that the Desert Hot Springs population may nearly double to 58,900 persons by 2040 (a 98% increase). Comparatively, the County is expected to only grow by 32% in that time period.

Age

Age characteristics can influence housing needs. Typically, younger households look for more affordable rental opportunities. As adults begin to form families, the demand increases for larger rentals or more affordable single-family homes that can accommodate children. As retirement approaches, seniors may wish to downsize into smaller units that are more easily maintained and accessible.

From 2000 to 2010, the under 18 and 62 and over age groups decreased slightly in the City and the 18 to 61 age groups increased slightly. From 2010 to 2016, the most prominent change was the population increase in the 62 and over age group. The change in age structure at the County level was similar and reflects a nationwide increase in older population groups.

Race/Ethnicity

Race and ethnic population is included as part of the population trends analysis required by California Code Section 65583(a)(1). The local ethnic composition within the City and County shows distinct changes between 2000 and 2010. In Desert Hot Spring, Hispanic residents made up more than half of the population in 2016, a 4% increase from 2010 and a 16% increase from 2000. This increase was accompanied by a decrease in the White population, a trend seen countywide. A slight increase in the Black population occurred between 2000 and 2016.

Employment

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality and/or pay of available employment can determine the need for various housing types and prices.

As shown in Table H-2, in 2016 over 18% of Desert Hot Springs residents were employed in educational, health and social services. A combined 34% of residents were employed in the retail trade and in the arts, entertainment, recreation, accommodation, and food services industry. Census data indicate that workers in the educational, health, and social services sectors report higher wages than the overall City median. Workers in the retail trade and the arts, entertainment,

recreation, accommodation, and food services industry report lower wages than the overall City median.

According to the California Employment Development Department, the unemployment rate in Desert Hot Springs for April 2018 was 4.7%, higher than the County and national unemployment rate of 3.8% during the same period. Major employers in Desert Hot Springs include two large supermarkets (Stater Bros. and Vons) and the City of Desert Hot Springs.

Table H-2: Population Characteristics

	Desert Hot Springs			Riverside County		
	2000	2010	2016	2000	2010	2016
Age						
Under 18	32%	31%	30%	30%	28%	26%
18-29	16%	17%	16%	15%	17%	17%
30-61	37%	40%	40%	40%	40%	40%
62 and over	14%	12%	14%	15%	14%	16%
Total	100%	100%	100%	100%	100%	100%
Median Age	30.1	31.0	33.2	33.1	33.7	34.8
Race/Ethnicity						
Hispanic	40%	53%	56%	36%	45%	47%
White (Not Hispanic)	48%	34%	32%	51%	40%	37%
Black	5%	8%	6%	6%	6%	6%
Asian/Pacific Islander	3%	3%	3%	4%	6%	6%
American Indian/Alaska Native	1%	1%	0%	1%	0%	0%
Other	3%	2%	2%	3%	2%	3%
Total	100%	100%	100%	100%	100%	100%
Employment by Industry						
Agriculture, forestry, fishing, and hunting	0%	1%	1%	2%	2%	2%
Mining	0%	0%	0%	0%	0%	0%
Construction	12%	14%	11%	9%	10%	9%
Manufacturing	3%	2%	2%	12%	10%	9%
Wholesale trade	2%	2%	2%	4%	4%	3%
Retail Trade	17%	16%	17%	13%	13%	13%
Transportation, warehousing, and utilities	4%	3%	4%	5%	5%	6%
Information	3%	2%	0%	2%	2%	1%
Finance, insurance, real estate	4%	4%	4%	6%	6%	5%
Professional, scientific, management, and administrative	11%	12%	12%	9%	10%	10%
Educational, health and social services	15%	17%	18%	19%	19%	21%
Arts, entertainment, recreation, accommodation, and food services	20%	17%	17%	10%	10%	11%
Public administration	3%	3%	2%	5%	5%	5%
Other services	6%	8%	9%	5%	5%	5%
Total	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau: Census 2000, Census 2010, 2012-2016 American Community Survey 5-Year Estimates

Household Characteristics

Household characteristics can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. The U.S. Census Bureau defines a household as all of the people who occupy a housing unit. A household is different than a housing unit, as a housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room occupied (or if vacant, intended for occupancy) as separate living quarters. A household consists of all the people who occupy a housing unit. There are also different definitions for households and family. A household is the number of related and unrelated person living together in one unit. A family is the number of related persons living together in one unit.

Household Growth

In 2016, the Census Bureau estimated a total of 9,275 households in the City (a 7% increase from 2010 and a 58% increase from 2000). Desert Hot Springs households make up just over 1% of the 705,716 households in the County of Riverside. SCAG forecasts that the Desert Hot Springs population may more than double to 21,900 persons by 2040 (a 136% increase). Comparatively, the County is expected to only grow by 49% in that time period.

Size and Type

The average household size in Desert Hot Springs and the county in general has increased since 2000. The City's average household size is 3.11 persons (smaller than the countywide average household size of 3.26). Table H-3 shows that more than half the households in the City were made up of 1- and 2-person households, meaning that the balance are very large households.

As Table H-3 indicates, most (67%) of Desert Hot Springs households are classified as families, a proportion lower than the County as a whole (74%). This proportion has increased slightly since 2000. The proportion of families with children (37%) has decreased since 2000, a trend also seen at the County level. The proportion of non-families (such as unrelated persons living together) has remained stable.

Household Income

Household income level is probably the most significant factor limiting housing choice. According to 2012-2016 American Community Survey (ACS) Census data, the median household income for Desert Hot Springs was \$34,059, lower than the County median of \$57,972. Data also indicate that renters in Desert Hot Springs have considerably lower incomes. In 2016, the median income for owner-occupied households (\$45,840) was about 80% higher than that of renter-occupied households (\$25,395). As shown on Figure H-1, in 2016, a larger proportion of renter households earned less than \$24,999 compared with owner-occupied households. In the higher income ranges, owner-occupied households largely outnumber renters-households.

For the purposes of the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on Area Median Income (AMI):

- Extremely Low Income: up to 30 % of AMI
- Very Low Income: 31-50 % of AMI
- Low Income: 51-80 % of AMI
- Moderate Income: 81- 120 % AMI
- Above Moderate Income: >120 % AMI

In State and federal regulations, the AMI refers to the median income for the Metropolitan Statistical Area (MSA). For the Desert Hot Springs, the MSA is the County of Riverside. County median income, as published by HCD, must be used to establish income groups for the purpose of the Housing Element. The State 2018 AMI for a four-person household in Riverside County is \$65,800. By the State's standards, a four-person household earning \$52,600 (80% of the AMI) or less would be considered low income. Table H-4 shows that about 64% of Desert Hot Springs residents are in the lower income categories (up to 80% of AMI) compared to 39% of all County residents. Table H-4 also shows that renter households have a significantly higher proportion of lower income households.

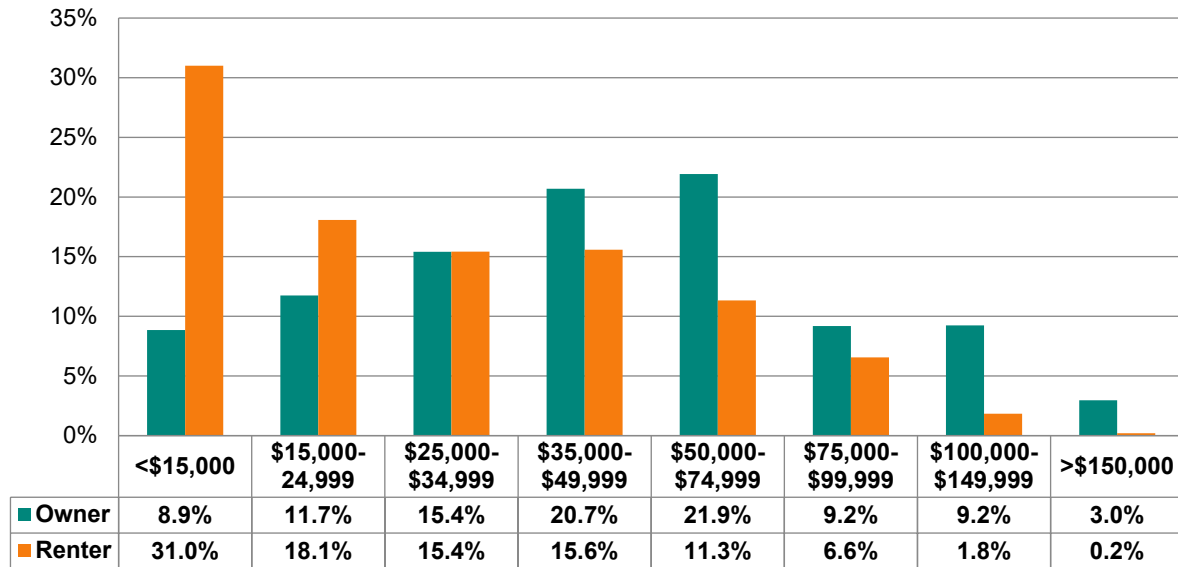
Table H-3: Household Characteristics

	Desert Hot Springs			Riverside County		
	2000	2010	2016	2000	2010	2016
Households						
Total	5,859	8,650	9,275	506,218	686,260	705,716
Household Size						
1-person HH	28%	24%	25%	21%	19%	21%
2-person HH	29%	27%	28%	30%	28%	29%
3-person HH	14%	15%	16%	15%	15%	15%
4-person HH	12%	14%	15%	15%	16%	16%
5+ person HH	16%	20%	16%	18%	21%	19%
Total	100%	100%	100%	100%	100%	100%
Average Household Size	2.80	2.98	3.11	2.98	3.14	3.26
Household Type						
Single Person HH	28%	24%	25%	21%	19%	21%
Family HH	64%	67%	67%	74%	74%	74%
Families with Children HH	39%	38%	37%	40%	37%	35%
Non-Family HH	8%	9%	8%	5%	6%	6%
Total	100%	100%	100%	100%	100%	100%

Note: Data may not add due to rounding.

Source: U.S. Census Bureau: Census 2000, Census 2010, 2012-2016 American Community Survey 5-Year Estimates; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018.

Figure H-1: Household Income by Tenure



Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Table H-4: Household Distribution by Income Group

Jurisdiction	Total Households	Extremely Low Income (0-30% MFI)	Very Low Income (31-50% MFI)	Low Income (51-80% MFI)	Moderate/ Above Moderate Income (81% + MFI)
Desert Hot Springs					
Owner Households	4,065	355 (8.7%)	525 (12.9%)	960 (23.6%)	2,225 (54.7%)
Renter Households	5,105	1,760 (34.5%)	975 (19.1%)	1,275 (25.0%)	1,095 (21.4%)
All Households	9,170	2,115 (23.1%)	1,500 (16.4%)	2,235 (24.4%)	3,320 (36.2%)
County of Riverside	690,395	75,455 (10.9%)	79,610 (11.5%)	114,645 (16.6%)	420,685 (60.9%)

Note: CHAS data was developed with sample data. Due to the smaller sample size, the CHAS data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

Sources: U.S. Census Bureau HUD Comprehensive Housing Affordability Strategy (CHAS) Database, 2011-2014.

Special Housing Needs Groups

Certain groups have more difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income earning potential, family characteristics, the presence of physical or mental disabilities, or age-related health issues. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or overcrowding. A central goal of the Housing Element is to identify persons with special needs who need assistance in meeting their housing needs. Housing Element law specifically requires quantification of the housing need for seniors, persons with disabilities, female-headed households, large families, farmworkers, and persons and families experiencing homelessness.

Seniors

Table H-5 shows that in 2016, seniors made up 12% of the total City population and almost a quarter of households had a senior occupant.

Housing costs are particularly critical for the elderly, as many are on fixed incomes. Census data (2012-2016 American Community Survey 5-Year Estimates) show that 18% of households in the City have senior heads of households and among those, three-quarters are owners. This data also show that 33% of these senior owners spend more than 30% of their monthly income on housing costs. The situation is more precarious for senior renter households, as 68% of these households spend more than 30% of their monthly income on housing costs.

Table H-5: Seniors 2010 and 2016

Seniors	Jurisdiction	2010		2016	
		Number	Percent	Number	Percent
Seniors (Age 65+)	Desert Hot Springs	2,488	10%	3,265	12%
	County of Riverside	258,586	12%	306,492	13%
Households with Senior Occupants	Desert Hot Springs	1,928	22%	2,225	24%
	County of Riverside	187,484	27%	209,910	30%

Source: U.S. Census Bureau: Census 2010, 2012-2016 American Community Survey 5-Year Estimates.

Persons with Disabilities/Developmental Disabilities

Both mentally and physically disabled residents face housing access and safety challenges. Disabled people, generally speaking, have limited incomes, often receiving Social Security income only, with housing costs taking the majority of their monthly income. Because people with disabilities spend a higher percentage of their income on housing, overcrowding is frequent, as housing expenses are shared with others, oftentimes live-in caretakers. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.).

As shown in Table H-6, 2012-2016 Census data indicate that 3,701 (13% of total population) civilian, non-institutionalized residents aged five or over with disabilities live in Desert Hot Springs. More than a third of disabled residents are over the age of 65.

Table H-6: Persons with Disabilities, 2016

Desert Hot Springs	Persons with 1 or More Disabilities	Percent of Age Group	Percent of Total Population
Under 18 years	157	2%	1%
18 to 64 years	2,234	14%	8%
65 years and over	1,310	40%	5%
Total	3,701		13%

Note: Data may not add due to rounding.

Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates.

A subgroup of disabled residents is the developmentally disabled. Housing Elements must include an analysis of the special housing needs of the disabled, including persons with developmental disabilities. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation but does not include other handicapping conditions that are solely physical in nature. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to approximately 335,500 persons (as of March 2018) with developmental disabilities and their families through a statewide system of 21 regional centers. The Inland Regional Center (IRC) serves the Desert Hot Springs community and is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. IRC is a nonprofit agency that contracts with the Department of Developmental Services to provide or coordinate services and supports for individuals with

developmental disabilities. Table H-7 identifies the number of persons with developmental disabilities receiving Regional Center services by age category and residence type for the ZIP codes that include Desert Hot Springs. Most consumers are located in the 92240 ZIP code which includes the portion of the City east of Highway 62. Approximately 61% of the 337 consumers in the 92240 ZIP code are over the age of 18 and predominantly live at the home of a parent, family, or guardian.

Table H-7: Regional Center Consumers by Age and Residence Type, March 2018

Desert Hot Springs	92240	92282
Age		
0-17 years	132	<11
18+ years	205	<11
Total	337	0
Residence Type		
Home of Parent /Family /Guardian	228	<11
Independent /Supported Living	27	<11
Community Care Facility	11	<11
Intermediate Care Facility	57	0
Foster /Family Home	<11	0
Other	<11	0
Approximate Total	323	0

Source: State of California Department of Developmental Services, Consumer Count by California ZIP Code, March 2018

Single-Parent Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. 2012-2016 Census data show 2,362 single-parent households in Desert Hot Springs, representing close 38% of all households

Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. In addition, these households have a greater need for accessible daycare and other supportive services. 2012-2016 Census data report 1,755 female-headed households in Desert Hot Springs, representing close to 28% of all households. Among female-headed households, 1,187 households had children under 18 years of age, representing 19% of all households in the City, as shown in Table H-8.

Table H-8: Regional Center Consumers by Age and Residence Type, March 2018

Family Type	Number of Families	Percent of All Families
Female Head of Household		
No Spouse Present	1,755	28%
With related children under 18 years	1,187	19%
Male Head of Household		
No Spouse Present	607	10%
With related children under 18 years	480	8%
All Households		
No Spouse Present	2,362	38%
With related children under 18 years	1,667	27%

Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates.

Large Families/Households

Large families or large households are defined as those families or groups of people containing five or more persons. In general, large households are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households of lower income frequently face overcrowding in smaller dwelling units

and in time, accelerating unit deterioration. Census data reported 1,508 large households with five or more members in Desert Hot Springs, or 16% of all households; see Table H-9.

Farmworkers

Table H-9: Large Households, 2016

Jurisdiction	Number of Large HHs	Percent of All HHs
Desert Hot Springs	1,508	16%
County of Riverside	131,747	19%

Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates.

Census data estimates for 2012-2016 indicate that approximately 140 Desert Hot Springs residents are employed in the agriculture, forestry, fishing, and hunting industry. This represents just 1.4% of the working population (over 16 years of age), a similar proportion seen at the County level (1.5%). Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Desert Hot Springs. The closest farmland areas are located in Coachella Valley, approximately 40 miles to the southeast. Due to the low number of agricultural workers in the City, the housing needs of migrant and/or farm worker housing need can be met through general affordable housing programs.

Households with Emergency Housing Needs

Due to the transient nature of the homeless, the precise number of homeless individuals in Desert Hot Springs is difficult to determine. The Riverside County's Department of Public Social Services (DPSS), in partnership with Riverside County's Continuum of Care, conducts an annual Point-In-Time (PIT) Homeless Count. A total of 1,685 unsheltered homeless individuals and a sheltered count of 631 (total homeless of 2,316) were identified in Riverside County during the 2018 Point-In-Time Homeless Count on January 23, 2018. In Desert Hot Springs, the PIT count identified 58 unsheltered homeless persons; see Table H-10.

Homelessness is a regional problem that is most effectively addressed within a cooperative, inter-jurisdictional effort. Several different services and programs in the Desert Hot Springs area are designed to support the homeless. In 2017, the City of Desert Hot Springs pledged \$103,000 to a multi-city initiative in the Coachella Valley to provide crisis housing to the valley's homeless. The program, developed by the Coachella Valley Association of Governments and administered by Riverside-based Path of Life Ministries, follows a housing first model, ensuring people have a roof over their heads before connecting them with substance abuse treatment, mental health counseling, employment resources, or any other necessary services.

Table H-10: Desert Hot Springs Homeless Count, 2018

Race	Count	Percent	Age	Count	Percent
White	44	76%	0-17	1	2%
Black	4	7%	18-61	44	76%
American Indian/ Alaska Native	3	5%	62+	10	17%
Asian	1	2%	Blank	3	5%
Other/Blank	6	10%	Total	58	100%
Total	58	100%	Subpopulations*	Count	Percent
Ethnicity	Count	Percent	Chronic Homeless	16	n/a
Hispanic	20	34%	Families with Children	1	n/a
Not Hispanic	37	64%	Veterans	2	n/a
Blank	1	2%	Alcohol/Drug Use	26	n/a
Total	58	100%	PTSD	14	n/a
Gender	Count	Percent	Mental Health Condition	10	n/a
Male	36	62%	Physical/Developmental Disability	22	n/a
Female	21	36%	Brain Injury	7	n/a
Blank	1	2%	Domestic Violence Victim	1	n/a
Total	58	100%	Other	6	n/a
			Total	105	n/a

Note: Percentages not calculated for subpopulations as respondents may indicate more than one subpopulation characteristic.

Source: County of Riverside Department of Public Social Services Adult Services Division Homeless Programs Unit. County of Riverside 2018 Point-in-Time Homeless Count Report. May 30, 2018.

Housing Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Desert Hot Springs to identify how well the current housing stock meets the needs of current and future City residents.

Table H-11 shows that since 2010, there has been an increase of 6% in housing units. Since 2000, the housing stock has increased by 64%. The housing stock in Desert Hot Springs has increased more than in the region (County), which saw housing growth in those periods of 3% and 42%, respectively.

Housing Type

In Desert Hot Springs, single-family housing units make up most of the housing stock (65% total). Multi-family units make up 28% of the housing stock. Compared with the County, Desert Hot Springs has more multi-family housing. Mobile homes make up a small proportion (8%) of the housing stock.

Tenure

Table H-11 shows the breakdown of owner-occupied versus rental units. There are slightly more renter-occupied units as compared with owner-occupied units in the City. At the County level, owner-occupied household represents a larger portion of occupied housing units.

Vacancy

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition than owner-occupied units. A healthy vacancy rate is considered to be 2% to 3% for ownership units and 5% to 6% for rental units. When the overall vacancy rate decreases, population mobility within an area becomes limited. When the vacancy rate is high, it means there is not high demand for housing in the specific area. Table H-11 shows that the total vacancy rate in 2016 was 17% for the City of Desert Hot Springs and 12.7% for Riverside County.

Housing Age and Condition

As housing ages, the physical structure can deteriorate over time if not regularly maintained. Deteriorating structures can discourage reinvestment, depress neighborhood property values, and even become health hazards. Maintaining and improving housing quality helps bolster value.

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30, while still needing rehabilitation, will not require rehabilitation as substantial as what would be required for housing units older than 50 years. Housing units older than 50 years are more likely to require complete rehabilitation of systems such as roofing, plumbing, and electrical. According to the 2012-2016 American Community Survey, 52% of housing in Desert Hot Springs was built before 1990 (27 years old or more) and 20% was built before 1970 (47 years old or more). These proportions are similar at the County level.

City Code Enforcement staff indicates that approximately 10 properties in Desert Hot Springs are dilapidated and may be considered for demolition or at a minimum a major rehabilitation would be required to make them habitable. These units are mostly single-unit homes.

Housing Cost and Affordability

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

Ownership Costs

Figure H-2 indicates that the median sales price in Desert Hot Springs at the end of 2017 was \$210,000, a 17% increase from the year prior. In comparison, the median home sales price was \$353,000 in Riverside County and \$466,000 in California. Between 2014 and 2017, home sale prices increased by 43%. CoreLogic real estate data from April 2018 indicate a median sales price of \$201,000 in the City for 82 home sales reported in that month. In spite of housing price increases, the data indicate that in Desert Hot Springs, housing is still moderately priced and therefore more affordable compared to County and statewide housing costs.

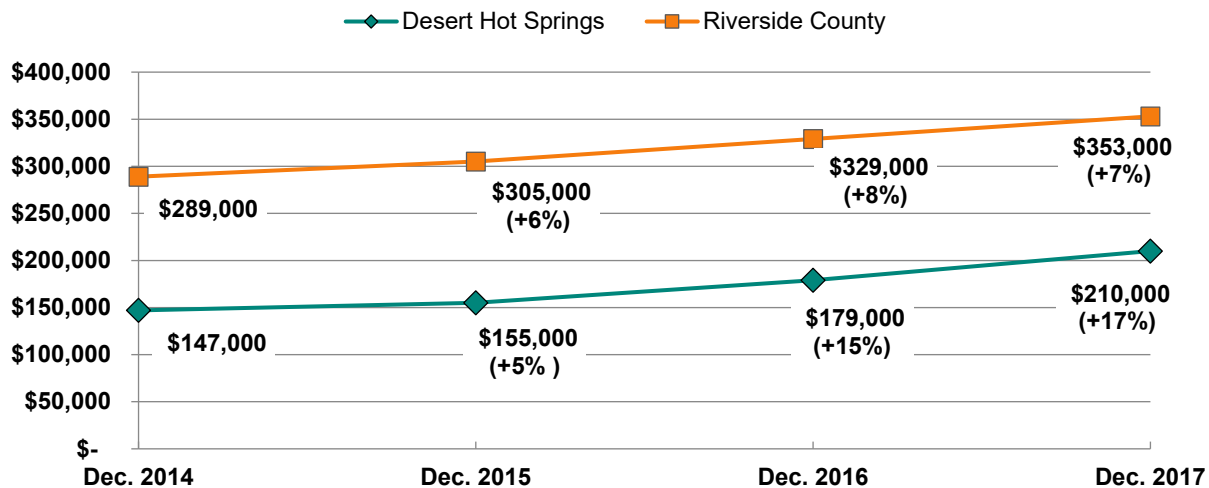
Table H-11: Household Characteristics

	Desert Hot Springs			Riverside County		
	2000	2010	2016	2000	2010	2016
Housing Units						
Total	7,034	10,902	11,507	584,674	800,707	828,383
Percent Increase		55%	6%		37%	3%
Housing Type						
Single Unit Detached	54%	65%	63%	62%	68%	68%
Single Unit Attached	3%	2%	2%	7%	6%	6%
Multi Family Two to Four Units	17%	14%	15%	5%	5%	5%
Multi Family Five Plus Units	19%	13%	13%	13%	11%	11%
Mobile Homes	8%	5%	8%	13%	10%	10%
Total	100%	100%	100%	100%	100%	100%
Tenure						
Owner Occupied	47%	48%	46%	69%	67%	64%
Renter Occupied	53%	52%	54%	31%	33%	36%
Vacancy Rate						
Vacancy Rate	16.7%	20.7%	17.0%	13.4%	14.3%	12.7%

Note: Data may not add due to rounding.

Source: U.S. Census Bureau: Census 2000, Census 2010, 2012-2016 American Community Survey 5-Year Estimates; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018.

Figure H-2: Median Home Sales Prices 2014-2017



Source: Zillow.com – Accessed 06/18/18) - <https://www.zillow.com/desert-hot-springs-ca/home-values/>

Rental Costs

In Desert Hot Springs, single-family housing units make up most of the City's housing stock and in turn make up a large portion of the rental market. This trend has intensified since the late 2000s. Census data indicate that during the recession of the late 2000s, 4,600 units in the Coachella Valley changed from owner-occupied housing to long-term rentals. About 4,660 single-family homes were built in the Coachella Valley between 2009 and 2015. In other words, for every home built after the housing market crashed, another house became a rental (Murphy, R. 2010, July 15). As thousands of houses became rentals, a new tenant found a landlord right next door. (<http://www.desertsun.com>). In Desert Hot Springs, the proportion of single-family units as long-term rentals jumped from 33% in 2009 to 42% in 2015. This proportion is the highest in the Coachella Valley and is more than twice as other cities in the valley.

In June 2018, Zillow.com estimated the median rent price in Desert Hot Springs as \$1,250, which is lower than the Riverside County median of \$2,200 and the State median of \$2,700. A review of rental listings in June 2018 indicates a median rental price of \$1,550 for single-family home rentals and \$898 for apartment rentals, see Table H-12.

HUD's fiscal year 2018 Fair Market Rent figures for Riverside County are listed in Table H-13 and show that rents in the City are lower than the fair market rents for the County.

Table H-12: Median Rents, June 2018

Bedrooms	Single-Family Homes	Count of Listings	Apartments	Count of Listings	All Listings
5	n/a	--	n/a	--	n/a
4	\$1,750	7	NA	--	\$1,750
3	\$1,500	22	\$1,175	2	\$1,498
2	\$1,450	5	\$1,075	9	\$1,100
1	\$835	2	\$838	8	\$838
0	n/a	--	\$600	3	\$600
All	\$1,550	36	\$898	22	\$1,375

Source: Zillow.com Desert Hot Springs CA Real Estate, accessed June 19, 2018.

Table H-13: Fiscal Year 2018 Riverside County Fair Market Rents by Unit Size

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rent	\$768	\$926	\$1,156	\$1,618	\$2,004

Source: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018_code/2018summary.odn

Overpayment and Overcrowding

Overpayment, or housing cost burden, is generally defined as households paying more than 30% of their gross income on housing-related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance, or overcrowding. Table H-14 shows the number and percent of overpaying owner households and renter households.

In 2014, 60% of owner households and 38% of renter households were overpaying for housing. Housing affordability has declined for both owners and renters as the percent of households overpaying has increased. Housing overpayment was most acute for extremely low and low-income households. In these income categories, more than three-quarters of all households overpay for housing.

Some households may not be able to accommodate high cost burdens for housing, but may instead accept smaller housing or reside with other individuals or families in the same home. Although there is more than one way of defining overcrowded housing units, an overcrowded household is defined as one with more than one person per room the same definition used in the U.S. Census. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Table H-15 indicates the extent of overcrowding within the City and County for years 2010 and 2016. In 2016, 7% of owner households and 19% of renter households were overcrowded. While the proportion of overcrowded owner households remained stable, the proportion of overcrowded renter households increased. Compared with the County, Desert Hot Springs has almost twice the proportion of overcrowded households.

Table H-14: Households Paying in Excess of 30% for Housing

	Extremely Low Income (0-30% MFI)	Very Low Income (31-50% MFI)	Low Income (51-80% MFI)	Moderate/ Above Moderate Income (81% + MFI)	Total	All Lower Income (0-80% MFI)
Owner HHs	1,760	975	1,275	1,095	5,105	4,010
Overpaying HHs	1,520	850	570	115	3,055	2,940
% of overpaying owners	86%	87%	45%	11%	60%	73%
Renter HHs	355	525	960	2,225	4,065	1,840
Overpaying renter HHs	270	310	440	505	1,525	1,020
%of overpaying renters	76%	59%	46%	23%	38%	55%
Total HHs	2,115	1,500	2,235	3,320	9,170	5,850
Overpaying HHs	1,790	1,160	1,010	620	4,580	3,960
% of overpaying HHs	85%	77%	45%	19%	50%	68%

Source: Zillow.com Desert Hot Springs CA Real Estate, accessed June 19, 2018.

Table H-15: Overcrowded Housing Units 2010 and 2016

Jurisdiction	2010		2016	
	Number of Overcrowded Units	Percent of Overcrowded Units	Number of Overcrowded Units	Percent of Overcrowded Units
Desert Hot Springs				
Owner HHs	266	7%	281	7%
Renter HHs	531	13%	953	19%
Total	797	10%	1,234	13%
Riverside County				
Owner HHs	20,559	4%	20,204	4%
Renter HHs	26,025	13%	31,106	12%
Total	46,584	7%	51,310	7%

Source: U.S. Census Bureau: 2006-2010 and 2012-2016 American Community Survey 5-Year Estimates.

Affordability

Housing experts typically recommend that a household spend less than 30% of monthly earnings on housing costs. The 2012-2016 Census data reported the monthly housing cost in Desert Hot Springs is 58% less than the California average and 11% less than the national average. Nonetheless, the 2014 HUD CHAS data indicated that a large proportion of Desert Hot Springs households spent more than 30% of their income for their mortgage.

Table H-16 summarizes 2018 HCD-defined household income limits for very low-, low-, and moderate-income households in Riverside County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2018 area median income for a family of four in Riverside County (\$65,800) could afford to spend up to \$1,369 per month on rent without overpaying. A three-person household would be classified as low income if its annual income was less than \$48,550. This household could afford a \$986 maximum monthly rent.

Housing is generally very affordable in Desert Hot Springs relative to the rest of the State. The median home sale price in the City (\$201,000 in April 2018) would be affordable to a two-person household earning the median income of \$52,650, as shown in Table H-16. Based on single home prices, it is possible that some lower income households may be able to afford a condominium or smaller housing units. Rents are also affordable and as such, based on the affordability levels, even a low-income family of four can afford rent in apartment units, although rents in single family homes may be out of reach.

Table H-16: Affordable Housing Costs by Household Size and Tenure – 2018

Income Group	Annual Income Limits	Affordable Payment		Maximum Affordable Price	
		Renter	Owner	Home (purchase price)	Rental (per month)
Extremely Low (0-30% AMI)					
1-Person	\$14,150	\$354	\$354	\$24,069	\$184
2-Person	\$16,460	\$412	\$412	\$30,928	\$228
3-Person	\$20,780	\$520	\$520	\$39,959	\$292
4-Person	\$25,100	\$628	\$628	\$48,138	\$352
5-Person	\$29,420	\$736	\$736	\$56,104	\$411
Very Low (30-50% AMI)					
1-Person	\$23,600	\$590	\$590	\$64,326	\$420
2-Person	\$27,000	\$675	\$675	\$75,828	\$491
3-Person	\$30,350	\$759	\$759	\$80,727	\$531
4-Person	\$33,700	\$843	\$843	\$84,774	\$567
5-Person	\$36,400	\$910	\$910	\$85,839	\$585
Low (50-80% AMI)					
1-Person	\$37,750	\$944	\$944	\$124,605	\$774
2-Person	\$43,150	\$1,079	\$1,079	\$144,627	\$895
3-Person	\$48,550	\$1,214	\$1,214	\$158,259	\$986
4-Person	\$53,900	\$1,348	\$1,348	\$170,826	\$1,072
5-Person	\$58,250	\$1,456	\$1,456	\$178,920	\$1,131
Moderate/Median Income (80-100% AMI)					
1-Person	\$46,050	\$1,151	\$1,343	\$192,659	\$981
2-Person	\$52,650	\$1,316	\$1,536	\$222,479	\$1,132
3-Person	\$59,200	\$1,480	\$1,727	\$245,661	\$1,252
4-Person	\$65,800	\$1,645	\$1,919	\$268,239	\$1,369
5-Person	\$71,050	\$1,776	\$2,072	\$283,894	\$1,451

Assumptions: California Department of Housing and Community Development 2018 income limits; 30 - 35% gross household income as affordable housing costs (depending on tenure and income level); 20% of monthly affordable cost for taxes and insurance; 10% down payment, 4.75% interest rate for a 30-year fixed rate mortgage loan; housing cost takes into consideration utility costs based on Housing Authority of Riverside County 2017 Utility Allowance.

Sources: California Department of Housing and Community Development, 2018; Housing Authority of the County of Riverside, 2017; MIG, 2018.

Affordable Housing Profile

The Housing Authority of the County of Riverside Housing Choice Voucher Program (formerly known as Section 8) serves Desert Hot Springs. The Housing Choice Voucher Program provides rental subsidies to very low-income families that spend more than 30% of their gross income on housing costs. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in the City.

Assisted Housing

Table H-17 presents the inventory of affordable housing developments in the City and shows that there are 665 affordable units (assisted).

At-Risk Affordable Housing

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next 10 years. Based on City records and information from the California Housing Partnership Corporation, which tracks affordable housing assisted or financed by HUD, USDA, or by TCAC through the Low Income Housing Tax Credit (LIHTC). in the next 10 years, no assisted housing developments in Desert Hot Springs are at risk of losing their affordability status.

Table H-17: Affordable Housing Inventory

Name	Address	Affordable Units	Total Units	Program
Arroyo de Paz I Apartments	66765 Two Bunch Palms Trail	59	60	LIHTC
Arroyo de Paz II Apartments	66765 Two Bunch Palms Trail	34	34	LIHTC
Casa del Sol & Casa West Apartments (Site A)	66555 Fourth Street	154	156	LIHTC/USDA
Brisas de Paz	65921 Flora Avenue	61	62	LIHTC
Hacienda Hills	67150 Hacienda Avenue	59	60	LIHTC
Verbena Crossing Apartments	66950 Ironwood Drive	94	96	LIHTC
Desert Hot Springs Portfolio - (Linda Vista Site A)	67200 Hacienda Avenue	97	99	LIHTC
Desert Horizon Apartments	66789 Two Bunch Palms Trail	43	44	LIHTC/USDA
Highland Sunset Village	13704 Avenida Hermosa	16	32	Section 515 Rural Rental Housing (USDA)
Linda Vista Senior Apartments	67200 Hacienda Avenue	48	47	LIHTC; HCD Rental Housing

Source: California Housing Partnership, 2018; City of Desert Hot Springs, 2018.

Notes:

LIHTC = Low-Income Housing Tax Credit

USDA = U.S. Department of Agriculture

CONSTRAINTS TO HOUSING PRODUCTION

This chapter addresses governmental and non-governmental constraints as they relate to housing. Constraints to the provision of housing for all income levels must be addressed within each jurisdiction's housing element. Only with the identification and acknowledgement of such constraints is a community able to systematically undertake whatever reasonable steps are available and feasible to correct such impediments. Not every constraint to housing production is governmental. Other constraints include the housing market, social awareness, and other non-governmental limitations.

Market Constraints

Land Cost

Land costs have a demonstrable influence on the cost and availability of affordable housing. Land costs are influenced by many variables, including scarcity and developable density, location, site constraints, and the availability of public utilities. As land becomes less available, the price of land increases.

Due to location and an ample supply of vacant land, housing costs in Desert Hot Springs have generally remained lower than in other areas of the State. The preferred housing type for a majority of City residents is single-family homes. Of the 11,507 housing units in Desert Hot Springs (in 2016), 63 percent, or 7,241 units, were single-family detached structures.

Raw land costs of residential lots in Desert Hot Springs depend on the size and location of the parcel and the extent of improvements contained on the lot. In August 2018, there were nine lots listed publicly for sale on LoopNet (www.loopnet.com) ranging from \$54,900 for a three-acre lot to \$1.6 million for a 73-acre lot. The most expensive lot listed at almost \$194,000 per acre was the only one zoned for high-density residential development. On average, the cost of land among the listed properties was \$13,888 per acre.

Construction Costs

Construction costs for housing can vary significantly depending on the type of housing, such as single-

family, townhomes, and apartments. However, even within a particular building type, construction costs vary by unit size and amenities. The difficulty of developing awkward infill sites can also add to costs. Another factor related to construction costs is the number of units built at one time. As the number increase, overall costs generally decrease as builders can benefit from the economies of scale. For standard housing construction, costs may average \$116 to \$148 per square foot for single-family residences depending on the level of amenities provided, and \$107 to \$159 per square foot for multifamily residential structure, depending on construction type and excluding parking (International Code Council Building Valuation Data, August 2017).

Another major cost component of new housing is labor. The cost of labor in central Riverside County is comparatively low because the area's cost of living is relatively low compared to other areas in California. However, labor for government-subsidized housing work is additionally costly, as wages are tied to the required State Labor Standards based on higher northern and southern California prevailing wages.

Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and the supply of housing. There are two types of capital influence in the housing market: 1) capital used by developers for initial site preparation and construction and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5 percent can make a dramatic difference in the annual income needed to qualify for a loan. The City does not have a homebuyer program, but residents can apply to State and federal mortgage programs such as the Mortgage Credit Certificate Program (MCC), California Homebuyer's Downpayment Assistance Program (CHDAP), and FHA and VA home loans.

The entire nation and the Southern California region in particular experienced a large number of foreclosures during the 2007-2012 housing crisis. In many cases, financing for these homes was made through the sub-prime credit market. Sub-prime loans, are characterized by higher interest rates and fees than prime loans and

are more likely to include prepayment penalties. The City has an Abandoned Residential Property Registration aimed at maintaining housing quality and to preventing housing deterioration. The program requires lenders to hire local property management firms to prevent vacant homes from becoming neglected. The program will be paid for by a \$60.00 fee charged to title holders when they register an abandoned property with the City.

Development Density Trends

Development approval of projects with densities lower than what is anticipated in the Housing Element is not expected. In general, and based on recent development in the City, most development applications aim for densities close to what is allowed.

Development Timeframe

The cost of development can be affected by delays in the land development process. Market factors outside of the municipal approval process can drive up the costs and risks of private development. In Desert Hot Springs, City staffs estimates that most residential development projects have receive project approval concurrent with building permit applications except in the case of developments with tract maps. Most commonly, incompleteness of applications can affect this time frame.

Governmental Constraints

Land Use Controls

The City exercises land use controls that directly affect the development of housing. Some of these programs place restrictions on housing development, while others encourage housing production. This section evaluates the extent to which these regulations may facilitate or hinder the development of housing for all economic segments of the community.

General Plan

The City of Desert Hot Springs is in the midst of a comprehensive General Plan update. The General Plan sets forth policies that guide new development, including new residential development. Expected to be adopted in the fall of 2019, the Desert Hot Springs General Plan will include strategies for increasing residential development. The Plan includes increased residential densities within key developed districts,

including areas adjacent to commercial centers, transit, downtown, and major corridors.

Table H-18 summarizes the proposed land use designations within the City that allow residential uses, as well as their permitted densities (without density bonus). The table also identifies the consistent zones to be adopted concurrently. The proposed designations are included as they are presented later in the sites rezoning inventory in the Housing Resources chapter of the Housing Element.

Development Standards

Desert Hot Springs regulates the type, location, density, and scale of residential development to protect and promote the health, safety, and general welfare of residents, as well as implement General Plan policies. The Zoning Ordinance establishes restrictions on setbacks, lot coverage, building height, parking, and minimum unit size. Corresponding zones for the General Plan designations will be adopted concurrent with Housing Element.

Table H-18: Proposed General Plan Land Use Designations and Zones

Residential Land Use Designation	Maximum Densities (dwelling units per acre)	Zones
Residential Designations		
Residential Rural Desert (R-RD)	1 du/5 ac	R-E - Residential Estate District
Residential Low (R-L)	6 du/ac	R-L - Residential Low District
Residential Medium (R-M)	20 du/ac	R-M - Residential Medium Density District R-MH - Residential Mobile Home District
Residential High (R-H)	30 du/ac	R-H - Residential High Density
Visitor Serving/Residential (R-VS)	20 du/ac	R-VS - Residential Visitor Serving District
Mixed-Use Designations		
Mixed-Use Neighborhood (MU-N)	15 du/ac	G-C - General Commercial/R-M - Residential Medium Density District
Mixed-Use Corridor (MU-C)	30 du/ac	G-C General Commercial/R-H - Residential High Density ¹

Source: City of Desert Hot Springs General Plan Land Use Element and Zoning Ordinance.

Table H-19: Development Standards

Standard	R-E	R-L	R-M	R-H
Max. Density: Unit/Gross Acre	1/5 ac	6	20	30
Lot Width (Min. feet)	660	70 (5)	60	100
Corner Lot Width	---	---	---	---
Cul-de-sacs	---	35	---	---
Min. Lot Depth (Min. feet)	1,220	100	90	100
Front Setback (Min. feet)	100	20	20	20
Rear Setback (Min. feet)	100	20	10	10
All Standard Lots (Over 79 feet wide):				
Side Yard Setback (Min. feet)	100	10	10	5
Between Dwelling Units	200	20	15	10
Street Side Setback	100	15	15	10
Substandard Lots (50-70 feet wide):				
Side Yard Setback (Min. feet)	---	5	---	---
Between Dwelling Units	---	10	---	---
Street Side Setback	---	10	---	---
Bldg. Lot Coverage (Max. %)	5%	40%	40%	50%
Min. Private Outdoor Living Space (s.f.)	---	---	300 s.f. ⁽¹⁾	300 s.f. ⁽¹⁾
Min. Common Usable Outdoor Space (s.f.)	---	---	30% ⁽²⁾	30% ⁽²⁾
Maximum Height in Stories/Feet	2/30	1 ⁽³⁾ /20	2/30	3/35

Source: City of Desert Hot Springs Zoning Ordinance

Notes:

1. Minimum of 300 square feet or 25% of unit size, whichever is less.
2. Requires provision of 30% of net site area as usable common area open space.
3. Second stories may be allowed subject to the issuance of a conditional use permit and the development standards contained in Table 04.03, Section R.
4. The Planning Commission and City Council may approve further lot width reduction at noticed public hearings wherein the subject property is surrounded by existing residential development which also does not conform to the minimum lot width standard.

Density Bonus

City codes provide for two density bonus provisions. The first entitlement is based upon provisions of affordable housing pursuant to State Government Code Section 65915. The second provision is intended to provide density bonus incentives for the incorporation of on-site amenities.

Section 17.08.80 of the Zoning Code is consistent with California Government Code Section 65915 and provides that the City shall grant a density bonus of at least 20 percent (five percent for condominiums) to a developer of a housing development agreeing to provide at least:

- Five percent of the units for very low-income households;
- Ten percent of the units for lower-income households;
- Ten percent of the condominium units for moderate-income households; or
- A senior citizen housing development;

Additional incentives, or financially equivalent incentive(s), are provided to developers that provide qualified donations of land, condominium conversions, and/or child care facilities.

The density bonus law also applies to senior housing projects and projects which include a child care facility. In addition to the density bonus stated above, the statute includes a sliding scale that requires:

- An additional 2.5 percent density bonus for each additional increase of one percent in very low-income units above the initial five percent threshold;
- A density increase of 1.5 percent for each additional one percent increase in low-income units above the initial 10 percent threshold; and
- A one percent density increase for each one percent increase in moderate-income units (in condominiums and Planned Developments) above the initial 10 percent threshold.

These bonuses reach a maximum density bonus of 35 percent when a project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units. In addition to a

density bonus, developers may be eligible for one or more development concessions or incentives.

The City also has an incentive-based density bonus that allows an increase in the maximum permitted density of 15% in the R-M, R-H, R-MH or R-VS zones. Increases of up to 15% may be granted based upon the finding(s) that any proper combination of identified amenities are provided in excess of those required by the applicable land use district. This bonus provision cannot be used as an addition to the affordable housing density bonus provision.

Parking

City parking standards for residential developments are tailored to vehicle ownership patterns associated with different residential uses. While these standards may affect development costs, they are considered necessary to assure certain quality standards for multifamily housing. The Zoning Code allows for reduced parking standards for senior citizen apartments/congregate care housing; see Table H-20. The parking requirements for this housing type may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens including, but not limited to, medical offices, shopping areas, and bus stops.

As part of a comprehensive development code update, the City will evaluate, and modify if necessary, parking standards to ensure that they do not constrain the development of housing, specifically senior housing and multi-family housing (Program 7).

Accessory Dwelling Units

Accessory (second) dwelling units are permitted as an accessory use to single-unit dwellings, consistent with the Government Code Section 65852.2. Second dwelling units, backyard cottages, tiny houses, and accessory living quarters may be established on any lot zoned for single-family or multifamily use that contains an existing, single-family dwelling. Developments standards for accessory units are consistent with state law (Government Code Section 65852.2).

Table H-20: Parking Requirements in Residential Zones

Residential Type	Off-Street Parking Standards
Planned residential developments, including single-family dwellings and condominiums	2 covered spaces within an enclosed garage and 1 uncovered off-street guest parking space for every 5 units
Multi-Family Units:	
Studio and 1-bedroom	1.5 covered spaces and 1 uncovered guest space for every 5 units
2-bedrooms	2 covered spaces and 1 uncovered guest space for every 5 units
3-bedrooms	2.5 covered spaces and 1 uncovered guest space for every 5 units
Special Needs Housing:	
Senior Housing	1 covered space for each unit, plus 1 uncovered space for 5 units for guest parking
Senior Congregate Care	0.75 covered space for each unit
Residential Day Care	2 spaces in addition to those required for primary residence

Source: City of Desert Hot Springs, Zoning Code Chapter 17.48.

Planning for a Variety of Housing Types

As shown in Table H-21, the Zoning Code allows for development of a variety of housing types.

Table H-21: Permitted Uses in Residential Zones

Standard	R-E	R-L	R-M	R-MH	R-II	R-VS
Accessory Dwelling Unit	P	P	P	P	P	P
Community Care Facility (6 or fewer)	P	P	P	P	P	P
Condominium or Townhouse	X	X	D	D	D	D
Convalescent Homes	X	X	X	C	D	D
Emergency Shelter	X	X	C	X	P	C
Manufactured Housing	P	P	P	P	P	P
Mobile Home Parks or Subdivisions	X	X	C	C	C	C
Multi-Family Dwellings	X	X	P	D	P	D
Planned Residential Development	X	C	C	C	C	D
Senior Citizen/Congregate Care Housing*	X	X	X	C	D	D
Single Family Dwellings	P	P	P	P	P	P
Supportive/ Transitional Housing**	C	C	P	C	P	C

Source: City of Desert Hot Springs, Zoning Code 17.08.020.

Notes:

P = Permitted; C = Conditional Use Permit; X = Not Permitted; D = Development Permit.

*This use includes institutional uses only and is distinguished from community care facilities (6 or fewer), supportive housing units, and traditional housing units.

** Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district. The City will adopt a new permitted uses table as part of the zoning code update that is consistent with the City's permitting approach to for transitional and supportive housing.

Mixed-Use

As part of a comprehensive update to the General Plan, the City will adopt two new mixed-use designations to encourage infill development at the City's core that is compact and walkable, offers a mix of uses, and creates a sense of place. Concurrent with adoption of the General Plan, the City will adopt zoning amendments to ensure general plan/zoning code consistency. The amendments will include a revised permitted uses table and development standards that include the new mixed-use zones.

The City will ensure that the Mixed-Use development standards will not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City's RHNA obligation (Program 8).

Manufactured Housing

State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zones (Government Code Section 65852.3). Consistent with state law, manufactured/factory-built house is considered to be a single-family detached dwelling unit and is treated as such.

Residential Care Facilities

Under California law, licensed facilities serving six persons or fewer receive special land use protection. California requires that many types of licensed facilities serving six persons or fewer be treated for zoning purposes like single-family homes. Except in extraordinary cases in which even a single-family home requires a conditional use permit, these laws bar conditional use permits for facilities that serve six or fewer persons. In Desert Hot Springs, Community Care Facilities (serving six or fewer persons) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. Community Care Facilities (serving seven or more persons) are conditionally allowed in the same zones that small Community Care Facilities (serving six or fewer persons) are allowed. As part of a forthcoming zoning code update, the City will explicitly address and review for consistency with state law the siting of Senior

Congregate Care Housing and residential care facilities for seven or more persons (Program 7).

Emergency/Supportive/Transitional Housing

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy for six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay, or as may be amended via Health and Safety Code section 50801. Emergency shelters are permitted by right in the R-H zone and permitted with a conditional use permit in the R-M and R-VS zones.

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Under Housing Element law, transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time no less than six months from the beginning of the assistance (California Government Code Section 65582[h]). Supportive housing means housing with no limit on length of stay that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Accordingly, State law establishes transitional and supportive housing as a residential use. Therefore, local governments cannot treat it differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The Desert Hot Springs Zoning Code specifies that transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district. (City of Desert Hot Springs, Zoning Code 17.04.050). As part of the zoning code update to achieve General Plan consistency, a revised permitted uses table will be adopted that clearly indicates that transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within a half-mile of a public transit stop. AB 2162 also requires local entities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements. As part of the zoning code update to achieve General Plan consistency, revisions to the zoning code will ensure that the City meets the requirements of AB 2162.

Single Room Occupancies

Single room occupancies are allowed in the R-H Residential High District and are treated as a multifamily use.

Farmworker/Employee Housing

As stated previously, 2012-2016 Census data identified only 140 Desert Hot Springs residents working in the "agriculture, forestry, fishing and hunting" industry. The City's Zoning Code does not have an Agricultural Zone but does conditionally allow "agricultural uses" in the R-E (Residential Estate), R-L (Residential Low) and R-VS (Residential-Visitor Serving) zones.

Since agricultural employment continues to be a very small economic activity in the City (there is no farmland in the City), there is no farm worker housing in Desert Hot Springs. It is anticipated that the housing needs of farm workers will be accommodated as part of meeting the needs of lower income households. The City complies with the State Employee Housing Act (Section 17000 of the Health and Safety Code) and will allow employee/farmworker housing in zones allowing agricultural uses. In accordance with Health and Safety Code Section 17021.5 and 17021.6, employee housing occupied by six or fewer employees in a single-family structure are treated the same as any other single-family dwelling in the same zone.

Housing for Persons with Disabilities

Community Care Facilities (serving six or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. The City has no distancing requirements for group homes for persons with disabilities.

The Zoning Code does not include references to residential care facilities that house seven or more persons. State law allows cities to require a conditional use permit for residential care facilities for seven or more persons.

The Zoning Code includes the following definition of family: "An individual, or 2 or more persons related by blood, marriage or legal adoption, or a group of not more than 6 persons who are not related living together as a single housekeeping unit." The City's definition does not limit the number of related persons who may live in a home but does limit the number of unrelated persons. A group home setting for seven or more disabled persons would not meet the City's definition of "family". The City will revise the Zoning Code definition to be consistent with the letter and spirit of fair housing laws (Program 7).

Building and development standards may constrain the ability of persons with disabilities to live in housing units that are suited to their needs. Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The Zoning Code allows for special provisions that meet the needs of persons with disabilities without the need for variances. The Reasonable Accommodation Ordinance is codified in Chapter 17.220 of the Zoning Code.

Development Review Process

The City reviews all applications for development to ensure that construction of projects contribute in a positive manner to the community and improve quality of life. In Desert Hot Springs, an application for a residential project containing 20 units typically requires a processing time (from filing of the initial application to final map approval) of approximately five months. However, actual processing time varies according to the size and scope of the project, as well as the time taken by the developer to prepare the final map, improvement plans, and other project-related

documents. The City complies with the Permit Streamlining Act (1977), which imposes time limits within which state and local government agencies must either approve or disapprove permits. While the City attempts to process development applications in a timely and efficient manner, some delays are outside the control of the City. Delays in processing can occur if environmental review, pursuant to California Environmental Quality Act (CEQA), requires an EIR or MND to be prepared. At times, approval from State or other agencies may also be required for certain types of projects.

Development Permit

A Development Permit can be approved by the Director and is required to ensure that new development is carried out in accordance with the zoning code, the goals and objectives of the General Plan, and any other adopted plans and guidelines. The following findings are required for approval of a Development Permit:

- A. That the proposed use is permitted within the subject land use district and complies with all of the applicable provisions of this Zoning Ordinance, including prescribed development standards and design guidelines;
- B. That the subject site is physically suitable for the type and intensity of the land use being proposed;
- C. That the proposed development would be compatible with existing and future developments within the land use district and general area;
- D. That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;
- E. That there is adequate public access and roadway capacity to serve the subject proposal;
- F. That there are no significant harmful effects upon environmental quality and natural resources;
- G. That any negative impacts of the proposed use can and shall be mitigated;
- H. That the proposed use is consistent with the General Plan; and

- I. That the proposed location, size, design, and operational characteristics of the planned use are not detrimental to the public interest, health, safety, convenience, or welfare of the City.

The City, as part of a future comprehensive code update, expects to update the development process to simplify, improve efficiency, and eliminate unnecessary steps. Any future changes will be compliant with all pertinent housing-related laws.

Development Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law and must demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable.

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of State or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth citywide.

Two types of fees are charged and are presented in Table H-22: Planning Fees and Development Impact Fees. Nearly all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived.

The fees have not been found to act as a constraint to the development of housing in Desert Hot Springs.

Table H-22: Planning Fess and Development Impact Fees

Fee Type	Fee Cost
Planning Fees	Fee Cost
Conditional Use Permit	\$3,725 (minor) \$5,275 (major)
Design Review	\$690 - \$4,025 based on level of review
Development Permit	\$5,935 (minor) \$8,140 (major) \$770 (administrative)
Environmental Fees	\$180 (environmental determination) \$4,235 (negative declaration) \$7,805 (mitigated negative declaration) \$27,000 deposit plus outside cost (EIR review)
General Plan Amendment	\$4,305 (minor) \$12,000 deposit (major)
Specific Plan	\$5,700 (0-40 acres) \$12,000 deposit (40+ acres)
Specific Plan Amendment	\$5,000 deposit
Tentative Parcel Map	\$6,180 per application
Tentative Tract Map	\$6,640 per application (1-15 lots) \$6,640 per application plus \$99 per additional lot (16-50 lots) \$10,105 per application plus \$111 per additional lot (over 51 lots)
Variance	\$2,830
Zone Change	\$4,305 (to zoning map) \$3,230 (to zoning map with a GPA) \$10,000 deposit (to zoning ordinance)
Development Impact Fees by Use	Fee Cost
Single-Family Detached Dwellings	\$9,103 per unit
Single-Family Attached Dwellings	\$10,011 per unit
Multi-Family Units	\$10,011 per unit

Source: City of Desert Hot Springs Planning Division Fee Schedule as of July 20, 2015; Development Impact Fee for the City of Desert Hot Springs, 2010.

Altogether, planning and impact fees for a typical single-family home (in 2019) are approximately \$17,500 per unit (in addition to a \$3.79 per square foot fee charged by the Palm Springs Unified School District). Fees for a typical multifamily project are lower on a per-unit basis at \$16,447 for a 12-unit development, or \$1,371 or unit (in addition to a \$3.79 per square foot fee charged by the Palm Springs Unified School District). (Single-family estimate based on \$208,000 valuation for a 2,045 square foot home with a garage). Multifamily prototype is a 12-unit apartment complex with approximately 1,000-square-foot units).

Site Improvements and Dedications

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. In Desert Hot Springs, site improvements vary depending on the existing condition of each project. Typically, site improvements are requested during the plan check process or as conditions of approval during the public hearing process. New subdivisions typically require a certain level of public improvements and circulation improvement for the orderly and efficient development of the community.

As stated in the Municipal Code (Section 16.04), site improvements for residential subdivisions include:

- Grading, drainage, and drainage structures necessary to proper use
- Storm drains, conduits, and channels
- Domestic water supply in compliance with the requirements of the applicable water district
- Adequate sanitary sewer facilities, either within and/or outside the subdivision, in compliance with the policies and procedures of the Department of Public Works/City Engineer and the public service purveyor
- Undergrounding of all existing and proposed utility distribution or transmission facilities
- Dedication for streets and alleys, including access rights and abutters rights, drainage, public open space, trails, scenic easements, public utility easements, and other public easements
- Street trees

- Land for local transit facilities (e.g., shelters or bus turn outs)
- Wind erosion mitigation in areas subject to wind erosion

For subdivisions of four or fewer parcels, frontage improvements may be deferred when deemed appropriate by the City Engineer. Deferral may be allowed when the City Engineer finds that construction is impractical due to physical constraints, or the surrounding neighborhood is absent similar improvements. When improvements are deferred, the subdivider enters into an agreement with the City for the installation of all frontage improvements at a future date.

There are no unusual site improvement requirements that increase the cost of housing within the City. The City maintains consistency with legal requirements that require a nexus between the impacts created by a development project and the conditions of approval that are placed on that development. Thus, although development is required to pay its way, new development is not required to subsidize improvements required by past development. In cases where oversizing of facilities is necessary to facilitate future development, reimbursement agreements or similar mechanisms are entered into to ensure that developers pay their fair shares of required improvements.

Building Codes and Enforcement

The City has adopted the 2010 Building Code with only minor amendments that do not adversely impact the cost of housing. These amendments are related to sign anchoring, roof tile attachment, residential garage insulation, and retaining wall drainage. The City's codes are considered to be the minimum necessary to protect the public health, safety and welfare. The codes, which are based on the State housing law and uniform codes, are adopted by many cities throughout Southern California and do not pose a constraint to residential development.

The City's code compliance program seeks enforcement of all Municipal Code requirements, various State and local laws, and Health and Safety regulations as they relate to conditions or activity within the City. The City's program is complaint based. The City has implemented a reporting application to make it easier to report code violations. Violation and/or complaints can be reported by phone, the City's

website, or a special app “myDesertHotSprings” available for smart phones. Complaints can be submitted anonymously. From 2014 to 2017, the City opened an average of 540 new code enforcement cases, the majority of which were for single-family residential structures. During this time frame, only one case was related to a mobile home park (exterior issue).

Code compliance officers are trained to be as helpful as possible in correcting or complying with the standards. Whenever possible, the City makes every reasonable effort to obtain voluntary compliance. In situations where a property owner does not have the resources to address violations, the City will provide assistance. For minor violations, for example related to debris removal, the City will offer available services at no charge. For major violations, code compliance officers will work with property owners to either defer billing for work completed by the City or have the property owners grant consent to be charged for the abatement costs associated with the cleanup of the property or add the cost to the property’s tax roll. The City will also reach out to property owners for community clean up days or for available resources outside of the City, such as paint and weatherproofing supplies available through service providers such as Habitat for Humanity.

Local Ordinances/Growth Control

The City has no growth control measures or urban growth limit line. The City has no local ordinances that directly impact the cost and supply of residential development such as inclusionary ordinances, short-term rental ordinances, or moratoriums on specific development types.



HOUSING RESOURCES

The resources available for the development, rehabilitation, and preservation of housing in the City are addressed here. This section provides an overview of available land resources and residential sites for future housing development and evaluates how these resources can work toward satisfying future housing needs. Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development is used to identify sites that can be developed for housing within the planning period. Government Code Section 65583(a) also requires an analysis of the relationship between zoning and public facilities and services to those sites.

Also discussed are infrastructure constraints, the financial and administrative resources available to support affordable housing, and energy conservation opportunities.

Regional Housing Needs Allocation

A core component of the Housing Element is the Regional Housing Needs Assessment, or RHNA. The RHNA, developed through a process directed by the Southern California Association of Governments (SCAG), represents the number of housing units—divided into various household income categories—that have been calculated to represent Desert Hot Springs’ “fair share” of the regional housing need during the Housing Element planning period. By law, the City is required to show in the Housing Element that adequate sites are available to accommodate construction of new housing units consistent with the RHNA.

Recognizing that development is often constrained by the market and environmental and other factors, housing law simply requires that the City do its part to facilitate housing construction by identifying “adequate sites.” Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Desert Hot Springs’ RHNA for the 2014-2021 planning period has been determined by SCAG to be 4,196 housing units, including 946 units for extremely/very low-income households, 661 units for low-income households, 772 units for moderate-income households, and 1,817 units for above moderate-income households.

The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that adequate sites and zoning are made available to address anticipated housing demand during the Housing Element planning period.

This Housing Element addresses the RHNA for two planning periods:

- The RHNA for the current planning period, which spans 2014-2021
- The lower-income RHNA from the 2008-2014 planning period (referred to as the unaccommodated RHNA or rollover RHNA)

2014-2021 RHNA (Current Planning Period)

The current RHNA covers a 7.8-year planning period (January 1, 2014 to October 31, 2021) and is divided

into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Desert Hot Springs' allocation is 4,196 new housing units during the 2014-2021 planning cycle, with the units divided among the four income categories shown in Table 4-1.

Table 4-1: 2014-2021 Regional Housing Needs Allocation

Income Category	Units Required	Percent Total
Extremely Low (0-30 percent AMI)*	473	11%
Very Low (31-50 percent AMI)	473	11%
Low (51-80 percent AMI)	661	16%
Moderate (81-120 percent AMI)	772	18%
Above Moderate (>120 percent AMI)	1,817	43%
Total Units Needed	4,196	100%

Source: Southern California Association of Governments, 2012
AMI = Area Median Income

* Note: Pursuant to AB 2634, local jurisdictions are required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation. Therefore, the City's very low-income RHNA of 946 units is split into 2,833 extremely low-income and 2,833 very low-income units.

For the current planning period (2014-2021), the City of Desert Hot Springs did not adopt a Housing Element within 120 days of the October 15, 2013 statutory deadline. Therefore, the City is deemed to not have made adequate sites available to accommodate the 5th cycle RHNA and the lower income RHNA (very low and low) is considered a "shortfall" and subject to the "rollover" requirements of Government Code Section 65584.09. The calculation of the actual shortfall, once credits and approved projects are taken into consideration, is addressed in the subsequent section.

Progress toward the 2014-2021 RHNA

Since the RHNA uses January 1, 2014 as the baseline for growth projections for the 2014-2021 RHNA planning period, Desert Hot Springs may count toward the RHNA housing units developed, under construction, or approved since January 1, 2014, consistent with Housing Element law. From January 1, 2014 to December 31, 2018, 156 units were approved or permitted. After counting as credit, the units with approved or issued permits, the remaining RHNA need for the 2014-2021 planning period is 4,040 units. Allocation of the remaining need by income category is shown in Table 4-2.

Table 4-2: Credit Towards the 2014-2021 RHNA

Development Approved/Permits 2014-2018	Extremely and Very Low-Income (0-50% AMI)	Low-Income (51-80%)	Moderate-Income (81- 120% AMI)	Above Moderate-Income (121%+ AMI)	Total
Single-Family Homes*	--	--	122	--	122
CVHC Single-Family Homes**	--	34	--	--	44
Total Credits	--	34	122	--	156
2014-2021 RHNA	946	661	772	1,817	4,196
Remaining 2014-2021 RHNA	946	627	650	1,817	4,040

Source: City of Desert Hot Springs, 2018
Notes: CVHC: Coachella Valley Housing Coalition

*Affordability for single-family units that do not have affordability restrictions in place is based on market rents and home sales prices in Desert Hot Springs that are within the affordability range of moderate-income households.

**Affordability is based on a declaration of restrictions recorded on the property.

Previous (2008-2014) RHNA Obligation

The City adopted a Housing Element for the 2008-2014 Housing Element planning period that did not accommodate the entire lower-income RHNA. Actions to address the shortfall of sites and ensure adequate sites to accommodate the RHNA were not completed. As such, Government Code Section 65584.09 requires that the unaccommodated lower-income RHNA from 2008-2014 roll over to the current planning period and must be addressed in addition to the current RHNA.

The City's 2008 Housing Element identified a lower-income RHNA of 3,730 housing units. The adopted and certified Housing Element identified sites to accommodate 467 lower-income housing units and identified a shortfall of sites for the remaining lower-income RHNA (3,263 unit). To address the shortfall, the City, as part of an adequate sites program in the Element, committed to designating approximately 165 acres at a minimum density of 20 dwelling units per acre to accommodate the balance of the City's share of the regional housing need for extremely low- very low- and low-income households. These actions were not completed. Per Government Code Section 65584.09, the unaccommodated lower-income RHNA from 2008-2014 (3,263) rolls over to the current planning period and must be addressed in addition to the current RHNA.

Progress toward the 2008-2014 RHNA

The 2008-2014 RHNA used January 1, 2006 as the baseline date. As a result, housing units constructed, permitted, or entitled from this baseline date through 2013 (prior to the start of the 2014 planning period) can be credited toward the RHNA for the 2008-2014 planning period. Based on City records, from 2006 to 2013, 183 lower-income units have been developed (Table 4-3). With credit for the 183 units developed, the remaining unaccommodated RHNA (2008) is 3,080 very low- and low-income units.

Total (2008-2014 and 2014-2021) RHNA Obligation

The rollover RHNA from the previous planning period (2008-2014) combined with the current remaining RHNA (2014-2021) yields a total RHNA of 7,120 units that must be accommodated in this 2014-2021 Housing Element. These units are shown on Table 4-4 and distributed as follows: 2,797 extremely low/very low-

income units, 1,856 low-income units, 650 moderate-income units, and 1,817 above moderate-income units.

Approved Projects

Approved residential development projects credited toward the 2014-2021 RHNA are located within seven specific plan areas. As these specific plan areas have approved development plans and the developers and/or property owners for the specific plans have not included affordable units in the approved proposal and housing costs are not yet known, single-family units in specific plan areas are credited against the moderate-income RHNA and multi-family units are credited against the lower-income RHNA (based on market rate housing costs). The median home sale price in the City (\$201,000 in April 2018) is affordable to moderate-income households. Also, the median rental price for a multi-family unit in Desert Hot Springs (\$898 in June 2018) is well within the affordability level for low-income households. All but one of the specific plans is vacant. For the Skyborne Specific Plan, only remaining residential capacity is used. For the Rancho Royale Specific Plan, only capacity in the Highland Falls area of the specific plan is included. The Mission Trails area of the Rancho Royale Specific Plan is subject to the settlement agreements that requires withdrawal of existing and submittal of new tentative tract maps. None of the parcels affected by the settlement (located in the Mission Trails area) are used in the sites inventory or credited toward RHNA for any income category in either the 4th or 5th cycle calculations.

Combined, these projects can accommodate 8,944 units (Table 4-5) and address the low, moderate, and above moderate income RHNA for 2014-2021. As shown on Table 4-5, the remaining RHNA to be addressed for the 2014-2021 planning period is 946 units in the extremely/very low-income category.

The rollover RHNA from the previous planning period (2008-2014) combined with the remaining RHNA (2014-2021) after credits and approved projects are subtracted yields a total RHNA of 4,026 units that must be accommodated in this 2014-2021 Housing Element (Table 4-5).

Table 4-3: Credit Towards the 2008-2014 RHNA

Development Approved/Permits 2006-2013	Extremely and Very Low-Income (0-50% AMI)	Low- Income (51-80%)	Moderate-Income (81- 120% AMI)	Above Moderate-Income (121%+ AMI)	Total
Willow Crest Townhome Apartments* (2007)	--	51	--	--	51
Hacienda Hills Apartments** (2010)	--	60	--	--	60
Brisas de Paz CVHC** (2011)	--	62	--	--	62
CVHC Single-Family Homes** (2013)	--	10	--	--	10
Total Credits	--	183	--	--	183
2008-2014 Rollover RHNA	1,851	1,412	--	--	3,263
Remaining 2008-2014 Rollover RHNA	1,851	1,229	--	--	3,080

Source: City of Desert Hot Springs, 2018

Notes: CVHC: Coachella Valley Housing Coalition

*Affordability for multi-family rental development that do not have affordability restrictions in place are assumed to be within the affordability range of low-income families based on affordability calculations in Table 2-16 and market rents in Desert Hot Springs.

**Affordability is based on a declaration of restrictions recorded on the property.

Table 4-4: 2008-2014 and 2014-2021 RHNA Summary

RHNA	Extremely and Very Low-Income (0-50% AMI)	Low- Income (51-80%)	Moderate-Income (81- 120% AMI)	Above Moderate-Income (121%+ AMI)	Total
2008-2014 Rollover RHNA	1,851	1,412	--	--	3,263
2014-2021 RHNA	946	661	772	1,817	4,196
RHNA Credits					
Towards 2008-2014 Rollover RHNA	--	183	--	--	183
Towards 2014-2021 RHNA	--	34	122	--	156
Remaining RHNA					
2008-2014 RHNA Rollover	1,851	1,229	--	--	3,080
2014-2021 RHNA	946	627	650	1,817	4,040
Total Remaining RHNA	2,797	1,856	650	1,817	7,120

Table 4-5: Approved Projects and Total RHNA Remaining

Project Name	Extremely and Very Low-Income (0-50% AMI)	Low- Income (51-80%) ¹	Moderate-Income (81- 120% AMI) ¹	Above Moderate-Income (121%+ AMI)	Total
Aventura Palms Specific Plan	--	--	115	--	115
Ranch Oasis Specific Plan	--	--	528	--	528
Rancho Royale Specific Plan ³	--	1,342	2,145	--	3,487
Skyborne Specific Plan	--	--	1,962	--	1,962
Sunset Ridge Specific Plan	--	--	499	--	499
Tuscan Hills Specific Plan	--	543	1,072	--	1,615
Two Bunch Palms Specific Plan	--	--	738	--	738
Total	--	1,885	7,059	--	8,944
Remaining 2014-2021 RHNA	946	627	650	1,817	4,040
Remaining 2014-2021 RHNA minus Approved Projects units	946	--	--	--	946
2008-2014 RHNA Rollover	1,851	1,229	--	--	3,080
Total Remaining RHNA	2,797	1,229	--	--	4,026

Notes:

1. Single-family units are allocated as affordable to moderate-income households and multi-family units allocated as affordable to low-income households based on market rate affordability.
2. In place of calculating a realistic capacity based on acreage and density allowed, the sites inventory includes only the number of approved units remaining to be developed.
3. Reflects capacity in the Highland Falls area of the Rancho Royale Specific Plan for 3,487 housing units (2,145 single family units and 1,342 multi-family units). The Mission Trails area of the Rancho Royale Specific Plan is subject to a settlement agreement and as such potential capacity in this area of the specific plan is not included. None of the parcels affected by the settlement (located in the Mission Trails area) are used in the sites inventory or credited toward RHNA for any income category in either the 4th or 5th cycle calculations.

Unaccommodated Sites (RHNA Shortfall)

The City of Desert Hot Springs is in the final stages of a comprehensive General Plan update and corresponding zoning code update. The new General Plan, expected to be adopted in October 2019, will create expanded opportunities for residential developments at higher densities and in a mixed-use context and densities up to 30 du/ac, compared to 14 du/ac in the current plan.

Due to the timing of the Housing Element adoption and the completion of the General Plan update, the new land use policy that would allow higher densities and mixed use is not in place as of the writing of this Housing Element and will not be in place upon

adoption of this Housing Element. As such, the sites identified in the sites inventory are not currently available at the identified densities. Given these factors, the remaining RHNA to be addressed for the 2014-2021 planning period (946 units in the extremely/very low income category) is considered to be unaccommodated and subject to the requirements of AB 1233 (Government Code Section 65584.09), which requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA. The same regulations apply to the remaining RHNA for the 2008-2014 RHNA.

Rollover RHNA Site Requirements

Housing Element law (Government Code 65583.2[h]) requires that the City accommodate all of the lower-income, unaccommodated RHNA on sites that are:

1. Zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower-income households during the planning period
2. Permit at least 16 units per site at a density of at least 20 units per acre
3. At least half of the very low- and low-income housing need must be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted, except that a city or county may accommodate all of the very low- and low-income housing need on sites designated for mixed-uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

Residential Land Inventory

The City's total unaccommodated RHNA that is subject to rollover requirements is 946 extremely/very low-income units for the 2014-2021 RHNA and 1,851 extremely/very low income and 1,229 low income units for 2008-2014 RHNA. This section identifies sites that will be made available through the new General Plan update and corresponding zoning update.

Land Inventory Considerations

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. To calculate realistic capacity on identified sites, the City took a conservative approach based on maximum densities allowed less a percent of maximum density for any site development requirements. In the R-M: Residential Medium designation a 40% reduction in maximum density is used. In the R-H: Residential High and MU-C: Mixed-Use Corridor designations a 20% reduction in maximum density is used. The realistic capacity calculation is further adjusted down on sites where development of right-of-way or habitat preservation is required (indicated in the sites inventory table with "gross"). In these areas, residential development is allowed and expected but must account for development requirements that would lower the acreage available for development. In addition to

Table 4-6 Sample History of Affordable Housing Development Densities

Name	Affordable Units	Total Units	Acres	Max Allowable Densities*	Actual Residential Density (du/ac)	Affordability Level
Arroyo De Paz (I&II) Apartments (2004)	93	94	9.55	14 du/ac	10	Very Low/Low
Casa Del Sol Apartments (1987)	156	156	6.36	14 du/ac	25	Very Low/Low
Brisas de Paz (2012)	61	62	4.87	8 du/ac	13	Very Low/Low
Hacienda Hills (2010)	59	60	4.52	14 du/ac	13	Very Low/Low
Verbenia Crossing Apartments (1991)	94	96	5.09	14 du/ac	19	Very Low/Low
Linda Vista Senior Apartments (unknown)	47	48	1.01	varies	48	Very Low/Low
Desert Horizon Apartments (1980)	43	44	2.85	14 du/ac	15	Very Low/Low
Highland Sunset Village (1970)	16	32	2.74	8 du/ac	12	Very Low/Low

Notes:

Includes only development with affordability restrictions, not market-rate affordability.

*Indicates maximum allowable density prior to adoption of the 2019 General Plan

accounting for land use controls and site improvements, the realistic capacity calculation for mixed-use developments assumes that 50% of the land will be developed with non-residential uses.

Overall, the use of realistic densities in this sites inventory provides a very realistic, and perhaps somewhat conservative, approach, as many developments in Desert Hot Springs can achieve much higher densities through development at the maximum density range, and even more density through the City's density bonus programs. Table 4-6 indicates that higher density (and affordable) developments have achieved densities near the maximum or exceeding the maximum densities allowed. The realistic capacity calculations used in this Housing Element are also consistent with General Plan build out estimates and environmental review documents.

Densities Appropriate for Accommodating Lower Income Housing

2014-2021 RHNA

The capacity of sites that allow development densities of at least 30 units/acre can be used to address the lower-income 5th cycle RHNA, pursuant to State law. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units/acre for the City), State HCD is obligated to accept sites with those density standards (30 units/acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households.

2008-2014 RHNA

For the 4th cycle RHNA, the default density for Desert Hot Springs considered appropriate to accommodate housing for lower-income households pursuant to Government Code Section 65583.2(c)(3)(B) was 20 units/acre. Therefore, sites used to address the unaccommodated 4th cycle RHNA that allow development densities of at least 20 units/acre can be used to address the lower income 4th cycle RHNA, pursuant to State law.

Affordability Densities for Desert Hot Springs

Additionally, developments in the City of Desert Hot Springs have demonstrated that affordable housing can be constructed at substantially less than the densities normally associated with affordable housing

due to the ample supply of vacant land priced at levels significantly lower than what is found in the region. As a result, housing costs in the City have generally remained lower than in other areas of the region and State.

A significant number of affordable housing developments in the City have been constructed at densities lower than the 30 units per acre density standard set by the State. Specifically, affordable housing units (affordable to very low to low-income households) have been developed most commonly in the zones with maximum densities ranging from 8 to 14 units per acre. Table 4-6 presents a sample history of affordable developments in the City. Densities in the developments presented ranged from 10 units per acre at the 94-unit Arroyo de Paz Apartments to 48 units per acre at 48-unit Linda Vista Senior Apartments. All of the developments listed have achieved densities near the maximum or exceeding the maximum densities allowed. Furthermore, the 2019 General Plan has doubled the maximum densities possible for multi-family developments (up to 30 du/ac, compared to 14 du/ac in the prior plan) not only in residential areas but in new, mixed-use areas. When comparing the 2000 General Plan to the 2019 General Plan, an additional 263 acres would permit residential development (in higher density residential and mixed-use designations).

The City's strong history of affordable housing development listed in Table 4-6 and the new opportunities for higher densities established by the 2019 General Plan update demonstrates that affordable housing developments are and will continue to be achieved in lower density areas. Based on this record, sites identified in zones allowing up to 20 units per acre in the R-M Residential-Medium designation is considered appropriate to accommodate housing affordable to lower-income households. While none of the sites for the 2014 RHNA identified to be rezoned fall under this land use designation, in the future sites under this designation may be used to address alternative sites/no net loss requirements. Table 4-7 summarizes the land use designation and their corresponding affordability for the 5th cycle RHNA.

Suitability of Small and Large Sites

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the sites inventory presented in this section is limited to parcels between one-half acres to

Table 4-7: 5th Cycle RHNA Affordability Levels and Land Use Designations

General Plan Designations	RHNA Income Categories			
	Very Low	Low	Moderate	Above Moderate
R-M: Residential Medium (20 du/ac)	■	■		
R-H: Residential High (30 du/ac)	■	■		
MU-C: Mixed-Use Corridor (30 du/ac)	■	■		
Specific Plan (Multi-family units)		■	■	
Specific Plan (Single-family units)			■	■

10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower income housing need.

Re-use of Vacant and Non-Vacant Sites

New Housing Element law (Assembly Bill 1397) also places limitations on continuing identification of non-vacant sites and certain vacant sites that have not been approved for housing development. The vacant sites included in this inventory have not been included in two or more consecutive planning periods. The inventory does not include sites with existing uses.

Residential Land Inventory (2014-2021 and 2008-2014 Unaccommodated RHNA)

Because adequate sites were not available to accommodate the 2008-2014 RHNA and 946 very low-income units for the 2014-2021 RHNA, AB 1233 (Government Code Section 65584.09) requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA from the previous planning period. This section of the Housing Resources identifies sites that will be rezoned to accommodate the City's shortfall for the 2014 and 2008 RHNA planning periods. Once zoning is put in place, there are no identified constraints on these sites that would prevent development or reuse during this Housing Element period. Realistic capacity takes into account any type of development constraints such as required habitat preservation or other developmental constraints. The sites included in the sites inventory consist of solely vacant sites.

The unaccommodated RHNA sites inventory included in this Housing Element has identified a total capacity for 4,371 units (exceeding the required total rollover).

2014-2021 Unaccommodated RHNA

To address the shortfall of 946 units in the extremely/very low income RHNA category, the City has identified 14 sites that will be rezoned to the R-H Residential High (30 du/ac) and MU-C Mixed-Use Corridor (30 du/ac) designations. These sites have a realistic capacity of 1,013 units at densities appropriate to accommodate affordable housing. All sites are between one-half and 10 acres and can accommodate at least 16 units. Mixed-use sites make up less than half of the rollover for the 2014-2021 RHNA. The sites are summarized in Table 4-8 and shown on Figure H-1. A detailed sites inventory table, consistent with State law requirements, is presented in Appendix H-A.

Once zoning is put in place, the City has the ability to adequately accommodate and exceed the unaccommodated 2014-2021 RHNA. Table 4-9 summarizes the RHNA status.

2008-2014 Unaccommodated RHNA

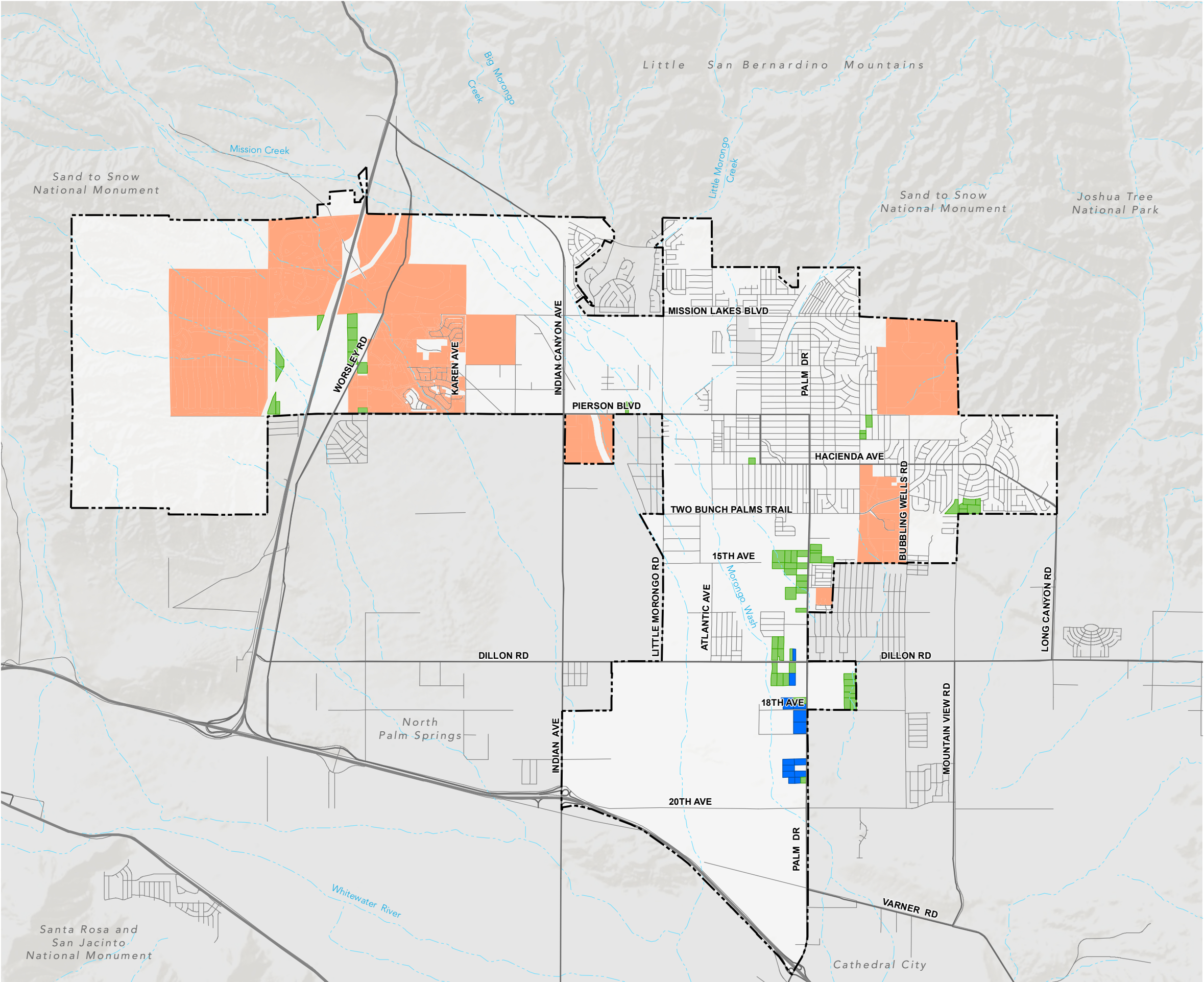
To address the shortfall of 3,080 units in the extremely/very low and low income RHNA categories the City has identified 58 sites that will be rezoned to the R-M Residential Medium (20 du/ac), R-H Residential High (30 du/ac), and MU-C Mixed-Use Corridor (30 du/ac) designations. These sites have a realistic capacity of 3,358 units at densities appropriate to accommodate affordable housing. All sites are between one-half and 10 acres and can accommodate at least 16 units. Mixed-use sites make up less than half of the rollover for the 2008-2014 RHNA. The sites are summarized in Table 4-8 and shown on Figure H-1. A detailed sites inventory table, consistent with State law requirements, is presented in Appendix H-A.

Once zoning is put in place, the City has the ability to adequately accommodate and exceed unaccommodated 2008-2014 RHNA. Table 4-9 summarizes the RHNA status.

Table 4-9 Comparison of Sites Inventory and RHNA Status

Site Type/ Land Use Designation	Capacity By Affordability Level				Total
	Very Low	Low	Moderate	Above Moderate	
2014-2021 Unaccommodated RHNA	946	--	--	--	946
2014-2021 Sites to Be Rezoned	1,013	--	--	--	1,013
Surplus/Shortfall (+/-)	+67	--	--	--	+67
2008-2014 Unaccommodated RHNA	1,851	1,229	--	--	3,080
2008-2014 Sites to Be Rezoned	3,358		--	--	1,013
Surplus/Shortfall (+/-)	+278		--	--	+278

Figure H-1:
Residential Sites Inventory



Housing Element Sites Inventory

2014-2021 RHNA Sites

- Vacant Sites to be Rezoned
- Approved Projects (Specific Plans)

2008-2014 RHNA Sites

- Vacant Sites to be Rezoned

Base Map Features

- City Boundary
- Water Courses
- Highway
- Major Road
- Minor Road

Source: City Of Desert Hot Springs and Riverside County.
Date: May 2019.



No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the housing element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

Environmental Constraints

The sites inventory analysis responds to land use designations and densities established in the General Plan Land Use Element. Thus, any large-scale environmental constraints that would lower the potential yield (e.g., habitat conservation, flooding or steep slopes) have already been accounted for in the General Plan Land Use Map and policies and the Program Environmental Impact Report. Parts of the City lie within the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP), which identifies the most valuable resource protection areas in and around the City and establishes a permanent habitat reserve and perpetual land management program while accommodating adjacent urban development and recreational uses. To account for any type of conservation activity, any parcel in the sites inventory that is within the CVMSHCP area has a reduced capacity. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

Infrastructure Constraints

Realistic site development potential indicated in the sites inventory is consistent with the development capacity reported in the General Plan Mobility and Infrastructure Element. Full urban-level services are available within urbanized areas of the City. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory, indicating the capacity to accommodate the City's total share of the RHNA.

Water services are provided to most of the planning area by the Mission Springs Water District (MSWD). The MSWD Water Master Plan identifies a variety of improvements to be implemented over the next 15 years. This includes improvements to over 169,000 linear feet of distribution pipelines, seven booster stations, storage tanks capacity of 34.5 million gallons, and 29,000 gallons per minute of supply. The MSWD 2015 Urban Water Management Plan (UWMP) concludes that adequate water supply will be available through 2030 under normal, single dry, and multiple dry rainfall conditions.

MSWD estimates adequate availability of future water supply for lower-income households (based on the 2014 RHNA). Assuming all 1,646 lower-income housing units are built by 2021 and based on the current people per dwelling unit factor for the City and per-capita residential water usage, the water demand increase for these 1,646 lower-income housing units is estimated at 1,055 acre feet/year, which is included in the estimated demand increase between 2015 and 2025 of 3,413 acre feet/year.

The MSWD and Coachella Valley Water District also provide sewer service in the City. Desert Hot Springs properties historically have been served by individual septic systems. Recent figures estimated 55 percent of households are currently served by septic systems. Two assessment districts (AD11 and AD12) fund the construction of wastewater collection and treatment facilities to abate the threat septic systems pose to the area's groundwater and to support suburban type development.

MSWD has an ongoing program to connect existing residences currently on septic systems to sewer collectors that have been constructed or are in the process of being constructed. Since 2005, 3,520 parcels in the service area have been converted from septic to

sewer service for a total of 7,700 parcels. The Horton Wastewater Treatment Plant (Horton WWTP), located on Verbena Drive about one-half south of Two Bunch Palms Trail, has a capacity of 2.3 million gallons per day. The Desert Crest Wastewater Treatment Plant, located about one-half mile southeast of the intersection of Dillon Road and Long Canyon Road, has a capacity of 0.18 million gallons/day and serves a country club development and mobile home park. Over the long-term, sewer and treatment expansion is guided by the Wastewater System Comprehensive Master Plan. Current wastewater facilities are not adequate to serve the anticipated growth in the City. To provide for the type and scale of development planned in the City, substantial expansion of wastewater facilities will be necessary. General Plan policies emphasize coordination with service providers to ensure that regional collection and treatment facilities have sufficient capacity to meet future wastewater treatment needs.

Dry Utilities

Electricity services are provided by Southern California Edison. Southern California Edison has two transmission substations within the Desert Hot Springs and its sphere-of-influence. Electric power is primarily generated outside the Coachella Valley; however, Southern California Edison purchases wind-generated power from local producers. The City is served by the Devers Substation, north of Dillon Road in the southwestern portion of the City's sphere, and the Coffee Substation, located on Camino Aventura west of Palm Drive, just south of city limits.

Additional dry utilities include natural gas (Southern California Gas Company), telecommunications facilities (Frontier Communications), cable service (Charter Communications), and solid waste (Desert Valley Disposal). All sites in the land use inventory have access to full utilities. The majority of sites are located adjacent to developed areas and/or major roadways. For capacity in specific plan areas, adopted specific plans address infrastructure provision.

General Plan policies emphasize the provision of adequate funding, service levels, equitable planning, and maintenance of utility services and physical infrastructures.

Financial Resources

In light of the elimination of redevelopment agencies in the State of California, the City has limited access to funding sources for affordable housing activities. This section describes two housing funding sources currently used in the City.

- **Housing Choice Voucher:** The Housing Choice Voucher (formerly known as Section 8) program, administered by the Housing Authority of the County of Riverside, extends rental subsidies to very low-income and special needs households that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in the area, provided the tenants pay the extra rent increment. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in the City.
- **Department of Housing and Urban Development (HUD) Grants:** In the Riverside County Community Planning and Development Programs Proposed 2019-2020 One-Year Action Plan, the City was awarded just under \$32,000 of federal funding for the Community Development Block Grant (CDBG) program. Funds were directed at permanent supportive housing (Jewish Family Services), food assistance (Family Services of the Desert), and substance abuse and recovery (Soroptimist House of Hope).

Administrative Resources

Agencies with administrative capacity to implement programs in the Housing Element include the City, other public agencies, and local and national non-profit private developers.

- The Community Development Department is the lead department implementing a number of the programs outlined in this Housing Element. The Planning Division implements the Desert Hot Springs Municipal Code and the City's General Plan. This ensures that new

development is attractive, compatible with its surroundings, and meets the City's standards for development. The Building Division issues building permits and performs plan checks. The Building Division also performs inspections on all building construction, additions, and alterations to assure compliance with the current building codes, Riverside County ordinances, and State and federal laws.

- The Code Compliance and Enforcement Department enforces the Municipal Code and ordinances, various State and local laws, and health and safety regulations as they relate to conditions or activity within the City. The Department plays an important part in maintaining the appearance, functioning, and property values of the City's neighborhoods.
- The City also works closely with other private and non-profit developers to expand affordable housing opportunities in Desert Hot Springs.

Energy Conservation Opportunities

Temperatures in Desert Hot Springs regularly exceed 100 degrees and occasionally exceed 120 degrees in the summer months, and sometimes drop below freezing during nighttime in the winter. These extremes in temperature contribute to substantially different utility bills than are typical for most Southern California households. Based on the California Department of Energy, for the Desert Hot Springs climate zone, the average household uses an average of 7,068 kilowatt-hours of electricity per year. Electricity services are provided by Southern California Edison. Southern California Edison offers residential users various rebate programs for the installation of newer, more energy-efficient equipment. Some of these rebates include refunds for qualified refrigerator, freezer, and water heater replacements; installation of qualified room air conditioners; and pool pumps or motors. The City has also participated in promoting wind energy and experimental small-scale solar energy plants, such as the 2.9-megawatt Desert Hot Springs Solar Project by Borrego Solar, which tracks the sun to produce more efficient energy. The City also cooperates in regional efforts to reduce energy, such as being an active member in the Coachella Valley Association of Governments Energy & Environmental Resources Committee.

Through General Plan policies and programs, the City is addressing construction efficiency by undertaking a phased approach to green building practices. Sustainable (green) building practices use natural resources in more efficient and ecological manner than traditional buildings. Sustainable building practices include designing, constructing, and operating buildings and landscapes to incorporate energy efficiency, water conservation, waste minimization, pollution prevention, resource-efficient materials, and high standards of indoor environmental quality in all phases of a building's life. Programs will focus on educating residents and businesses regarding the environmental and financial incentives of sustainable design. A recognition program will serve as a tool to publicize outstanding examples of sustainable buildings and clarify misconceptions about the look and cost of sustainable building and design.



2008-2014 PROGRAM ACCOMPLISHMENTS

This Section presents an evaluation of the programs in the previous Housing Element (2008-2014) and used as a foundation for 2014-2021 Housing Element Plan.

State law (California Government Code Section 65588[a]) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal;
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the Housing Element.

This evaluation provides information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Desert Hot Springs. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

Listed in Table H-23 is each 2008-2013 Housing Element Program, corresponding accomplishment, and evaluation of continued appropriateness.

Table H-23: Program Performance (2008-2014 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
<p>Program 1 – Adequate Sites</p> <p>The City has identified a shortfall of zoned sites to accommodate the housing need for 3,263 extremely low-, very low-, and low-income households. The City shall designate and zone sites (165 acres) at a density of 20-24 dwellings per acre, during the planning period, to accommodate the need for housing for 3,263 lower-income households.</p>	<p>The proposed zoning was not completed. The City is in the process of updating the General Plan to address increased densities. The General Plan update will be completed by early 2019. The shortfall of sites is carried over to the current RHNA being addressed. An updated version of this program is included in the Housing Plan (Program 1)</p>
<p>Program 2 – Zoning Code Amendments</p> <p>By June 30, 2009, the City will:</p> <ol style="list-style-type: none"> 1. Identify a zone where emergency shelters are allowed as a permitted use. 2. Establish land use definitions for transitional and supportive housing. 3. Establish development standards for transitional and supportive housing. 4. Identify the zone(s) where transitional and supportive housing are considered residential uses of property. 	<ol style="list-style-type: none"> 1. The Desert Hot Springs Zoning Code identifies emergency shelters as being permitted by right in the R-H zone and permitted with a conditional use permit in the R-M and R-VS zones. 2. The Desert Hot Springs Zoning Code defines transitional and supportive housing consistent with State law (AB 2634 and SB 2). 3. The Desert Hot Springs Zoning Code specifies that transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district. (Desert Hot Springs, Zoning Code 17.04.050) 4. This program is completed and is removed from the 2014-2021 Housing Element.
<p>Program 3 – Rental Assistance (for Existing Cost Burdened Households)</p> <p>The Housing Authority assists 270 lower income families, seniors and disabled householders. The objective maintains this number of assisted households given the uncertainty of funding in the future for the Section 8 Housing Choice Voucher Program. The City will provide input to the Housing Authority by transmitting the results of the apartment housing survey completed in 2007 and reviewing and commenting on the Authority's 5-Year and 1-year Action Plans.</p>	<p>The City does not have its own rental assistance program but does provide residents with information on the housing programs available through the County of Riverside. In 2018, 355 City households received assistance through the County's Housing Choice Voucher Program. An updated version of this program is included in the Housing Plan (Program 3).</p>

2008 Housing Element Program	Program Performance and Continued Appropriateness
<p>Program 4 – Revise Density Bonus Ordinance</p> <p>The City will prepare an ordinance describing its procedures for implementing the revised density bonus law. The procedures will be adopted by June 2009.</p>	<p>The City has two density bonus programs: one that is compliant with State law and a separate density bonus for the incorporation of on-site amenities.</p> <p>Section 17.08.80 of the City of Desert Hot Springs Zoning Code is consistent with California Government Code Section 65915 and provides the opportunity for a density bonus of up to 35 percent.</p> <p>This program is completed and is removed from the 2014-2021 Housing Element.</p>
<p>Program 5 – Prepare Inclusionary Housing Ordinance</p> <p>The City and Redevelopment Agency will prepare an inclusionary housing ordinance that will be applied to housing developments located within the Redevelopment Project Area and within new residential areas of the City. The ordinance will be adopted June 2009.</p>	<p>Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. This program is removed from the 2014-2021 Housing Element.</p>
<p>Program 6 – Redevelopment Agency Housing Programs</p> <p>Continue the on-going implementation of the Redevelopment Agency’s Housing Programs will contribute to the production of 350 affordable housing units.</p>	<p>Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. This program is removed from the 2014-2021 Housing Element.</p>
<p>Program 7 – County Down payment Assistance Program</p> <p>Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs. Including a Down payment Assistance Program (up to 20% of the purchase price) and the Mortgage Credit Certificate Program.</p> <p>Based on past trends, the City’s objective is assistance for 10 low income households during the planning period.</p>	<p>The City does not have its own downpayment assistance program but does provide residents with information on the housing programs available through the County of Riverside. Between 2008 and 2014, 41 Desert Hot Springs residents were assisted through the County’s home buyer programs.</p> <p>An updated version of this program is included in the Housing Plan (Program 5) and will include expanded marketing of downpayment assistance and homebuyer programs available through the County of Riverside.</p>

2008 Housing Element Program	Program Performance and Continued Appropriateness
<p>Program 8 – Adopt a Reasonable Accommodation Ordinance</p> <p>Adopt a Reasonable Accommodation Ordinance by June 30, 2009.</p>	<p>The City adopted Chapter 17.220 (Reasonable Accommodation) of the Desert Hot Springs Municipal Code which established procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies and procedures, and established relevant criteria to be used when considering such requests.</p> <p>This program is completed and is removed from the 2014-2021 Housing Element.</p>
<p>Program 9 – Housing for the Disabled Zoning Code Amendments</p> <p>The City will complete the following Zoning Code amendments by the June 30, 2009:</p> <p>Revise the City’s definition of “family.” A definition of family should refer to a housekeeping or household instead of distinguishing between related and unrelated persons, as the City’s current definition does.</p> <p>Include the licensed residential care facilities that are required by State law to be permitted uses in the zones that allow single-family dwellings. (This is a technical revision, as the Zoning Code currently refers to community care facilities.)</p> <p>Add a land use category of residential care facilities for seven or more persons.</p> <p>The City will complete these Zoning Code amendments by the June 30, 2009.</p>	<p>The City amended the municipal code to specific that Community Care Facilities (serving 6 or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act.</p> <p>An updated version of this program is included in the Housing Plan (Program 7) to address the definition of family and residential care facilities for seven or more persons.</p>
<p>Program 10 – Housing Code Enforcement Program</p> <p>Continue the City’s Code Enforcement Program. The City’s objective is 200 housing cases per year.</p>	<p>In 2017 the City’s Code Enforcement Division initiated an average of 540 code enforcement cases per year (in the last four years).</p> <p>This program will remain in the 2014 Housing Element (Project 10) with modified quantifiable objectives consistent with available funding.</p>
<p>Program 11 – Redevelopment Agency Housing Rehabilitation Program</p> <p>The Agency conducts a single-family rehabilitation program geared toward repairs and renovations such as roofing, Heating, ventilation, and air conditioning (HVAC) and electrical and plumbing deficiencies. The Objective is 200 rehabilitated housing units.</p>	<p>Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved. This program is removed from the 2014-2021 Housing Element.</p>

2008 Housing Element Program	Program Performance and Continued Appropriateness
<p>Program 12 – County Housing Repair and Rehabilitation Programs</p> <p>Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs, including those listed below:</p> <ol style="list-style-type: none"> 1. Home Repair Program (\$6,000 grant) 2. Senior Home Repair (\$6,000 grant) 3. Home Rehabilitation Program (up to \$20,000 for several repairs) <p>The City's objectives for these programs are as follows:</p> <ul style="list-style-type: none"> ▪ Home Repair Program 8 households ▪ Senior Home Repair 8 households ▪ Home Rehabilitation Program 12 households 	<p>The City does not have its rehabilitation program but does provide residents with information on the housing programs available through the County of Riverside. Between 2008 and 2015, 64 residents were assisted through the County's programs. An updated version of this program is included in the Housing Plan (Program 11) with an emphasis on marketing of County program resources.</p>
<p>Program 13 – Abandoned Residential Property Registration</p> <p>On March 18, 2008, the City Council adopted an ordinance establishing an Abandoned Residential Property Registration. This program aims to maintain housing quality and to prevent housing deterioration. The program will require lenders to hire local property management firms to prevent vacant homes from becoming neglected. The program will be paid for by a \$60 fee charged to title holders when they register an abandoned property within the City.</p>	<p>Foreclosures in the City have dropped substantially from a high of 452 homes in 2010, to 28 homes in 2018. The City will continue overseeing the Abandoned Residential Property Registration program as it prevents the City's Code Enforcement department from spending limited resources to act as the property manager.</p>
<p>Program 14 – Fair Housing Services</p> <p>The Fair Housing Council of Riverside County (FHCRC) provides a variety of services to City residents. As Desert Hot Springs is a cooperating CDBG/HOME city with the County of Riverside, the fair housing services will be available to residents throughout the planning period.</p>	<p>This program will be updated and remain in the Housing Element as furthering fair housing choice is an important City goal (Program 14).</p>
<p>Program 15 – Fair Housing Information</p> <p>The City will make fair housing information available at City Hall, Chamber of Commerce, Senior Center, and the Public Library. The information will include brochures and other written information that will be obtained from the Fair Housing Council of Riverside County. In addition, the City will make information available on its Website and provide links to additional resources.</p>	<p>This program will be updated and merged into one program addressing fair housing (Program 14).</p> <p>The City provides fair housing information at City Hall and on the City's website.</p>

Prior to updating the goals, policies, and programs, an evaluation of the programs in the previous Housing Element (2008-2014) is presented as a foundation for 2014-2021 Housing Element.

Table H-24: Summary of 2008-2014 Quantified Objectives and Progress

Objectives	Income Levels				Total
	Extremely and Very Low-Income (0-50% AMI)	Low 51-80% AMI	Moderate 81- 120% AMI	Above Moderate >120% AMI	
Construction Objectives					
Goal(a)	629	338	1,871	4,322	7,160
Progress	0	62	121*	0	183
Rehabilitation Objectives					
Goal(b)	171	37	20	--	228
Progress	92	16	--	1	109
Conservation/Preservation Objectives					
Goal(c)	263	103	--	--	366
Progress	263	103	--	--	366

Notes (these figures are from the 2008 DHS HE): Quantified objectives: taken from the 2008 Desert Hot Springs Housing Element, Table 2-2
Progress:

- Construction: This progress includes housing units constructed during the RHNA planning period (2006-2014)
- Rehabilitation: This progress includes rehabilitation assistance through the County's home repair and rehabilitation programs.
- Conservation/Preservation: This progress includes a continuation of Section 8 rental assistance to lower income elderly, disabled and low-income families and the preservation of the Verbena Crossing Apartments (formerly Bella Vista Apartments) through a purchase by LINC Housing, a non-profit housing developer.

*Single family home construction is credited to the Moderate-income category due to market rate affordability in Desert Hot Springs.

HOUSING PLAN

The intent of this Housing Element is to ensure that the City makes a good effort and commits available resources to meeting the housing needs of all economic segments of the community. This Housing Element sets forth long-term goals and policies, as do other General Plan Elements, but also provides specific programs to meet those needs, as specified in State law. The housing objectives and policies, as well as the programs the City will undertake to meet its housing needs. An identification of funding sources, responsible entities, and time frames for implementation are also presented.

The Housing Element objectives, policies, and programs aim to:

- Provide adequate sites to meet the current 2014-2021 and rollover 2008-2014 RHNA;
- Assist in the development of housing to meet the needs of lower-income households;
- Address and where appropriate, and legally possible, remove governmental constraints to housing development;
- Conserve, preserve, and improve the condition of the existing affordable housing stock; and
- Promote equal housing opportunity.

These objectives are required by and delineated in State law (California Code Section 65583[b][1]).

Goals, Policies, and Programs

GOAL H-1: PROVIDE ADEQUATE SITES FOR HOUSING DEVELOPMENT TO ACCOMMODATE A RANGE OF HOUSING BY TYPE, SIZE, LOCATION, PRICE, AND TENURE.

Policy H-1.1 Range of Residential Types. Implement land use policies and standards that allow for a range of residential densities and products that will enable households of all types and income levels the opportunity to find suitable ownership or rental housing.

Policy 1.2 Special Housing Needs. Encourage the provision for housing which meets the needs of residents with special housing needs, including the elderly, disabled, developmentally disabled, large families, the homeless, and students.

Policy 1.3 Residential Mixed Use. Encourage development of residential and mixed uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

PROGRAM 1: ADEQUATE SITES

2014-2021 RHNA

Due to the timing of the Housing Element adoption and the completion of the General Plan update, the new land use policy that would allow higher densities and mixed use is not in place as of the writing of this Housing Element and will not be in place upon adoption of this Housing Element. As such, sites identified in the Housing Element are not currently available at the identified densities. Given these factors, the remaining RHNA to be addressed for the 2014-2021 planning period (946 units in the extremely/very low income category) is considered to be unaccommodated (shortfall) and subject to the requirements of AB 1233 (Government Code Section 65584.09) which requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA.

2008-2014 RHNA

The previous Housing Element (2008-2014) identified a shortfall of sites for the remaining lower-income RHNA (3,263 unit). AB 1233 (Government Code Section 65584.09) requires the City to identify sites to address the unaccommodated lower-income RHNA from the previous planning period. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the current planning period. After credits for permitted or approved units are taken into consideration, the City has a remaining unaccommodated lower-income RHNA of 3,080 lower-income units.

Site Rezoning

To accommodate the lower-income RHNA shortfall of 4,026 units (for the 2008-2014 and 2014-2021 RHNA planning periods), the City will rezone 279 acres of sites within the R-M: Residential Medium, R-H: Residential High, and MU-C: Mixed-Use Corridor designations (as shown on Table 4-8). Consistent with the requirements of Government Code 65583.2(h) and (i), the sites rezoned will allow owner-occupied and rental multifamily residential uses by right for developments in which at least 20 percent of the units are affordable to lower-income households. The sites will have capacity for at least 16 units per site at a density of at least 20 units per acre and at least half of the very low- and low-income housing need will be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted. The rezone will be completed by the end of 2019. Sites to be rezoned are listed in the sites inventory table in Appendix H-A and have an identified total realistic capacity for 4,371 units (exceeding the required total rollover). The sites inventory table in Appendix H-A also identifies which RHNA period each site will address.

Once the new General Plan and corresponding zoning amendments are adopted, the City will be able to adequately accommodate, and exceed, the City's RHNA shortfalls for both the 2014-2021 and 2008-2014

planning period. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

The City of Desert Hot Springs is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning and development standards, and/or incentives to encourage the construction of various types of units.

Responsible Agencies:	Community Development Department Planning Division
Funding Source:	General Fund
Timeframe:	Rezoning by December 31, 2019; ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process.

Table 4-8: Sites to be Rezoned for 2008 and 2014 Unaccommodated RHNA

Land Use Designation	No. of Sites (Parcels)	Total Acres	Capacity	RHNA Affordability Level
2014-2021 Unaccommodated RHNA sites				
R-H Residential High (30 du/ac)	7	30	541	Very Low/Low
MU-C Mixed-Use Corridor (30 du/ac)	7	39	472	Very Low/Low
<i>Total</i>	14	69	1,013	
2008-2014 Unaccommodated RHNA sites				
R-M Residential Medium (20 du/ac)	26	130	1,072	Very Low/Low
R-H Residential High (30 du/ac)	16	82	1,479	Very Low/Low
MU-C Mixed-Use Corridor (30 du/ac)	16	67	807	Very Low/Low
<i>Total</i>	58	279	3,358	

Notes:

1. Because adequate sites were not available to accommodate the 2008-2014 RHNA and 946 very low-income units for the 2014-2021 RHNA, AB 1233 (Government Code Section 65584.09) requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA from the previous planning period. These sites will be rezoned to accommodate the City's shortfall for the 2014 and 2008 RHNA planning periods as part of the City's General Plan update and corresponding zone update.

PROGRAM 2: NO NET LOSS

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the housing element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and both (2008-2014 and 2014-2021) Housing Element Sites Inventories and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. So long as the residential sites inventory continues to exceed the City’s RHNA, by income level, as set forth in Program 1, the City shall make the necessary written findings regarding the reduction’s consistency with the General Plan. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced density project.

Responsible Agencies: Community Development
Department Planning Division

Funding Source: General Fund

Timeframe: Ongoing implementation: as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and the RHNA obligations.

GOAL 2:

ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE-INCOME HOUSEHOLDS.

Policy 2.1

Facilitate Affordable Housing.

Facilitate housing developments that is affordable to extremely low-, very low-, low-, and moderate-income households by providing technical assistance, regulatory incentives and concessions, and financial resources as funding permits.

Policy 2.2

Housing Production. Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to persons with disabilities, elderly, large families, female-headed households with children, and people experiencing homelessness.

Policy 2.3

Subsidies and Programs. Continue to utilize federal and State subsidies and County programs to the fullest extent to meet the needs of lower-income residents, including extremely low-income residents.

Policy 2.4

Homelessness. Support regional efforts to address homelessness, including the County of Riverside Continuum of Care.

PROGRAM 3: HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher (formerly known as Section 8) program, administered by the Housing Authority of the County of Riverside, extends rental subsidies to very low-income and special needs households that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in the area,

provided the tenants pay the extra rent increment. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in Desert Hot Springs.

The City will continue to work closely with the Housing Authority of the County of Riverside to administer the Housing Choice Vouchers Program; support the County Housing Authority's applications for additional allocations; and assist the Housing Authority in marketing the program to home seekers and property owners.

Responsible Agencies:	Community Development Department, Housing Authority of the County of Riverside
Funding Source:	HUD Housing Choice Vouchers
Timeframe:	Implementation throughout the planning period

PROGRAM 4: DENSITY BONUS

The City currently has two density bonus provisions. The first entitlement is based upon the provision of affordable housing pursuant to State Government Code Section 65915. The second provision is intended to provide density bonus incentives for the incorporation of on-site amenities. The state density bonus program and the City's incentive-based density bonus provide flexibility for projects that provide affordable housing and on-site amenities.

The City will encourage use of the State Affordable Housing Density Bonus and the Incentive-Based Density Bonus provisions through technical assistance and information dissemination.

Responsible Agencies:	Community Development Department Planning Division
Funding Source:	General Fund
Timeframe:	Ongoing implementation and annual reporting throughout the planning period.

PROGRAM 5: HOMEBUYER ASSISTANCE PROGRAM

Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs including the First-Time Homebuyer Program

(up to 20% of the purchase price), Mortgage Credit Certificate Program (reduced federal income tax liability) and the Neighborhood Stabilization Program (silent second mortgage purchase price assistance). Based on recent program activity trends, the City's objective is assistance for four lower income households annually during the planning period. The City will also conduct targeted marketing to eligible homebuyers as part of the program.

Responsible Agencies:	Community Development Department Planning Division
Funding Source:	County of Riverside HUD CDBG/HOME Funds
Timeframe:	Contingent on funding availability, assist four households annually and complete annual reporting throughout the planning period. Develop and implement a marketing program to target the resources to eligible homebuyers within one year. Marketing shall occur on an ongoing basis, and at least annually.

PROGRAM 6: AFFORDABLE HOUSING INCENTIVES

For-profit and non-profit developers can play a significant role in providing affordable housing in the City. The City will encourage and support the development of rental projects that meet the needs of lower-income renters, extremely low-income households, seniors, and persons with disabilities, including developmental disabilities. Actions will include:

- Meeting with potential affordable housing developers, providing site information, assisting in the entitlement processes, and considering on a case-by-case possible development incentives.
- Reviewing published notices for funding availability and causing applications to be prepared for various City housing programs, projects, and activities.

- Assisting developers in identifying available sites for residential and mixed-use developments.
- Offering local non-profit developers and agencies technical assistance and information on City funding sources.
- Encouraging use of the Density Bonus provisions through technical assistance and information dissemination.
- Alerting housing developers with known interest in developing within the City when opportunities are available (e.g. sites, partnerships, City-owned land, availability of funding).
- Deferring, reducing and/or waiving development fees in order to facilitate and encourage the development of housing that meets the needs of the Desert Hot Springs Community. The City will strive to provide fee assistance to one development project per year that addresses a housing need as identified in this Element.
- Providing incentives and regulatory concessions for one residential project per year constructed specifically for lower- and moderate-income households and special needs households. Incentives and regulatory concessions will be considered on a case-by-case basis and can include appropriate deviations in development regulations or other incentives that results in identifiable, actual cost reductions.

Responsible Agency: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Implementation throughout the planning period; meet with developers at least once a year with technical assistance and information dissemination as well as in pre-application conferences and on a case-by-case basis

GOAL 3: ADDRESS, AND WHERE POSSIBLE, REMOVE ANY POTENTIAL GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION AND AFFORDABILITY.

Policy 3.1 Residential Development Standards. Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing.

Policy 3.2 Development Approval Process. Educate applicants on how to navigate the development approval process and otherwise facilitate building permit and development plan processing for residential construction.

Policy 3.3 Timely Permit Process. Facilitate timely development plan and building permit processing for residential construction.

Policy 3.4 Infrastructure Needs. Prioritize infrastructure improvements, Spoorcement, and public services provision in high-need areas.

PROGRAM 7: ZONING ORDINANCE UPDATE

The City will undertake an update of the City's zoning ordinance to achieve consistency with the General Plan, encourage affordable and special needs housing, and conform to state law. Action will include amending the Zoning Ordinance to:

- Prepare a standalone Zoning Map.
- Achieve consistency with the 2019 General Plan.
- Adopt new permitted uses table for all zones allowing residential uses. The tables will clearly convey that the permitting of transitional and supportive housing in Desert Hot Springs is consistent with applicable state laws.

- Evaluate and modify if necessary residential parking standards.
- Explicitly address and review for consistency with state law the siting of Senior Congregate Care Housing and residential care facilities for seven or more persons.
- Remove or modify the definition of “Family.”
- Ensure compliance with the Supportive Housing Streamlining Act (AB 2162).
- Review the cumulative effects of the developments standards so that the standards allow maximum densities to actually be achieved.

Responsible Agency: Community Development
Department Planning Division

Funding Source: General Fund

Timeframe: October 2019 - 2020

PROGRAM 8: MIXED-USE DEVELOPMENT

As part of a comprehensive General Plan update in 2019, the City will adopt two new mixed-use designations to encourage infill development at the City’s core that is compact and walkable, offers a mix of uses, and creates a sense of place. The City will also amend the zoning code to include developments standards and permitted uses for the mixed-use designations. The City will ensure that the Mixed-Use development standards will not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City’s RHNA obligation.

Responsible Agency: Community Development
Department Planning Division

Funding Source: General Fund

Timeframe: December 2019. Annually assess residential development activity in mixed-use areas as part of the annual reporting process, starting in 2020. Initiate adjustments to the development standards if constraints to the production of housing are identified

PROGRAM 9: WATER AND SEWER SERVICE PROVIDERS

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within the City a copy of the updated Housing Element.

Within 30 days of adoption of the Housing Element, the City will deliver the Housing Element to all providers of sewer and water service within the City.

The City will also work collaboratively with Mission Springs Water District and the Coachella Valley Water District to support expansion of capacity to accommodate new residential development. Actions may include coordination on identification of funding sources and providing letters of support for actions that support capacity expansion. The City will encourage compliance with state law related to the provision of water or sewer priority for proposed developments that include housing units affordable to lower-income households.

Responsible Agency: Community Development
Department Planning Division

Funding Source: General Fund

Timeframe: Implementation throughout the planning period. Provide Housing Element within 30 days of adoption of the Housing Element

GOAL 4: CONSERVE AND IMPROVE THE CONDITION OF DESERT HOT SPRINGS’ EXISTING HOUSING STOCK.

Policy 4.1 Code Enforcement. Enforce adopted code requirements that set forth acceptable health and safety standards for the occupancy of existing housing.

Policy 4.2 Substandard Rehabilitation. Advocate and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords.

Policy 4.3 **Substandard Unit Compliance.**
Utilize code enforcement resources to bring substandard units into compliance with City codes and to improve overall housing conditions in Desert Hot Springs.

Policy 4.4 **Property Education.** Educate the public regarding the need for property maintenance and rehabilitation, code enforcement, crime watch, neighborhood conservation and beautification, and other related issues.

Policy 4.5 **Rehabilitation Programs.** Continue to facilitate access to rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of existing housing.

PROGRAM 10: CODE ENFORCEMENT

Code enforcement is an important tool for maintaining the quality of residential neighborhoods. The City's Code Enforcement Program involves the enforcement of all Municipal Codes and Ordinances, various State and local laws and health and Safety regulations as they relate to conditions or activity within the City. The primary method that the City uses to obtain code compliance is Voluntary Compliance. If this method does not attain compliance, then other actions are taken such as a Notice of Violation and Administrative Citation. The City will continue providing ongoing inspection services to review code violations with an objective of 250 housing cases per year. The City will continue work to identify available resources at no cost to the property owners. In cases that require a larger financial investment for abatement, the City will work with property owners to identify potential financing mechanisms.

Responsible Agency: Code Compliance Department

Funding Source: General Fund

Timeframe: Implementation throughout the planning period

PROGRAM 11: HOUSING REPAIR AND REHABILITATION PROGRAMS

Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs, including the Home Repair Loan Program (HRLP) and Senior Home Repair Grant (SHRG) Program. Based on recent program activity trends, the City's objective is assistance for 10 lower income households annually during the planning period.

County staff has indicated that there have been very few applications from Desert Hot Springs residents in the past five years. The City will continue to cooperate with the County of Riverside in the implementation of home repair and rehabilitation programs and will also conduct targeted marketing to eligible households as part of the program.

Responsible Agencies: Community Development
Department Planning Division

Funding Source: County of Riverside HUD
CDBG/HOME Funds

Timeframe: Contingent on funding availability, assist 10 households annually and complete annual reporting throughout the planning period. Develop and implement a marketing program to target the resources to eligible households within 1 year. Marketing shall occur on an ongoing basis, and at least annually.

PROGRAM 12: ABANDONED RESIDENTIAL PROPERTY REGISTRATION

In 2008, the City Council adopted an ordinance establishing an Abandoned Residential Property Registration to address the negative impact of foreclosures on the community.

The program requires lenders to maintain homes they seize, register the abandoned properties with the City, and require lenders to hire local property management firms to prevent vacant homes from becoming neglected. The program is funded by a \$60 fee

charged to title holders when they register an abandoned property with the City. The program is initiated with the first notice of default on a property and requires the local property management company to conduct weekly inspections. If the property is found to be in noncompliance, or if notification of noncompliance is reported, the local property management company is required bring the property back into compliance within 72 hours. While foreclosures in the City have dropped substantially from a high of 452 homes in 2010, to 28 homes in 2018. The City will continue overseeing the Abandoned Residential Property Registration program as it prevents the City's Code Enforcement department from spending limited resources to act as the property manager.

Responsible Agencies: Code Compliance Department

Funding Source: Abandoned Residential Property Registration program fees

Timeframe: Implementation throughout the planning period

PROGRAM 13: AT-RISK HOUSING MONITORING

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next 10 years. Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (up to 2028) no assisted housing developments in Desert Hot Springs are at risk of losing their affordability status.

Although the City has not identified any housing units at risk of converting to market rate during the planning period, City staff will monitor the status of existing and future affordable housing. Should any of the properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to conserve the affordable housing stock.

Responsible Agencies: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Implementation throughout the planning period

GOAL 5:

CONTINUE TO PROMOTE EQUAL HOUSING OPPORTUNITY IN THE CITY'S HOUSING MARKET REGARDLESS OF AGE, DISABILITY/MEDICAL CONDITION, RACE, SEX, MARITAL STATUS, ETHNIC BACKGROUND, SOURCE OF INCOME, AND OTHER FACTORS.

Policy 5.1

Housing Discrimination. Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or any other arbitrary factor.

Policy 5.2

Fair Housing Laws. Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy 5.3

Equal Access. Provide equal access to housing for special needs residents such as people experiencing homelessness, elderly individuals, and persons with disabilities.

Policy 5.4

Accessibility. Promote the provisions of disabled-accessible units and housing for persons with mental and physical disabilities.

Policy 5.5

Development Applications Without Prejudice. Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.

Policy 5.6 Persons with Disabilities.
Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

PROGRAM 14: FAIR HOUSING SERVICES

The City of Desert Hot Springs takes affirmative steps to promote fair housing practices by contracting the services of a non-profit organization to provide fair housing services in the City. The City works with the Fair Housing Council of Riverside County (FHCRC) to provide fair housing services for residents and housing professionals.

The City will:

- Continue to refer cases and questions to the FHCRC for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing.
- Work to increase awareness of fair housing protections.
- Make fair housing information available at City Hall, Chamber of Commerce, Senior Center, and the Public Library. The information will include brochures and other written information that will be obtained from the FHCRC. In addition, the City will make information available on its Website and provide links to additional resources.

Responsible Agencies: Community Development
Department Planning Division

Funding Source: General Fund and/or County
CDBG funds

Timeframe: Implementation throughout
the planning period. Website
and public counter posting of
fair housing resources to occur
within six months of Housing
Element adoption.

Quantified Objectives

Table H-25 summarizes the City's quantified objectives for the 2014-2021 planning period by income group.

- Construction Objective (a) represents the City's remaining (after counting as credit the units with approved or issued permits) 2014-2021 RHNA of 4,040, in addition to the remaining unaccommodated, lower-income, portion of the 2008-2014 lower-income RHNA (3,080 units).
- Rehabilitation Objective (a) represents objectives for participation in the County's Housing Rehabilitation Programs.
- The Conservation objective refers to maintenance of existing affordable housing through rental subsidies (Housing Choice Voucher)

Table H-25: 2014-2021 Quantified Objectives

Objectives	Income Levels				Total
	Extremely and Very Low-Income	Low	Moderate	Above Moderate	
Construction Objective *	2,797	1,856	650	1,817	7,120
Rehabilitation Objectives	80		--	--	80
Conservation/ Preservation Objectives	355			--	355

*Note: The City of Desert Hot Springs is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.



DESERT HOT SPRINGS GENERAL PLAN
HOUSING ELEMENT

- APPENDIX H-A: SITES INVENTORY TABLE

APN	Site Type	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
656030008	Unaccommodated 2008-2014 RHNA	4.69	MU-C	G-C/R-H	vacant	Gross	30	56	Very Low/Low	No	No	Yes
656050002	Unaccommodated 2008-2014 RHNA	4.69	MU-C	G-C/R-H	vacant	Gross	30	56	Very Low/Low	No	No	Yes
656050003	Unaccommodated 2008-2014 RHNA	1.85	MU-C	G-C/R-H	vacant	Gross	30	22	Very Low/Low	No	No	Yes
656050004	Unaccommodated 2008-2014 RHNA	7.38	MU-C	G-C/R-H	vacant	Gross	30	89	Very Low/Low	No	No	Yes
656060006	Unaccommodated 2008-2014 RHNA	4.62	MU-C	G-C/R-H	vacant	Gross	30	55	Very Low/Low	No	No	Yes
656060009	Unaccommodated 2008-2014 RHNA	4.63	MU-C	G-C/R-H	vacant	Gross	30	56	Very Low/Low	No	No	Yes
656060010	Unaccommodated 2008-2014 RHNA	4.94	MU-C	G-C/R-H	vacant	Gross	30	59	Very Low/Low	No	No	Yes
656070012	Unaccommodated 2008-2014 RHNA	4.45	MU-C	G-C/R-H	vacant	Gross	30	53	Very Low/Low	No	No	Yes
656070023	Unaccommodated 2008-2014 RHNA	3.01	MU-C	G-C/R-H	vacant	Gross	30	36	Very Low/Low	No	No	Yes
657060002	Unaccommodated 2008-2014 RHNA	4.60	MU-C	G-C/R-H	vacant	Gross	30	55	Very Low/Low	No	No	Yes
657060003	Unaccommodated 2008-2014 RHNA	4.13	MU-C	G-C/R-H	vacant	Gross	30	50	Very Low/Low	No	No	Yes
657060008	Unaccommodated 2008-2014 RHNA	2.30	MU-C	G-C/R-H	vacant	Gross	30	28	Very Low/Low	No	No	Yes
657220003	Unaccommodated 2008-2014 RHNA	3.84	MU-C	G-C/R-H	vacant	Gross	30	46	Very Low/Low	No	No	Yes
657220021	Unaccommodated 2008-2014 RHNA	4.50	MU-C	G-C/R-H	vacant	Gross	30	54	Very Low/Low	No	No	Yes
657230015	Unaccommodated 2008-2014 RHNA	5.19	MU-C	G-C/R-H	vacant	Gross	30	62	Very Low/Low	No	No	Yes
657290010	Unaccommodated 2008-2014 RHNA	2.54	MU-C	G-C/R-H	vacant	Gross	30	30	Very Low/Low	No	No	Yes
642021002	Unaccommodated 2008-2014 RHNA	5.08	R-H	R-H	vacant	Gross	30	91	Very Low/Low	No	No	Yes
642031002	Unaccommodated 2008-2014 RHNA	1.27	R-H	R-H	vacant	Gross	30	23	Very Low/Low	No	No	Yes
642031003	Unaccommodated 2008-2014 RHNA	2.24	R-H	R-H	vacant	Gross	30	40	Very Low/Low	No	No	Yes
656030005	Unaccommodated 2008-2014 RHNA	9.95	R-H	R-H	vacant	Gross	30	179	Very Low/Low	No	No	Yes
656030006	Unaccommodated 2008-2014 RHNA	5.04	R-H	R-H	vacant	Gross	30	91	Very Low/Low	No	No	Yes
656030007	Unaccommodated 2008-2014 RHNA	5.01	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656050006	Unaccommodated 2008-2014 RHNA	5.13	R-H	R-H	vacant	Gross	30	92	Very Low/Low	No	No	Yes
656060001	Unaccommodated 2008-2014 RHNA	4.99	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656060004	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656060005	Unaccommodated 2008-2014 RHNA	5.01	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656070011	Unaccommodated 2008-2014 RHNA	8.67	R-H	R-H	vacant	Gross	30	156	Very Low/Low	No	No	Yes
657060002	Unaccommodated 2008-2014 RHNA	4.89	R-H	R-H	vacant	Gross	30	88	Very Low/Low	No	No	Yes
657060003	Unaccommodated 2008-2014 RHNA	4.86	R-H	R-H	vacant	Gross	30	87	Very Low/Low	No	No	Yes
657220013	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
657220014	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
657220015	Unaccommodated 2008-2014 RHNA	5.12	R-H	R-H	vacant	Gross	30	92	Very Low/Low	No	No	Yes
642255013	Unaccommodated 2008-2014 RHNA	6.88	R-M	R-M	vacant	Gross	20	54	Very Low/Low	No	No	Yes
644180006	Unaccommodated 2008-2014 RHNA	2.05	R-M	R-M	vacant	Net	20	25	Very Low/Low	No	No	Yes
644180008	Unaccommodated 2008-2014 RHNA	2.01	R-M	R-M	vacant	Net	20	24	Very Low/Low	No	No	Yes
644180009	Unaccommodated 2008-2014 RHNA	2.67	R-M	R-M	vacant	Gross	20	21	Very Low/Low	No	No	Yes
644180009	Unaccommodated 2008-2014 RHNA	7.63	R-M	R-M	vacant	Gross	20	59	Very Low/Low	No	No	Yes
644180010	Unaccommodated 2008-2014 RHNA	2.49	R-M	R-M	vacant	Gross	20	19	Very Low/Low	No	No	Yes
657230005	Unaccommodated 2008-2014 RHNA	4.88	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230006	Unaccommodated 2008-2014 RHNA	4.89	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230013	Unaccommodated 2008-2014 RHNA	4.93	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230023	Unaccommodated 2008-2014 RHNA	4.82	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230025	Unaccommodated 2008-2014 RHNA	5.77	R-M	R-M	vacant	Gross	20	45	Very Low/Low	No	No	Yes
657230026	Unaccommodated 2008-2014 RHNA	4.08	R-M	R-M	vacant	Gross	20	32	Very Low/Low	No	No	Yes
663320015	Unaccommodated 2008-2014 RHNA	2.62	R-M	R-M	vacant	Gross	20	20	Very Low/Low	No	No	Yes
664130003	Unaccommodated 2008-2014 RHNA	3.56	R-M	R-M	vacant	Gross	20	28	Very Low/Low	No	No	Yes

APN	Site Type	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667110009	Unaccommodated 2008-2014 RHNA	3.75	R-M	R-M	vacant	Gross	20	29	Very Low/Low	No	No	Yes
667110019	Unaccommodated 2008-2014 RHNA	9.04	R-M	R-M	vacant	Gross	20	70	Very Low/Low	No	No	Yes
667110020	Unaccommodated 2008-2014 RHNA	7.87	R-M	R-M	vacant	Gross	20	61	Very Low/Low	No	No	Yes
667110021	Unaccommodated 2008-2014 RHNA	7.90	R-M	R-M	vacant	Gross	20	62	Very Low/Low	No	No	Yes
667110022	Unaccommodated 2008-2014 RHNA	7.88	R-M	R-M	vacant	Gross	20	61	Very Low/Low	No	No	Yes
667110026	Unaccommodated 2008-2014 RHNA	7.04	R-M	R-M	vacant	Gross	20	55	Very Low/Low	No	No	Yes
667120002	Unaccommodated 2008-2014 RHNA	3.89	R-M	R-M	vacant	Gross	20	30	Very Low/Low	No	No	Yes
667120017	Unaccommodated 2008-2014 RHNA	6.97	R-M	R-M	vacant	Gross	20	54	Very Low/Low	No	No	Yes
667120035	Unaccommodated 2008-2014 RHNA	3.33	R-M	R-M	vacant	Net	20	40	Very Low/Low	No	No	Yes
667120039	Unaccommodated 2008-2014 RHNA	7.04	R-M	R-M	vacant	Net	20	85	Very Low/Low	No	No	Yes
667120043	Unaccommodated 2008-2014 RHNA	3.26	R-M	R-M	vacant	Gross	20	25	Very Low/Low	No	No	Yes
667120051	Unaccommodated 2008-2014 RHNA	2.68	R-M	R-M	vacant	Gross	20	21	Very Low/Low	No	No	Yes
657060009	Unaccommodated 2014-2021 RHNA	2.30	MU-C	G-C/R-H	vacant	Gross	30	28	Very Low/Low	No	No	Yes
657230028	Unaccommodated 2014-2021 RHNA	4.53	MU-C	G-C/R-H	vacant	Gross	30	54	Very Low/Low	No	No	Yes
657280015	Unaccommodated 2014-2021 RHNA	9.96	MU-C	G-C/R-H	vacant	Gross	30	120	Very Low/Low	No	No	Yes
657280016	Unaccommodated 2014-2021 RHNA	9.98	MU-C	G-C/R-H	vacant	Gross	30	120	Very Low/Low	No	No	Yes
657290004	Unaccommodated 2014-2021 RHNA	5.08	MU-C	G-C/R-H	vacant	Gross	30	61	Very Low/Low	No	No	Yes
657290006	Unaccommodated 2014-2021 RHNA	4.99	MU-C	G-C/R-H	vacant	Gross	30	60	Very Low/Low	No	No	Yes
657290009	Unaccommodated 2014-2021 RHNA	2.44	MU-C	G-C/R-H	vacant	Gross	30	29	Very Low/Low	No	No	Yes
657220016	Unaccommodated 2014-2021 RHNA	4.97	R-H	R-H	vacant	Gross	30	89	Very Low/Low	No	No	Yes
657230015	Unaccommodated 2014-2021 RHNA	4.67	R-H	R-H	vacant	Gross	30	84	Very Low/Low	No	No	Yes
657230028	Unaccommodated 2014-2021 RHNA	3.65	R-H	R-H	vacant	Gross	30	66	Very Low/Low	No	No	Yes
657290004	Unaccommodated 2014-2021 RHNA	4.70	R-H	R-H	vacant	Gross	30	85	Very Low/Low	No	No	Yes
657290005	Unaccommodated 2014-2021 RHNA	4.78	R-H	R-H	vacant	Gross	30	86	Very Low/Low	No	No	Yes
657290006	Unaccommodated 2014-2021 RHNA	4.85	R-H	R-H	vacant	Gross	30	87	Very Low/Low	No	No	Yes
657290008	Unaccommodated 2014-2021 RHNA	2.44	R-H	R-H	vacant	Gross	30	44	Very Low/Low	No	No	Yes