



Planning Commission Staff Report

DATE: DECEMBER 11, 2013

SUBJECT: APPLICATION BY THE CITY OF PALM SPRINGS, FOR AN UPDATE TO ITS HOUSING ELEMENT OF THE 2007 GENERAL PLAN ADDRESSING THE HOUSING NEEDS OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY.

FROM: DEPARTMENT OF PLANNING SERVICES

SUMMARY

The Planning Commission to consider a draft update of the Housing Element of the 2007 General Plan which addresses the housing needs of all economic segments of the community, with a particular focus on special housing needs and lower income households. The update addresses all the mandated components required of the Housing Element, including an evaluation of the effectiveness of goals, policies and programs in the 2014-2021 Housing Element; statistical data; special housing needs; the City's Regional Housing Needs Assessment (RHNA); and goals, policies and programs for this planning period.

RECOMMENDATION:

1. Open the public hearing, receive all testimony and close the hearing.
2. Adopt the attached draft resolution recommending that the City Council:
 - a. Adopt a Negative Declaration for the proposed Housing and Land Use Element Amendments; and
 - b. Adopt the revised and update Housing and Land Use Element Amendments (General Plan Amendment Case No. 5.1294).

PRIOR ACTIONS:

<i>Related Relevant Prior City Actions</i>	
10.24.07	The City Council adopted the updated Palm Springs General Plan, including a Housing Element. The 2007 Housing Element was later certified by the California Department of Housing and Community Development (HCD)
01.13.10	The Planning Commission recommended adoption of the current Housing Element to the City Council

02.17.10	The City Council adopted the current Housing Element
03.03.10	The current Housing Element was certified by the California Department of Housing & Community Development
01.24.13	The City of Palm Springs submitted its Housing Element Annual Progress Report (APR), to the Department of Housing & Community Development

BACKGROUND INFORMATION:

The Housing Element is the only General Plan Element that requires updating on a State-mandated schedule. The last update of the Housing Element, which was adopted in 2010, covered the time period from 2006 to 2013. The Element must now be updated for the 2014-2021 planning period.

The City is required to include data on City demographics; an evaluation of the policies and programs the City has been implementing to determine their effectiveness; data on special needs households (such as large families, female-headed households, and homeless residents); data on existing affordable housing projects in the City; and goals, policies and programs which it will implement in the current (2014-2021) planning period. All these components are included in the Draft Housing Element.

In addition to the Housing Element, State law now requires that the Land Use Element be amended to identify disadvantaged unincorporated communities (DUCs) in the City's Sphere of Influence, and provide an analysis of existing infrastructure, future extensions and financing for these extensions. There is one DUC in the City's Sphere of Influence, and a Land Use Element Amendment is proposed to address this issue.

ANALYSIS:

The Draft Housing Element does not significantly vary from the document adopted by the City Council in 2010; nor does it alter the City's policy direction as it relates to the provision of housing. The changes in the Element update demographic data to 2010 Census information; add discussions regarding the developmentally disabled, as required by new law; eliminate references and support from the Redevelopment Agency; and reduce the City's inventory of vacant sites to address the much reduced Regional Housing Needs Assessment (RHNA).

Table 1

Regional Housing Allocation – 2014 – 2021	
Income Category	Number of Units
Very Low	63
Low	43
Moderate	50
Above Moderate	116
Total	272

The Housing Element is currently under review by the California Department of Housing and Community Development. City staff will continue to coordinate with the Department through the end of their review period on December 27, and will include any required

changed in the Draft Element that will be presented to the City Council on January 15, 2014. It is not expected that changes will be substantive.

SB 244 Compliance

Senate Bill 244 (SB 244) requires that cities include in their Land Use Element identification and analysis of disadvantaged unincorporated communities (DUCs) within the City's Sphere of Influence (SOI). SB 244 defines a DUC as a place that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city SOI, is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income.

For each identified community, the general plan must address the water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies. An analysis of benefit assessment districts or other financing alternatives that could make the extension of such services to identified communities financially feasible must also be completed.

The Riverside County Local Agency Formation Commission (LAFCO) was responsible for the identification of DUCs throughout the County. LAFCO completed this analysis in early 2013, and has determined that there is one DUC in Palm Springs' Sphere of Influence. As a result, an amendment to the Land Use Element is proposed, which would add the language provided in Attachment 4.

REQUIRED FINDINGS

Findings can be made in support of the proposed General Plan Amendment as follows:

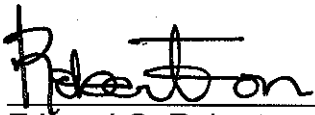
- a. The proposed Housing and Land Use Element Amendments are consistent with the adopted General Plan, insofar as they do not propose any changes to the Land Use Map of the General Plan, the policy direction of the General Plan, and will not change the build out of the City as considered and described in the Land Use Element.
- b. The proposed Housing and Land Use Element Amendments are consistent with the goals, policies and programs of the adopted General Plan, insofar as they facilitate the development of housing of all types, for all economic segments of the community, both currently and in the future; and provide guidance to the City for areas in its Sphere of Influence which it may consider for annexation in the future.
- c. The proposed Housing and Land Use Element Amendments are necessary at this time, to assure that the City complies with California law.

ENVIRONMENTAL ASSESSMENT:

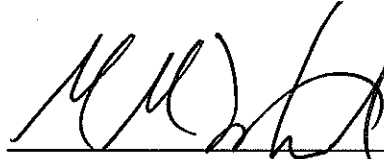
Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study has been prepared and a Notice of Intent to adopt a Negative Declaration was sent to applicable agencies and published in the Desert Sun for a 20-day review period. The Initial Study found the update of the Housing Element will have no impact on the environment.

NOTIFICATION:

A public hearing notice was advertised in the Desert Sun on November 30, 2013. As of the writing of this report, staff has not received any comment.



Edward O. Robertson
Principal Planner



M. Margo Wheeler, AICP
Director of Planning Services

ATTACHMENTS:

1. Draft Resolution
2. Initial Study / Negative Declaration
3. Housing Element
4. Proposed Land Use Element Text Amendment

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, ADOPTING A NEGATIVE DECLARATION AND RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT TO UPDATE THE HOUSING ELEMENT FOR THE 2014-2021 PLANNING PERIOD, AND ADD AN ANALYSIS OF DISADVANTAGED UNINCORPORATED COMMUNITIES TO THE LAND USE ELEMENT.

WHEREAS, the City of Palm Springs adopted its General Plan on October 17, 2007; and

WHEREAS, the State of California mandated an update to the General Plan Housing Element to address the City's Regional Housing Needs Assessment (RHNA) for the period from 2014 through 2021; and

WHEREAS, on October 27, 2013, the City submitted its draft Housing Element for review by the California Department of Housing and Community Development (HCD); and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case Number 5.1294, consisting of a General Plan Amendment to update the General Plan Housing and Land Use Elements was given in accordance with applicable law; and

WHEREAS, on December 11, 2013, a public hearing on the application was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and an Environmental Assessment has been prepared for this project and has been distributed for public review and comment in accordance with CEQA; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented, including but not limited to the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: A Negative Declaration (ND) has been completed in compliance with CEQA, the State CEQA Guidelines, and the City's CEQA Guidelines. The Planning Commission found that the amendments proposed for the Housing and Land Use Elements will have no impact on the environment. The Planning Commission independently reviewed and considered the

information contained in the ND prior to its review of this Project and the ND reflects the Planning Commission's independent judgment and analysis.

Section 2: The Planning Commission makes the following findings:

- a. The proposed Housing and Land Use Element Amendments are consistent with the adopted General Plan, insofar as they do not propose any changes to the Land Use Map of the General Plan, the policy direction of the General Plan, and will not change the build out of the City as considered and described in the Land Use Element.
- b. The proposed Housing and Land Use Element Amendments are consistent with the goals, policies and programs of the adopted General Plan, insofar as they facilitate the development of housing of all types, for all economic segments of the community, both currently and in the future; and provide guidance to the City for areas in its Sphere of Influence which it may consider for annexation in the future.
- c. The proposed Housing and Land Use Element Amendments are necessary at this time, to assure that the City complies with California law.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission approves and recommends that the City Council approve Case Number 5.1294, amending the Housing and Land Use Elements of the General Plan, which are attached hereto and made a part of this resolution.

ADOPTED this 11th day of December, 2013.

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

M. Margo Wheeler, AICP
Director of Planning Services

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION
HOUSING ELEMENT AND LAND USE ELEMENT UPDATE**

LEAD AGENCY: City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CONTACT PERSON: EDWARD O. ROBERTSON, Principal Planner (760) 323-8245

PROJECT TITLE: General Plan Amendment to complete a Housing Element Update and Land Use Element Amendment consistent with SB244
Case No. 5.1294

PROJECT LOCATION: City-wide

PROJECT DESCRIPTION: The Housing Element is a required element of the General Plan and addresses the future housing needs of City residents. Consistent with the update schedule established by State law, this Housing Element Update addresses the 2014-2021 period. It describes general demographic and housing conditions throughout the City, and assesses affordable housing and housing for persons with special needs, including the elderly, disabled, homeless, large families, and single parent households. It establishes goals, policies, and programs that are intended to help facilitate the City's future housing needs.

Adoption of the Housing Element Update will not result in the development of housing and will have no direct environmental impact. Site-specific review of future housing project proposals will continue to occur to address potential environmental issues and their mitigation, if necessary.

Concurrent with the Housing Element Update, and consistent with the requirements of SB 244, as amended, the General Plan Land Use Element has been updated to include analysis of public infrastructure in Disadvantaged Unincorporated Communities (DUC) in the City's Sphere of Influence. One (1) DUC has been identified in the Sphere, and analysis of available water, sewer, stormwater, and fire improvements and services will be added to the Land Use Element.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The City hereby prepares and proposes to adopt a Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Draft Negative Declaration will commence at 8:00 a.m. on November 27, 2013 and end on December 16, 2013 at 6:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Negative Declaration must

be received at the above address within the public review period. In addition, you may email comments to the following address: Edward.Robertson@palmspringsca.gov
Copies of the Initial Study are available for review at the above address and at the City library.

PUBLIC MEETING: This matter has been set for public hearing before the Planning Commission on December 11, 2013. City Council consideration is expected at a public hearing on January 15, 2014.



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title:	General Plan Amendment to complete a Housing Element Update and Land Use Element Amendment consistent with SB244	
Case No.	5.1294	
Assessor's Parcel No.	City-wide	
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, California 92262	
Project Location:	City-wide	
Project Sponsor's Name and Address:	City of Palm Springs	3200 E. Tahquitz Canyon Way Palm Springs, CA 92262
General Plan Designation(s):	All	
Zoning:	All	
Contact Person:	Edward Robertson, Principal Planner City of Palm Springs	
Phone Number:	(760)323-8245	
Date Prepared	November 8, 2013	

Description of the Project

The Housing Element is a required element of the General Plan and addresses the future housing needs of City residents. Consistent with the update schedule established by State law, this Housing Element Update addresses the 2014-2021 period. It describes general demographic and housing conditions throughout the City, and assesses affordable housing and housing for persons with special needs, including the elderly, disabled, homeless, large families, and single parent households. It establishes goals, policies, and programs that are intended to help facilitate the City's future housing needs.

Updates are largely based on 2010 Census data and local and regional housing trends. The City's housing needs have been reassessed based on these demographic changes. Although new policies and programs have been established, no significant policy changes are proposed.

Adoption of the Housing Element Update will not result in the development of housing and will have no direct environmental impact. Site-specific review of future housing project proposals will continue to occur to address potential environmental issues and their mitigation, if necessary.

Concurrent with the Housing Element Update, and consistent with the requirements of SB 244, as amended, the General Plan Land Use Element has been updated to include analysis of public infrastructure in Disadvantaged Unincorporated Communities (DUC) in the City's Sphere of Influence. One (1) DUC has been identified in the Sphere, and analysis of available water, sewer, stormwater, and fire improvements and services will be added to the Land Use Element.

Environmental Setting and Surrounding Land Uses

The Housing Element applies to all lands throughout the City.

Other public agencies whose approval is required

None.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.


- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/
Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DRAFT INITIAL STUDY/ NEGATIVE DECLARATION

DETERMINATION: The City of Palm Springs Planning Department

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Edward O. Robertson
Principal Planner

11.19.13
Date

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impacts to less than significance.

I. AESTHETICS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-d) No Impact. No impact is expected to result from adoption of the General Plan Amendment. Continued implementation of General Plan policies and Zoning Code standards pertaining to building height limits and lighting will protect the visual quality of scenic vistas throughout the City. Individual housing project proposals will be evaluated on a case-by-case basis to assure impacts to visual resources are minimized to the greatest extent possible. No mitigation is required.

II. AGRICULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-c) No Impact. No land in the City is designated as locally or regionally important farmland, nor is any designated for agricultural purposes in the City's General Plan. No agricultural activity occurs in the City or its Sphere of Influence, and no impact to agricultural resources will occur as a result of the adoption and implementation of the proposed General Plan Amendment. No mitigation is required.

III. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-f) No Impact. The proposed Housing Element Update is a policy document which will not generate any construction or development, and therefore, will have no impact on air quality. Similarly, the Land Use Element amendment relates only to the provision of services in the Sphere of Influence.

Future development proposals will be evaluated on a project-by-project basis to evaluate potential air emissions. The City imposes PM₁₀ management and other emission reduction requirements that will mitigate for potential air quality impacts.

IV. BIOLOGICAL RESOURCES

Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion of Impacts

- a-f) No Impact.** The proposed General Plan Amendment will have no impact on biological resources. The City's affordable housing inventory does not include any lands identified for conservation in the Tribal Habitat Conservation Plan or the Coachella Valley Multiple Species Habitat Conservation Plan, or any lands that contain protected riparian habitat or wetlands. Individual development proposals will be evaluated for potential biological impacts during the CEQA review process. No mitigation is necessary.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-d) No Impact. No impact to cultural resources will occur as a result of adoption of the proposed General Plan amendment. No historic, archaeological, or paleontological sites are included in the City's affordable housing inventory. No known burial sites or cemeteries are located on lands designated for housing.

As specific development projects are proposed, cultural resources studies may be required to determine the presence of any resources. Should human remains be identified on a housing development site, the project proponent will be required to follow the requirements set forth by California law.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-e) No Impact. The General Plan Amendment does not propose any affordable or other housing on land designated as Alquist-Priolo Hazard Areas. However, given the proximity of the City to the San Andreas and San Jacinto faults, all development in the City is subject to significant groundshaking from earthquakes on these and other faults. When specific housing projects are proposed, the City enforces the most stringent building code requirements.

The susceptibility for liquefaction to occur in the City ranges from none to low, depending on location (General Plan Figure 6-1), and risks associated with seismically-induced ground failure are not anticipated.

The Housing Element Update does not propose housing projects in rock fall or landslide areas, which occur within and adjacent to hillside and mountainous areas (General Plan Figure 6-2).

Given its proximity to the San Gorgonio Pass, through which high winds are funneled from the west into the valley, most of the valley floor is highly susceptible to wind erosion (General Plan Figure 6-4). To mitigate for potential soil erosion resulting from wind or flooding, the City will continue to impose PM₁₀ management and NPDES standards on all future development.

As specific development projects are proposed, the City may require the preparation of site-specific geologic studies to identify soil conditions, potential risks to development, and appropriate mitigation measures.

New development is required to connect to sanitary sewer infrastructure, and therefore, no impacts associated with septic tanks are anticipated.

VII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
---------------------------	--------------------------------	--	------------------------------	-----------

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a, b) No Impact. The proposed General Plan Amendment is a policy document that will not generate any construction or development, and no impacts to greenhouse gas emissions will occur. The City will assess potential impacts associated with individual developments as they are proposed. Appropriate mitigation measures will be applied as necessary on a project-by-project basis.

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-h) **No Impact.** The proposed General Plan Amendment will have no impact on hazards or hazardous materials. Housing development does not typically involve the generation,

transport, or use of hazardous materials, and there is no foreseeable risk of accidental upset. Similarly, the Land Use Element amendment relates only to the provision of services in the Sphere of Influence.

Adverse impacts to schools are not anticipated since housing generally does not involve hazardous materials. Housing, including affordable housing projects, is not proposed on sites identified as having had hazardous materials issues.

The Palm Springs International Airport is located within the City limits and implements all required federal, state, and local safety requirements. When considering future development, including housing projects, the City abides by the criteria provided in the Airport Land Use Compatibility Plan. The Plan addresses such issues as permitted land uses, siting of high-occupancy buildings, and height restrictions to assure compatibility between airports and surrounding land uses.

The City's roadway system is well established. Housing projects will be accessible from the existing street system, and no impacts associated with emergency access or evacuation routes are expected.

No housing is proposed in areas that are susceptible to wildfire.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-j) **No Impact.** Adoption and implementation of the General Plan Amendment will have no impacts on water resources or flooding hazards. The Desert Water Agency (DWA) provides water to the City. DWA and the City implement all required water quality practices to assure that water resources are protected from contamination during construction and operation. Future development projects will be evaluated under CEQA to assure that water quality and protection standards are met.

DWA prepares an Urban Water Management Plan to identify existing and future water supplies and establish demand management strategies. As a policy document, the proposed General Plan Amendment will not increase the demand for water supplies; however, future development projects will be evaluated on a case-by-case basis to determine their impacts to water resources.

The impacts of future housing projects on existing drainage patterns will also be addressed on a project-specific basis. The City requires that new development retain storm water flows on site. Future projects will be required to comply with City requirements, which may include preparation of water quality management plans, pollution prevention plans, hydrology studies, and implementation of best management practices (BMPs).

Housing sites in the City are not typically located within 100-year flood plains (General Plan Figure 6-5). As new housing projects are proposed, the City will assure that they are not located within a flood zone.

Failure of the Tahchevah Creek Detention Reservoir could inundate portions of the City (General Plan Figure 6-5). Should future development be proposed in the inundation area, the City shall evaluate the proposal to assure that potential risks are mitigated.

IX. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-c) No Impact. Adoption of the proposed General Plan Amendment will have no impact on land use. Parcels identified for future housing are vacant, and their development will not impact or divide an established community.

The General Plan Amendment will not conflict with applicable land use plans or policies. All sites identified for affordable housing are designated for residential uses, consistent with the General Plan Land Use Element. The density provisions set forth in the Zoning Ordinance will continue to be implemented as new projects are proposed. The Housing Element Update and Land Use Element amendment constitute an amendment and update to the General Plan; however, no significant policy changes are proposed.

The City is a participant in the Tribal Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan and will continue to impose the Plans' requirements on future development projects, as necessary. No mitigation is required.

X. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-b) No Impact. As a policy document, the General Plan Amendment will have no impact on mineral resources. A portion of the City, generally located between Interstate-10 and Highway 111 from the San Geronio Pass into the northern portion of the City, has been identified as MRZ-2, which contains significant aggregate mineral deposits (General Plan Figure 5-3). One active mining facility is located in this area along N. Indian Canyon Road. None of the Housing Element inventory sites are located within this zone. The Land Use Element amendment relates to the Sphere of Influence and the provision of services to that area, and will not result in any impacts to mineral resources. As new housing projects are proposed, the City will evaluate any potential impacts to mineral resources on a project-specific basis. No mitigation measures are required.

XI. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-f) No Impact. Adoption and implementation of the proposed General Plan Amendment will have no impact on noise. As new housing projects are proposed, the City will evaluate noise impacts on a project-by-project basis. Noise studies may be required, and mitigation measures may need to be implemented to minimize noise impacts associated with construction, traffic, railway, and/or aircraft noise, as appropriate. Construction noise, in particular, can be intrusive on neighboring development; however, the noise standards established in the City's Municipal Code will continue to be enforced to assure construction occurs at less sensitive times of day. Once operational, housing projects do not typically generate significant increases in long-term ambient noise levels.

The Palm Springs International Airport is located within the City limits. The City will evaluate future housing project proposals on a project-specific basis to assure they are in compliance with, and sensitive to, the noise contours and requirements of the Riverside County Airport Land Use Compatibility Plan.

XII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-c) **No Impact.** The General Plan Amendment includes updates to demographic and housing data. The Housing Element Update focuses on the facilitation of housing development, and establishes policies and programs directed at achieving the City's near- and long-term housing goals. However, as a policy document, it creates no immediate need for new housing and will not induce population growth. Similarly, the Land Use Element amendment relates only to the provision of services in the Sphere of Influence.

As growth and the demand for housing occur, the provisions of the Housing Element will be implemented. No housing or people will be displaced since lands identified in the affordable housing inventory are vacant.

XIII. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------------------------------------	--------------------------------------	--	------------------------------------	--------------

Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-e) No Impact. Adoption and implementation of the Housing Element Update will have no impact on public services. Housing sites are located in developed areas of the City and are not likely to require significant expansion of facilities or services.

The Land Use Element amendment focuses on the location of existing services, and the extension of these services, to a disadvantaged unincorporated community located north of the City limits, in its sphere of influence. The addition to the Land Use Element will not result in any development, but simply provides the City with background information which will be useful if annexation of this area is considered in the future.

As specific development proposals are submitted, the City will evaluate their potential impacts to public services and whether mitigation is necessary. Development impact fees will continue to be paid to support the expansion of public services.

XIV. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-b) No Impact. The General Plan Amendment is a policy document and will have no impact on recreation. As individual housing development projects are proposed, their potential impacts to recreational facilities and services will be evaluated as part of CEQA review. Developers will continue to be assessed Quimby fees and other development impact fees that fund the expansion of recreational services as projects are implemented.

XV. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-g) No Impact. The General Plan Amendment will have no impact on transportation. Sites identified for future housing are located in the urban portions of the City that are served by an established street system. Many of the sites are served by nearby transit routes. The Land Use Element amendment relates to the provision of services in the Sphere of Influence, and will not result in any new development.

Specific project proposals will be reviewed by the City under CEQA to assess potential traffic impacts. Traffic modeling, reporting, and mitigation will be required where necessary. Future projects will be required to comply with City standards pertaining to parking, emergency access, roadway improvements, and non-vehicular transportation.

The Palm Springs International Airport is located within the City limits, but housing projects are not expected to impact air traffic patterns or increase safety risks. All future development will be assessed under the provisions of the Airport Land Use Compatibility Plan.

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a-g) Adoption and implementation of the General Plan Amendment will have no impact on utilities. Sites identified for housing are consistent with the General Plan Land Use Map, which is considered when planning for long-range utility expansion. The Land Use Element amendment relates to the provision of services in the Sphere of Influence. The text provides additional information relating to the location and extension of water, sewer and stormwater facilities in the Sphere of Influence. This information will be useful to the City should annexation be considered in the future.

The CEQA and entitlement processes will evaluate specific housing proposals for their impacts to utilities.

Through its Urban Water Management Plan, DWA has analyzed its ability to provide water services to current and future development in the City and its Sphere of Influence, and determined that it currently has, or will have in the future, sufficient supplies to accommodate development.

The City contracts with Veolia Water North America for wastewater treatment services, and it is estimated that the City's Wastewater Treatment Plant (WWTP) will not exceed capacity for 30 years. Repair and rehabilitation of outdated equipment and processes are underway and are funded, in part, by increased monthly service fees.

The City's contractor for solid waste disposal services, Palm Springs Disposal Services, collects and transports waste to the Edom Hill Transfer Station in Cathedral City, then to the Lamb Canyon or Badlands Landfills, which have available capacity to serve future housing development. As part of the CEQA process, all future housing proposals will be required to analyze potential demand and capacity for solid waste disposal.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c) No Impact. The Housing Element Update provides an update and reevaluation of the City's housing goals, policies, and programs, but remains consistent with the balance of the General Plan. The Land Use Element Amendment adds information relating to water, sewer, wastewater and fire services in the Sphere of Influence, to be used by the City if it were to consider annexation in the future.

Adoption and implementation of the General Plan Amendment will not adversely affect human beings, nor will there be any impacts to biological or cultural resources, as analyzed in sections IV and V of this document.

Cumulative impacts, if any, have been addressed in the General Plan and its associated environmental documentation. Since no development will occur as a result of the General Plan Amendment, no cumulative impacts are expected.

REFERENCES

City of Palm Springs General Plan, adopted October 2007.

City of Palm Springs Zoning Ordinance.

Riverside County Airport Land Use Compatibility Plan, adopted October 2004 by the Riverside County Airport Land Use Commission.

2010 Urban Water Management Plan, Desert Water Agency, adopted March 2011.

Mineral Land Classification Map for the Palm Springs Production-Consumption Region, California Department of Conservation, 1987.

Riverside County Important Farmland 2010, California Department of Conservation, Farmland Mapping and Monitoring Program.



3. HOUSING ELEMENT

BACKGROUND AND CONTEXT

California law requires that all local governments develop housing programs to meet their “fair share” of existing and future housing needs for all income groups. Palm Springs, along with all local governments in California, must therefore prepare a Housing Element to meet local housing needs. The Housing Element must contain proactive goals, policies, and programs that are designed to facilitate the development, improvement, and preservation of housing commensurate with their housing need. Local housing need is established by the City, regional government, and the State of California.

Housing elements are required to be updated every five years unless an extension is enacted into state law. This Palm Springs Housing Element is an update of the previous element and covers the planning period of 2014-2021. State law prescribes the scope and content of the housing element. Pursuant to Section 65583 of the Government Code, the housing element contains four basic parts:

- Analysis of demographic, social, and housing characteristics, current and future housing needs due to population growth and change, and other factors affecting housing need;
- Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities;
- Inventory of resources available to address the City’s housing needs, including available land for housing, as well as the financial resources, and administrative capacity to manage housing programs; and



- o Specific actions or programs to address the development, improvement, and conservation of housing to meet current and future needs. This includes goals, policies, and specific housing programs.

In this Updated Housing Element, the City has identified four areas of particular focus:

- o Address the new (2014-2021) Regional Housing Needs Assessment numbers.
- o Address the changes associated with RDA elimination.
- o Address the needs of individuals in the community with developmental disabilities, in accordance with SB 812.
- o Review existing policy to determine whether it should be amended to assist in meeting housing needs; develop new policies and programs to address issues associated with the new RHNA allocation.

RELATIONSHIP TO OTHER PLANS AND PROGRAMS

The City's updated 2014-2021 Housing Element is directly related to a number of state and federally mandated requirements for housing policy and planning. A description of these plans and programs follows.

Federal Planning Requirements

Palm Springs has been required to prepare two 5-year plans as a condition of receiving certain federal funds for housing and community development activities, specifically Community Development Block Grants (CDBG). The "Consolidated Plan" identifies housing and community development needs for lower and moderate-income households and the "Analysis of Impediments to Fair Housing Choice" ensures that policies and programs are in place to affirmatively further fair housing. Both documents were adopted in 2005. In 2010, the City adopted its 2010-2015 Consolidated Plan, which was approved by HUD. The City most recently submitted its 2013-2014 CDBG Annual Action Plan describing its priority for allocating CDBG funds. The Housing Element builds upon these planning efforts and its goals, policies, and programs are consistent with the City's federal housing plans.

Regional Housing Needs Assessment

State Housing Element law requires the Southern California Association of Governments (SCAG) to determine the amount of

HOUSING ELEMENT

housing needed in its region and allocate the need to each community. The allocation of housing need is based on statewide and local projections of population, employment, and housing need. State law requires cities to ensure that adequate sites, public facilities, and services are available to facilitate housing production commensurate with their assigned housing need. Palm Springs' Housing Element sets forth a strategy to address its share of the region's housing need.

Dissolution of RDA

For many years, the Palm Springs Community Redevelopment Agency (CRA) played an important role in the maintenance, improvement, rehabilitation and development of housing. However, effective February 1, 2012, all California redevelopment agencies were dissolved per AB 1X 26. In Palm Springs, the City was designated as the Successor Agency to the former CRA and was tasked with liquidating non-affordable housing assets and remitting the fund balance to the County for distribution to taxing entities. The Housing Element addresses the changes associated with CRA elimination.

General Plan Consistency

California law requires that General Plans contain an integrated set of goals and policies that are internally consistent within each element and the General Plan as a whole. For instance, land use policies in the General Plan Land Use Element must be consistent with housing policies in the Housing Element and transportation policies in the Circulation Element. Therefore, as one or more elements of the General Plan are updated at different times in the future, the Housing Element will be amended to maintain consistency in housing goals, policies, and programs.

PUBLIC PARTICIPATION

California law states that local governments shall make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. This updated Housing Element is based on the preceding Element and it is further informed by the findings of Public Workshops held in June of 2013. Three workshops were held, including one for stakeholders, attended by two developers and an interested party; one for the community at large, attended by two residents; and one at the James O. Jessie Community Center, in the Desert Highland neighborhood, which no one attended. Issues raised during the workshops focused on the loss of redevelopment from the development community's perspective; the use of development standard reductions as incentives for affordable housing; the need for senior care facilities at an affordable rate; and the need for education on Code Compliance requirements. All workshops were advertised in the Desert Sun (display advertising), posted on the City's web page, and publicly described at public meetings of the Planning Commission and City Council. In addition, invitations were sent to local and regional affordable housing developers via US mail.

As required by state law, the draft 2014-2021 Palms Springs Housing Element was reviewed by the Department of Housing and Community Development (HCD) for compliance with state law. HCD will issue a letter of compliance upon adoption by the City Council.

The Planning Commission and City Council will hold public hearings to review and adopt the updated Housing Element. All public hearings held before the Planning Commission and City Council will be duly noticed. Prior to the public hearing for adoption of the Housing Element, the draft document will be circulated and available for review and comment.

HOUSING CONTEXT

This section is intended to provide the basic housing context that will guide the development of goals, policies, and programs for meeting the community's housing needs. This section describes present and future housing needs in Palm Springs, analyzes constraints to addressing them, and provides an analysis of resources available to help meet the City's housing needs.

DEMOGRAPHIC PROFILE

Population Growth

According to the Department of Finance, the City of Palm Springs had a population of 42,807 in 2000, and 44,552 as of 2010. Historically, population has increased at a moderate pace, gaining 5,000 to 10,000 residents every decade since the 1950s, with the exception of the 1990s, when population grew at a much slower rate. The 2007 General Plan anticipates that year-round population will increase to 94,950 residents at total buildout.

Palm Springs has a large seasonal population that owns second homes and visits during the mild winter. According to the 2010 Census, Palm Springs has about 8,151 seasonal residences (16,300 residents), which translates to about 28 percent of the current total population. With the development of resort condominiums anticipated, the proportion of seasonal residents is expected to remain constant.

Race and Ethnicity

Palm Springs, like other communities in southern California, has experienced gradual changes in the racial and ethnic composition of its residents. Table 3-1 displays changes in race and ethnicity from 2000 to 2010. According to the 2010 Census, White residents comprised the largest race and ethnic group in Palm Springs, at 76 percent of residents, dropping 2 percent from 2000. However, Hispanics recorded a 1 percent growth over the decade, increasing to 25 percent.

All other race and ethnic groups comprised less than 20 percent of the population. Asian and African American comprised 8. percent (4 percent each) of the City's population and all others comprised 11 percent.

Table 3-1
City of Palm Springs
Changes in Race and Ethnicity

Race/Ethnic Group	2000		2010		Percent Change
	Number	Percent	Number	Percent	
White	33,531	78%	33,720	76%	-2%
Hispanic	10,155	24%	11,286	25%	+1%
African American	1,681	4%	1,982	4%	0%
Asian	1,639	4%	1,971	4%	0%
Other	4,188	10%	4,949	11%	+1%
Total Population	42,807	NA	44,552	NA	NA

Source: U.S. Census, 2000 and 2010.

The five numbers may add to more than the total population and the five percentages may add up to more than 100 percent because individuals may report more than one race.

Age Changes

The age distribution of the population of Palm Springs reflects a resort-oriented community, with a low ratio of children to adults. As shown in Table 3-2, the City's adult population comprised 80 percent of residents, split between seniors 65 years and older, middle-aged adults from ages 45 to 64, and young adults from ages 25 to 44. Residents under age 24 made up the remaining 20 percent of the population, down 5 percent from the previous decade.

The median age in Palm Springs increased from 47 in 2000 to 51 years in 2010. This trend was primarily due to two factors. Except for the age group of 5 to 19 years, all age groups under 45 years declined in number and share of the population. At the same time, middle-age adults ages 45 to 64 were the fastest-growing group, increasing 9 percent during the decade. Seniors also showed a slight increase in number, growing 1 percent during the decade.

HOUSING ELEMENT

**Table 3-2
City of Palm Springs
Changes in Age Characteristics**

Age Groups	2000		2010		Percent Change
	Number	Percent	Number	Percent	
0-4 Children	2,028	5%	1,725	4%	-1%
5-19 (youth/teen)	5,980	14%	5,111	11%	-3%
20-24 (college adults)	1,891	4%	1,861	4%	-0%
25-44 (young adults)	10,376	24%	8,625	19%	-5%
45-64 (middle-age)	11,303	26%	15,419	35%	+9%
65+ (seniors)	11,229	26%	11,811	27%	+1%
Total	42,807	100%	44,552	100%	+4%
Median Age	46.9		51.6		

Source: U.S. Census, 2000 and 2010.

Age characteristics influence the demand for different types of housing. Generally speaking, young adults between ages 25 and 44 are looking for more affordable housing options. Adults older than 44 are generally more settled in their careers, earn higher incomes, and seek move-up opportunities for housing, either in higher-priced condominiums or single-family homes.



Household Changes

Household composition can have an important influence on the type of housing desired. For instance, families with children may look for larger dwellings (more bedrooms) that can more readily accommodate children. Singles tend to desire condominiums, townhomes, and similar housing types with smaller lots and located near amenities. Seniors may also look for housing that is affordable, yet easier to maintain. Thus Palm Springs household composition will affect current housing needs.

As shown in Table 3-3, Palm Springs has also seen a significant shift in the composition of households. During the 2000s, nonfamily households were the majority at 54 percent, while family households made up the remaining 46 percent. 2010 shows an 8 percent decrease in family households (to 38 percent of the total) and an 8 percent increase (62 percent of the total) in nonfamily households. Among nonfamilies, single-person households increased 2 percent and other nonfamilies (unrelated persons living together) increased 6 percent. However, the average household size remained small at 1.93 persons per household due to the low number of younger families living in the City.

What is a household?

The Census Bureau defines three basic types of households: household, family, and nonfamily.

Household: Defined as all members living in the same home regardless of relationship.

Family household: Refers to persons living in the same home related by blood, marriage, or adoption.

Nonfamily households: defined as households consisting of unrelated individuals living together.

HOUSING ELEMENT

**Table 3-3
Palm Springs
Changes in Household Composition**

Household Type	2000		2010		Percent Change
	Number	Percent	Number	Percent	
Households	20,516	—	22,746	—	11%
Family Households	9,464	46%	8,665	38%	-8%
Married w/children	2,107	10%	1,541	7%	-3%
Married w/no children	4,860	24%	4,271	19%	-5%
Other families	2,497	12%	2,853	13%	1%
Non-family Households	11,052	54%	14,081	62%	8%
Single Persons	8,537	42%	10,006	44%	2%
Other Non-families	2,515	12%	4,075	18%	6%
Average Household Size	2.05		1.93		-6%

Source: U.S. Census, 2000 and 2010.

Household Income

Along with housing costs, household income is the most fundamental factor affecting housing opportunity, because it determines how much can be afforded for housing. According to the 2010 Census, the City's median household income was approximately \$44,700, 15 percent below the median household income in Riverside County of \$52,900, but similar to the median household income of surrounding cities.

The City's median household income is lower than the County average due to the large number of retired residents and smaller nonfamily households present in the City. In contrast, the median family income in Palm Springs was approximately \$51,000 as of 2010. During the 2000s, the median household income increased 32 percent in nominal dollars.

**Table 3-4
Palm Springs Income Characteristics**

Household Income	2000		2010		Percent Change
	Number	Percent	Number	Percent	
Less than \$10,000	2,109	10%	1,615	7%	-3%
\$10,000 to \$24,999	4,994	24%	4,608	20%	-4%
\$25,000 to \$49,000	5,957	29%	6,679	29%	0%
\$50,000 to \$99,999	4,823	24%	5,942	25%	1%
\$100,000 +	2,593	13%	4,523	20%	7%
Median Household Income	\$35,973		\$44,731		32%
Median Family Income	\$45,318		\$51,075		13%

Source: U.S. Census, 2000 and 2008-2010 American Community Survey 3-Year Estimates

Further differences in household income are evident by the tenure (renter versus homeownership) of the resident. According to the 2009-2011 American Community Survey (ACS), renter households earned a median household income of \$32,745, while homeowners earned a median household income of \$56,512.

The State Department of Housing and Community Development further analyzes the distribution of income among households in a community relative to the County Median Family Income (CMFI) as adjusted for different size households. These categories are as follows.

- o Extremely low income households: households earning 30 percent or less of the CMFI
- o Very low income households: households earning between 31 and 50 percent of CMFI
- o Low income households: earning 51 to 80 percent of CMFI
- o Moderate income households: households earning 81 to 120 percent of CMFI

State income guidelines often combine extremely low and very low income into one category, called very low income. The extremely low, very low, and low income categories are also often considered “lower” income, a term used throughout this Housing Element. Extremely low and very low income households have the greatest difficulty in finding suitable and affordable housing.

During the early 2000s, lower income households decreased 14 percent, from 8,191 in 2000 to 7,650 by 2005-2009, which includes 4,010 renters and 3,640 homeowners (Table 3-5). By tenure, 52 percent of all renters earn lower incomes, and 48 percent of all homeowners earn lower incomes.

HOUSING ELEMENT

**Table 3-5
Income Category and Tenure in Palm Springs**

Tenure	Household Income ¹	Number of households	Percent of Low Income ³
Owner Occupied	Extremely Low Income	985	12.9%
	Very Low Income	1,160	15.2%
	Low Income	1,495	19.5%
	Total Owner Occupied	3,640	47.6%
Renter Occupied	Extremely Low Income	920	12.0%
	Very Low Income	1,635	21.4%
	Low Income	1,455	19.0%
	Total Renter Occupied	4,010	52.4%
Total Low-Income households:		7,650	100.0%

Source: 2005-2009 CHAS

1 CA HCD terminology Note: HUD and CA HCD use different terminology/methodology to define Household Income, but they are roughly equivalent. The table above uses HCD's terminology ("extremely low, very low, low") since that's what we use in HE documents.

Terminology – "Household Income"

HUD	CA HCD
≤ 30% HAMFI	Extremely Low Income
≥ 30% but ≤ 50% HAMFI	Very Low Income
≥ 50% but ≤ 80% HAMFI	Low Income

HAMFI = HUD Area Median Family Income, which is not necessarily the same as other calculations of median incomes (such as a Census number) due to a series of adjustments that are made.

2 Percent of monthly income spent on housing costs, including utilities

3 Percent of households that overpaid.

Special Needs

This section analyzes the *special housing needs* of seniors, female-headed households, single-parent families, disabled persons, developmentally disabled persons, large families, farmworkers, and homeless people in Palm Springs. More extensive information about each group and the particular needs of each household group is included in the Consolidated Plan.

What are special housing needs in Palm Springs?

California housing law considers certain households as having special needs due to income, household size, disability, or employment status that affect their ability to find suitable housing.

- o *Seniors.* Seniors are often considered a special needs group because limited income, health costs, the need for access to transportation and supportive services, and disabilities make it more difficult for seniors to find and retain adequate affordable housing. According to the 2009-2011 ACS, the City was home to 7,648 senior households (34 percent of all households); of these households, 6,051 owned a home and 1,607 rented a home. To help meet the housing needs of seniors, the City assists in the development of affordable senior housing (e.g., Vista Del Monte/Vista Serena senior apartments) and permits licensed care facilities.
- o *Female-Headed Households and Single Parents.* Female-headed households—in particular, single-parent households—often require special consideration or assistance, because they typically earn less than two-parent households and must be able to afford child care as well. As a result, many single-parent families choose to double up with other families. The City has 6,154 female-headed households. In 2010, 6 percent of all households (1,350 households) were single parents with children under age 18. Of all single parent households, 19 percent were female-headed and in poverty.
- o *Large Families.* Large families, defined as those with five or more members, comprise 4 percent of households (839 households)¹. Of that total, 399 own homes and 440 large families rent housing. Many large families have two or more children, extended family members such as grandparents living with their children, or other nonfamily members who rent out a room, such as students. Large households, in particular renters, have greater difficulty in finding housing because of the limited supply of adequately sized and affordable rentals. Large families may also face a heightened rate of housing discrimination or differential treatment when they try to secure rental housing. Large families therefore encounter the highest rate of overcrowding and overpayment.
- o *Disabled People.* Disabled people have special housing needs because of their fixed income, lack of accessible housing, and higher health care costs. According to the 2009-2011 ACS, 6,915 persons in Palm Springs had a disability (16 percent of

¹ U.S. Census Bureau, 2009-2011 American Community Survey.

HOUSING ELEMENT

the City's population) and more than half were older than 65 years of age. Disabilities are defined as mental, physical, or health conditions that last more than six months. To address their housing needs, the City ensures that federally subsidized housing provides accessible units for disabled people through its Building Permit process. Riverside County, when allocating vouchers for affordable housing, provides a preference for disabled people. For residents requiring assisted living, the City has 29 licensed residential care facilities serving 483 seniors in Palm Springs.

Developmentally Disabled Persons. A developmental disability is defined by Section 4512 of the Welfare and Institutions Code as "a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual." This includes mental retardation, cerebral palsy, epilepsy, and autism, as well as 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.

Individuals with developmental disabilities may require a variety of housing types ranging from independent living facilities, to group quarters, to institutional environments that provide onsite medical care. Accessibility of the home and surroundings, access to medical care, affordability, and proximity to public transportation are important considerations. The City's continued implementation of the Americans with Disabilities Act and California Building Code, as well as thorough permitting and inspection practices, will assure that housing is safe, adequate, and functional for this population.

Housing for the developmentally disabled population in the Coachella Valley is provided by several organizations. Angel View Crippled Children's Foundations operates 19 six-bed group homes that can accommodate a total of 100+ children and young adults with developmental and physical disabilities. Four (4) of these facilities are located in Palm Springs. The Inland Regional Center (IRC) oversees the management of 8 single-family, supervised residential facilities in the Coachella Valley. Each facility houses 4-6 individuals. Casas San Miguel de Allende in Cathedral City consists of 38 apartments for developmentally and physically disabled individuals. Canyon

Springs, also in Cathedral City, is a State-operated Intermediate Care Facility/Mentally Retarded (ICF/MR). Residential services, treatment, job training, and other services are provided for a maximum of 63 adults. In early 2013, it served 54 individuals.

Desert Arc provides additional support services to the regional developmentally disabled population, including vocational training, employment, adult day care, and independence training. Desert Arc employs some of its clients at businesses and workshops in Palm Desert and the Morongo Basin. Of its 550+ clients, 36 are Palm Springs residents.

The table below quantifies the developmentally disabled population in Palm Springs that is being served by the Inland Regional Center.

**Table II-1
City of Palm Springs
Developmentally Disabled
Population**

Age Group	# of Individuals
0-2	10
3-15	39
16-22	14
23-56	37
57+	8
Total:	108
Includes individuals in zip codes 92262 and 92264. Source: Inland Regional Center, November 19, 2012.	

Persons Living with HIV/AIDS. According to the Riverside County Health Department (2012), about 3,959 residents in Palm Springs are living with HIV/AIDS, which represents 9 percent of the City's population. Several resources are available within Palm Springs to serve those in need. Desert AIDS Project provides medical care, counseling, home health services, and legal assistance, as well as assistance with housing, medication, food, jobs, and more. The AIDS Assistance Program provides food vouchers for low-income clients each month, counseling, and other assistance. The City is actively pursuing housing opportunities, and opened a permanent supportive housing facility for people living with HIV/AIDS in 2007 (Vista Sunrise Apartments).

HOUSING ELEMENT

Homeless People. Senate Bill 2, Chapter 633 acknowledges homelessness as a statewide problem with damaging social and economic consequences. The Bill requires cities to plan for services to address the special needs and circumstances of what is a largely unrepresented group of people. Homelessness affects people of both genders and all races and ages, with some of the main causes being mental illness, substance abuse, prison release and lack of affordable housing. It is the responsibility of the City of Palm Springs to plan and identify areas for emergency shelters¹ that will satisfy the needs identified in the analysis of homelessness within the City. The City established a Homeless Task Force to identify locations for a homeless shelter in Palm Springs. The City also participates in the Coachella Valley Association of Governments program to end homelessness, and processed the Western Coachella Valley homeless center for this program in 2008.

In 2011, the Riverside County Department of Public Social Services identified that there were 151 homeless people living in Palm Springs. Various support services are available in Palm Springs to assist them. The County's Nightingale Manor, a 10-unit apartment building used for transitional housing, is operated by Jewish Family Services of San Diego. The Well in the Desert provides grocery distribution, meals, and other services to the needy, including a hot lunch program in a City-owned facility. The City also dedicates part of its federal monies to homeless service providers and is supporting the development of a new youth emergency shelter in Thousand Palms.

Two initiatives, the Homelessness Committee of CVAG and the Palm Springs Homeless Task Force, are working in partnership to further address homelessness in Palm Springs. A 10-Year Strategic Plan to End Homelessness was completed and the first phase of the plan focused on the development of Roy's Desert Resource Center, a regional comprehensive Multi Service Centre (MSC), in north Palm Springs. The facility opened in December 2009 and offers shelter and numerous supportive services to 90 homeless individuals (families and single adults) each night for a maximum of 120 days. In 2011, Roy's sheltered a total of 858 individuals, 60% of which were successfully placed into

¹ Emergency Shelter as defined in Section 50801 of the Health and Safety Code

housing. The facility is managed through a contract with Jewish Family Services of San Diego, which is overseen by the Coachella Valley Association of Governments. Funding is provided by numerous sources; the City annually provides \$103,000 to fund its share of the center's expenses.

The City's Zoning Ordinance permits homeless shelters by right in the M-2 Zone. Any future shelter would be required to complete a Major Architectural Review, which is a compliance review for design standards, and not a discretionary land use approval. The process requires approval by the Planning Commission, but does not require City Council approval. Since there are more than 60 acres of vacant land in the M-2 zone, there is sufficient capacity for the development of additional shelter facilities to meet the City's homeless population's need.

The City has made additional efforts to provide housing and supportive services to homeless individuals and families. In 2011, City Council approved a Participation Agreement for \$80,000 to rehab Nightingale Manor as a 10-unit Single Room Occupancy (SRO) for a permanent supportive housing program. Jewish Family Services of San Diego successfully secured matching funds through the County's Continuum of Care, and the project was completed in early 2013. It has an affordability covenant of 55 years for low income households.

- ***Farmworkers.*** Although the Coachella Valley economy was historically linked to agriculture, changes in the local economy have virtually eliminated all significant agricultural production in the community. In 2010, the Census reported that only 61 residents were employed in the agricultural sector. Typically, agricultural work is one of the lowest-paying employment options, resulting in many farmworkers living in substandard housing. The City does not have designated farmworker housing, but provides affordable housing units to lower income households.
- ***Extremely Low Income Households.*** Extremely low income households, those making 30% or less of the median income, account for 920 renter households in the City based on the 2005-2009 CHAS data. Extremely low-income households are sensitive to unexpected changes in income and expenditures, so overpayment for housing could result in an inability to meet other important or emergency needs. The City provides

HOUSING ELEMENT

affordable housing and offers a variety of programs for low-income households.

HOUSING CHARACTERISTICS

Housing Inventory

Palm Springs offers a diverse array of housing opportunities, as shown in Table 3-6. As of January 2013, 61 percent of all homes in Palm Springs are single-family homes, with a considerable share being attached units. Multiple-family housing comprises 33 percent of all homes, with the majority in projects of five or more units. Palm Springs also has a significant number of vacation rentals and condominiums, which may be included in either the single-family or multiple-family housing categories. The City's additional 2,147 mobile home units comprise 6 percent of all housing.

Homeowners comprise 58.7 percent of households (13,349 households). The homeownership rate is highest in single-family homes and mobile homes (88 percent) and lowest among multiple-family homes (11 percent). In Palm Springs, many residents own second homes or rent vacation condominiums during the mild winter months. According to the California Department of Finance, the vacancy rate in the City for 2013 is 34.6 percent, with many units being held for seasonal, recreational, or occasional occupancy and not used for permanent year-round housing.

In 2010, 6.8 percent of ownership units and 10.2 percent of rentals units were vacant; in recent years, vacancy has increased slightly, in part due to the recession. The 2010 Census determined that 23.4% of the housing units in Palm Springs were for seasonal use. Since it is unlikely that the percentage of seasonal housing has fluctuated significantly, given Palm Springs' tourism market, the City can be estimated to have a net vacancy rate of 11.2.

**Table 3-6
Palm Springs Housing Characteristics**

Housing	Number	Percent of Total	Percent Owned*
Single-family detached	12,824	37%	84.5%
Single-family attached	8,422	24%	65.4%
Multiple-family (2-4 units)	2,905	8%	30.0%
Multiple-family (5+ units)	8,724	25%	15.2%
Mobile Homes and other	2,147	6%	82.1%
Total	35,022	100%	56.2%

Source: California Department of Finance, 2013.

*Ownership rates estimated by the U.S. Census Bureau, 2010.

Housing Costs

Much like other communities in the Coachella Valley, the sale prices for housing in Palm Springs have dramatically fluctuated in recent years. In 1999, the median-priced condominium in Palm Springs sold for approximately \$80,000 and the median-priced single-family detached home sold for approximately \$148,000. By 2005 the price of housing had nearly tripled and was increasing faster than many other areas in the greater southern California region. During the national recession between 2008 and 2010, housing demand and prices reached modern lows. However, local and regional economies have begun to rebound, and home sales and median prices are on the rise.

The “2012 Annual Economic Report” prepared by the Coachella Valley Economic Partnership indicates that sales volumes of existing homes in Palm Springs increased 15%, from 953 to 1,098 homes, between 2011 and 2012 (estimated). The new home market was somewhat dormant, with sales in the City decreasing slightly, from 60 to 58 homes, during the same period.

The 2010 Census reported the median value of owner-occupied units to be \$319,500. According to the Inland Empire Quarterly Economic Report, the median price of existing homes in Palm Springs in October 2012, was \$355,722 and the median price of new homes was \$531,000. The prices reflect a 15.4% and 9.7% increase, respectively, in house prices since 2011.

The rental housing market has experienced steady price escalation. According to the 2010 Census, the median monthly rental rate in Palm Springs was \$949. Rents vary widely, but are reasonable compared to other areas due to the high seasonal vacancy rates. Apartments with five or fewer units rent for \$600 to \$1,895 depending on bedrooms

HOUSING ELEMENT

and amenities. Condominium rental rates range from \$875 to \$1,650, and single-family homes average slightly higher rents, ranging from \$1,100 to \$2,400 for standard homes.

Housing Affordability

Palm Springs considers housing affordability to be a critical issue. The inability to afford housing leads to a number of undesirable situations, including the doubling up of families in a single home, overextension of a household's financial resources, premature deterioration of housing due to the high number of occupants, situations where children and seniors cannot afford to live near other family members because of the lack of affordable housing options, and in more extreme cases, homelessness.

Housing affordability can be determined by comparing housing prices to the income levels of residents in the same community or within a larger region, such as the County. The California Department of Housing and Community Development (HCD), the state agency responsible for reviewing housing elements, assesses the need for housing assistance in cities according to four household income groups—very low, low, moderate, and above moderate.

The federal government has established an “affordability” threshold that measures whether or not a household can afford to rent or own housing. Typically, a household should not pay more than 30 percent of gross income for housing costs. Households paying more than 50 percent of income for housing are considered to be severely overpaying for housing.

Table 3-8 compares the maximum housing price and rent that could be afforded by different income levels in Palm Springs. It should be noted that the table refers to the maximum income of households within a particular income group. Households earning in the lower portion of an income range may not be able to afford the maximum home price or rent.

**Table 3-8
Housing Affordability in Palm Springs**

Income Levels	Definition (Percent of County MFI)	Maximum Household Income ¹	Maximum Affordable Price ²	Maximum Affordable Rent ³
Extremely Low	Less than 30%	\$20,100	\$74,800	\$503
Very Low	31% to 50%	\$33,500	\$132,000	\$838
Lower	51% to 80%	\$53,600	\$215,600	\$1340
Moderate	80% to 120%	\$78,000	\$328,900	\$1950

Assumptions:

- ¹ Household size of four persons. Maximum income limits are established by the Department of Housing and Community Development according to median family income (MFI).
- ² Assumes 5% down payment, 30-year loan at an interest rate of 4% with standard assumptions for miscellaneous housing costs. Affordability is calculated at 35% of income, assuming that mortgage costs are tax deductible.
- ³ Rental payment is assumed at no more than 30% of income.

Housing Age and Condition

Housing age is one factor used for determining housing maintenance and rehabilitation needs. Homes older than 30 years (that have not been well maintained) generally need repairs (e.g., new roof, plumbing, siding, etc.) and in some cases may require lead paint abatement. Homes older than 50 years frequently need new electrical and other major subsystems. Homes older than 70 years, unless regularly maintained, require substantial rehabilitation. Housing units by year of construction are shown in Table 3-9.

Lack of infrastructure and utilities are an indicator of substandard housing. According to the 2010 Census, 198 (0.9%) occupied units lacked complete plumbing facilities, 296 (1.3%) units lacked complete kitchen facilities, and 824 (3.6%) had no telephone service in Palm Springs. One (1) percent of the units relied on heating sources other than gas or electricity, and 1% used no fuel at all. Some of these units may be considered to be substandard.

Another way to determine if housing is substandard is to evaluate whether physical conditions are below the minimum standards of living as defined by Section 1001 of the Uniform Housing Code. A housing unit is considered substandard if any of the following conditions exist: inadequate sanitation, structural hazards, nuisances, faulty weather protection, fire hazards, inadequate maintenance, overcrowding, and hazardous wiring, plumbing, or mechanical equipment. However, no data is available for such assessment in Palm Springs.

City staff estimates that 155 single-family homes need rehabilitation, based on surveys taken for the Redevelopment Implementation Plans.

Assuming the same rate of rehabilitation needs as single-family housing, less than 0.1 percent of multiple-family housing is in need of rehabilitation. Of this total, staff estimates that 1 to 2 single-family units and an equal number of multiple-family units need replacement each year.

The City has in place an ordinance which requires the ongoing maintenance of vacant and abandoned buildings, including homes in default. The ordinance requires that lenders hire a maintenance company to regularly check on the vacant home, and maintain it consistent with City codes and ordinances. This ordinance will help to assure that foreclosures do not affect the appearance or property values of neighborhoods.

**Table 3-9
Housing Age as of 2010**

Year Built	Number of Homes	Percent of Homes
2005 or later	1,571	4.3%
2000-2004	2,042	5.6%
1990-1999	1,902	5.2%
1980-1989	8,129	22.4%
1970-1979	9,967	27.5%
1960-1969	6,492	17.9%
1950-1959	4,051	11.2%
1940-1949	1,364	3.8%
1939 or earlier	743	2.0%
Totals	36,261	100%

Source: U.S. Census, 2010.

Housing Problems

The mismatch between household income and housing costs typically results in two related housing problems: overpayment and overcrowding. According to the federal government, households spending too much for housing have limited income left for other basic necessities of life. To avoid paying too much for housing, many households choose to double up with other family members or members of other families. This may lead to a situation of

Defining Housing Problems

The federal government defines "housing problems" as households paying too much for housing, living in overcrowded housing conditions, or living in homes that have selected physical problems.

HOUSING ELEMENT

overcrowding, which may increase traffic, result in parking shortages, and increase the wear and tear on a home.

Housing problems of housing overpayment and household overcrowding are defined by the federal government as follows.

- Overpayment.** Overpayment refers to a household which pays more than 30 percent of its gross income for rental or ownership costs. According to the 2010 Census, approximately 52 percent of renters (4,779 households) and 55 percent (4,407 households) of homeowners overpay for housing in Palm Springs.

The U.S. Department of Housing and Urban Development (HUD) also estimates housing overpayment levels. As shown in Table 3-10, between 2006 and 2010, an average of 7,335 households in Palm Springs overpaid for housing costs. Renters accounted for 3,930 (54%) of overpaying households, and owners accounted for 3,405 (46%).

Table 3-10
Housing Overpayment, 2006-2010

Tenure	Household Income Level	Number of Households Overpaying ¹
Renter Households		
	Extremely Low Income	1,020
	Very Low Income	1,655
	Low Income	1,255
Homeowner Households		
	Extremely Low Income	1,025
	Very Low Income	1,000
	Low Income	1,380
Total Households		7,335

Source: Comprehensive Housing Affordability Strategy Databook, HUD, 2006-2010.

¹ Overpayment is defined as spending 30% or more of household income on housing costs, including utilities.

- Overcrowding.** Overcrowding refers to a situation where a household has more family members than rooms in a home (excluding halls, kitchens, bathrooms, etc.). The California Department of Housing and Community Development (HCD) establishes a standard of 1.01 persons per room as the criteria for defining overcrowded housing conditions. According to this

definition and data provided by the 2010 Census, overcrowding occurs in 701 (3%) of occupied housing units in Palm Springs.

Housing Preservation Needs

Palm Springs has a sizable inventory of affordable housing projects available for and occupied by residents. City records show that 16 affordable rental projects provide subsidized, low cost housing for more than 1,400 households. In addition, the City has mobile home units regulated by affordability agreements and mobile home rent control. These projects are summarized below in Table 3-11.

California housing law requires that all housing elements include an analysis of multiple-family affordable housing projects, which have been assisted by governmental or private funds, as to their eligibility to change from low income housing to market rates by 2021. This is called an at-risk analysis. State law does not require a similar analysis for mobile home projects.

In addressing this requirement, publicly assisted and affordable multiple-family residential projects are analyzed into three categories.

- ***Projects at No Risk:*** Projects not considered at risk are affordable multiple-family housing projects in which the affordability controls will not expire within 10 years from the end of the planning period for the Housing Element.
- ***Projects at Low Risk:*** Low risk projects are affordable housing projects in which the affordability controls could expire, but arrangements have been made to preserve the units, or the owners are not likely to convert the projects.
- ***Projects at Risk:*** These projects are affordable multiple-family housing in which the affordability restrictions have expired and the present affordability is maintained through Section 8 vouchers or some other subsidy which is uncertain and could terminate.

All of the City's affordable housing projects are shown in Table 3-11. One project, Palos Verdes Villas project has the potential to become at risk during this planning period.

HOUSING ELEMENT

The City also facilitates homebuyer assistance projects, with the Desert Highland project offering 13 single family units affordable to Moderate Income households, and the Cottonwood/Chuckwalla project providing 9 single family units affordable to Low Income households.

**Table 3-11
Palm Springs Subsidized Multiple-Family Housing**

Development Name	Type of Unit	Form of Assistance	Total Units	Subsidy Terminates	Status
Sunnyview Villas 2950 N. Indian Canyon	Family	Section 221(d)(4) – Section 8	44	2065	Not at Risk
Palos Verdes Villas 392 E. Stevens Road	Family	LIHTC, CalHFA, & RDA funds	98 (20%VLI))	2015	At Risk
Racquet Club 2383 E. Racquet Club	Family	Mortgage Revenue Bond	129 units	2018	At Risk*
Calle de Carlos 3721-3989 E. Calle de Carlos	Family	Mortgage Revenue Bond	4 units	2018	At Risk*
Nightengale Manor 2951 De Anza Road	Family	Mortgage Revenue Bond	10 units	2068	Not at Risk
Pacific Palms Apartments 423 S. Calle El Segundo	Family, Senior	MRB, LIHTC, Section 8	140	2020	Not at Risk
Tahquitz Court Apartments 2890 E. Tahquitz Canyon	Family	Tax Exempt Bond	108 (LI)	2023	Not at Risk
Coyote Run Apartments 3601 N. Sunrise Avenue	Family	LIHTC/RD A	140	2023	Not at Risk
Coyote Run II Apartments	Family	LIHTC/RD A	66 (LI)	2023	Not at risk
Vista Del Monte 1207 E. Vista Chino	Senior	HUD Section 202	52	2026	Not at Risk
La VentanaHeritage Apartments 300 S Calle El Segundo	Seniors (rental)	RDA Funds	136 (68 LI & MI)	2026	Not at Risk
Vista Serena 1210 E. Vista Chino	Senior	Section 202	97	2026	Not at Risk
Palm Springs PointeSenior Apartments 3200 Baristo/1201 Vista Chino	Senior	CalHFA, Section 8 (voucher)	115	2024 – Just ext. to 2061	Not at Risk
Rosa Gardens Apartments	Family	LIHTC/RD A/CalHFA	55	2066	Not at Risk
Rancheria del Sol 303 S. Calle El Segundo	Family	Section 236(d)(1) Project-Based Section 8; Title VI	76	2006 – Just ext. to 2044	Not at Risk
Seminole Garden Apartments 2607 S. Linden Way	Family	Section 221(d)(3) LIHTC in 2002	60	2042 – Just ext. to 2057	Not at Risk
Vista Sunrise - New	Individuals	HOME; LIHTC;	80 (VLI & LI)	2061	Not at Risk

HOUSING ELEMENT

		City; CalHFA			
Sahara Mobile Homes 1955 S. Camino Real	Seniors, Families	RDA	254 (127 VLI & LI)	2050+	Not at Risk
La Ventana 300 S. Calle El Segundo	Family	_RDA; MPROP	68 (LI & MI)	2026	Not at risk

*Housing Authority Owned. It is the City's intent to renew income restrictions on these projects.

Source: City of Palm Springs, 201307 ; California Housing Partnership, Revised May 2006.

Notations:

CalHFA: California Housing Finance Authority

LIHTC: Low Income Housing Tax Credits

RDA: Palm Springs Redevelopment Agency

MPROP: Mobile Home Park Resident Ownership Program

MRB: Mortgage Revenue Bond

Sunnyview Villas

This 44-unit apartment project is financed through a Section 221(d)(3) market rate mortgage and has a Project Based Section 8 rental subsidy. The project includes 40 two-bedroom units and 4 three-bedroom units. Sunnyview Villas was a Project Based Section 8 subsidized project at risk of losing affordability restrictions in 2010. The project has been renewed and continues to provide Section 8 housing for families.

Palos Verdes Villas

This 98 unit project is at risk of losing affordability in 2015. The City has been in contact with the property owner, but has not secured an extension of affordability. With the elimination of redevelopment, the City has no ability to incentivize the extension. The City will continue to work with the property owner to extend affordability (see Methods Available to Preserve Affordability, below).

Racquet Club Apartments

These 129 units are scheduled to lose affordability restrictions in 2018. The units are owned by the Housing Authority, however, which intends to extend their affordability. A program is included in this document to provide this extension prior to 2018.

Calle de Carlos Apartments

This is a Housing Authority-owned project providing 4 family affordable units. The Housing Authority intends to extend the affordability of these units beyond 2018. A program is included in this document to provide this extension prior to 2018.

Methods Available to Preserve Affordability

The primary incentive for property owners to opt out is the market rent that would be paid for these units. For HUD financed projects, four primary options are available: (1) renew at comparable market rental rates (the "Mark Up to Market" option), (2) renew at current rents with no adjustments, (3) mark down rents to market levels if the Section 8 subsidy exceeds market rents, or (4) notify HUD of the intent to opt out. If the owner meets all noticing requirements and then opts out, HUD will either issue "enhanced" vouchers allowing residents to stay in their units or issue a standard voucher to those who choose to relocate.

Maintenance of the at-risk housing units as affordable will depend largely on market conditions, and the status of HUD renewals of Section 8 contracts. The cost to replace the 198 units at Palo Verde Villas will vary based on the timing of replacement and the economic conditions in the region. The Building Industry Association estimates that new multiple-family projects cost \$100 to \$120 per square foot. Using the average square footages of available two-bedroom rental units of 1,000 square feet, the building replacement cost would be \$23.8 million dollars.

Perhaps the most effective means for preserving affordable units at risk of conversion to market rates units would be the transfer of ownership. A nonprofit housing corporation could purchase the project, rehabilitate it using Low Income Housing Tax Credits, and then extend the affordability controls. The City of Palm Springs could, if desired, facilitate this effort through a reduction in building permit fees, impact fees, or other indirect assistance. This method was used to rehabilitate the Seminole Garden Apartments and extend affordability controls to 2057.

HOUSING CONSTRAINTS

Housing constraints refer to land use regulations, housing policies, zoning, and other factors that influence the price and availability of housing opportunities in Palm Springs. This section provides an overview of the City's General Plan, Zoning Ordinance, Consolidated Plan, AI, and other documents that identify public policies and

HOUSING ELEMENT

governmental regulations that may limit or enhance housing opportunities in Palm Springs.

Land Use Policies

The Land Use Element prescribes the allowable uses of land in Palm Springs. Land use categories are provided to guide the type of development, intensity, or density of development, and the permitted uses of land. The General Plan sets forth five primary residential land use categories and several mixed residential-commercial land use categories as shown in Table 3-12. The Zoning Code implements the General Plan by providing specific direction and development standards within each of the general land use categories.

**Table 3-12
General Plan and Zoning
Primary Residential Land Use Designations**

General Plan Land Use Designation	Zoning Districts	Allowed Residential Uses*
Estate Residential (0 to 2 du/ac)	G-R-5	Large estate single-family homes, many of which are near the foothill areas of the community.
Very Low Density (2.1 to 4.0 du/ac)	R-1	Accommodates single-family homes situated on large lots one-half acre or larger.
Low Density (4.1 to 6.0 du/ac)	R-G-A	Accommodates "typical" single-family detached residences on 7,500-square-foot or larger lots.
Medium Density (6.1 to 15 du/ac)	R-2	Accommodates single-family attached and detached uses, multiple-family units, and mobile homes.
High Density (15.1 to 30 du/ac)	R-3; R-4	Accommodates higher density residential homes built at a density of 15.1 to 30 dwelling units per acre.
Central Business District	CBD	Allows commercial, residential, and office uses at a high intensity and density (21 to 30 units per acre).
Tourist Resort Commercial	R-C	Allows commercial, residential and office uses at a medium intensity and density of up to 21 units per acre.
Mixed-Use/Multi-Use	MU	Allows commercial, residential, and office uses at a low concentration and density at up to 15 units per acre.

Notes: Palm Springs allows residential development in the Open Space/Conservation, Mountain, and Desert land use designations at a lower density than the above residential land use categories. A Small Hotel land use classification also allows up to 10 units per acre. The Land Use Element provides more detail on these categories.
*All housing types can be allowed in any designation, with approval of a Planned Development Permit.

Land Ownership

One of the distinguishing characteristics in Palm Springs is the unique pattern of land ownership. Palm Springs is divided into Indian and non-Indian property holdings, based upon a grid pattern of square-mile sections of alternating ownerships. This grid pattern of alternating ownership dates back to the original land agreement between the Agua

Caliente Band of Cahuilla Indians (the Tribe) and the federal government.

Indian lands fall into three categories:

- o ***Tribal Trust Lands.*** In the 1970s, the City and the Tribe came to an agreement that recognized the Tribe's authority to regulate Indian Trust lands. Under this agreement, the City acts as the Tribe's agent to impose City land use regulations and consults with the Tribe regarding any action that may affect Indian Trust Lands. In addition, the agreement established an appeal process designating the Tribal Council as the final authority over land use matters on Indian lands.
- o ***Allotted Trust Lands.*** These lands are former Tribal Trust Lands, the title of which is now held by the United States for members of the Tribe (allottees). The Tribe retains sovereign authority over land uses and regulation, but the lands are subject to the same development standards and requirements as land owned by non-Indians (per agreement between the Tribe and the City). With consent of the U.S. Department of the Interior, an allottee can sell or lease such lands.
- o ***Fee Lands.*** Fee lands are parcels which were originally allotted to a tribal member as trust lands, but have been sold outright to another entity. Although the Fee Lands remain within the historical boundaries of the Reservation, they now can be owned by anyone. Because of the sale to other entities, these properties are exclusively under control of the third party and land use and development rights are no different than any other privately owned parcel in Palm Springs.

Although the Tribe maintains land use appeal authority on Indian lands, the Tribe has generally supported land development proposals as regulated by the City, and no change is expected in this planning period. Thus, the present land ownership pattern has not constrained, nor is it anticipated to constrain, the production of housing in any manner during the present housing element planning period.

Housing Opportunities

California law requires that cities facilitate and encourage the provision of a range of types and prices of housing for all income levels. This includes housing for persons with disabilities, lower income people, people who are homeless, families with children, or

HOUSING ELEMENT

other groups. The Zoning Code permits a range of housing opportunities shown in Table 3-13 and described below.

**Table 3-13
Zoning and Residential Land Use Designations
and Associated Regulatory Processes**

Housing Type	Zoning Districts					
	G-R-5	R-1	R-G-A	R-2	R-3/R-4	R-MHP
Single-Family*	P	P	P	P		
Multiple-Family*			P	P	P	
Accessory Dwelling*	CUP	CUP	CUP	CUP		
Guest House*		P				
Manufactured Housing*		P	P	P		
Mobile Home Parks*						P
Assisted Living*			CUP	CUP	CUP	

Source: Palm Springs Zoning Code.

Notes: P designates a use permitted by right; CUP designates a conditionally permitted use

*All housing types can be allowed in any designation, with approval of a Planned Development Permit in lieu of a zone change.

The City also allows residential development in the Open Space/Conservation, Mountain, and Desert land use designations. Please refer to the Land Use Element for greater detail.

The following describes provisions that allow housing opportunities other than more conventional single-family and multiple-family housing.

Manufactured Housing

State law requires cities to permit manufactured housing and mobile homes on lots for single-family dwellings when the home meets the location and design criteria established in the Zoning Code. The Zoning Code does not define manufactured housing, but treats manufactured housing like any other single-family home and permits it in all residential zones.

Accessory Dwelling Units

State law requires local governments to adopt an administrative approval process for accessory dwelling units, unless the City Council has adopted specific findings that preclude such uses due to adverse impacts on the public's health, safety, and welfare. The City presently allows accessory dwelling units in residential zones in accordance with State law. As allowed under AB 1866, the City currently reviews accessory or second units under the standards allowed if a City does not have a local ordinance. As part of the City's comprehensive update of its Zoning Ordinance, the City has developed a local ordinance with

City-specific standards. The Ordinance amendments were processed in 2013.

Mobile Home Parks

State law requires that all cities must allow a mobile home park within their community in a designated zone, but can require a use permit (Government Code, § 65852.3). A mobile home park refers to a mobile home development built according to the requirements of the California Health and Safety Code. The City has over 2,000 mobile homes and permits such uses in the MHP zone, subject to conformance with City conditions and design standards.

Residential Care Facilities

To ensure housing opportunities for disabled people, state law requires licensed residential care facilities serving six or fewer disabled people be allowed by right in all residential zones, and not be subject to more stringent development standards, fees, taxes, and permit procedures than required of the same type of housing in the same zone. The Zoning Code does not define, permit, or prohibit such uses; however, the City adheres to state law requirements and presently has many residential care facilities for the elderly.

Emergency Shelters

State law requires cities to identify adequate sites and standards to facilitate and encourage the development of emergency shelters and transitional housing. Senate Bill 2 requires the identification of at least one zone which permits emergency shelters without a conditional use permit or other discretionary action, and requires that shelters be subject only to the development standards that apply to residential or commercial uses within the same zone. The Zoning Ordinance was amended in 2013 to allow emergency shelters in the M-2 zone.

Transitional and Supportive Housing

According to the Health & Safety Code, transitional housing is defined as rental housing for stays of at least 6 months, but where the units are recirculated to another program recipient after a specified period of time. Supportive housing is similar, but has no limit on the length of stay, is connected to on- or off-site services, and is occupied by a target population, such as those with mental or developmental disabilities, AIDS, or chronic health problems.

HOUSING ELEMENT

Senate Bill 2 requires that transitional and supportive housing be considered residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

In 2013, the City amended the Zoning Ordinance to allow transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Single Room Occupancy

Single room occupancy facilities are permitted in the R-2, R-3 and R-4 zone, as are all multiple family units. The City's Zoning Ordinance defines a dwelling unit as:

"Dwelling" means a building or portion thereof designed exclusively for residential occupancy, including one-family and multiple-family dwellings, but not including hotels, boarding or lodging houses, or mobilehomes or trailers, except when installed on a permanent foundation, or motorized homes.

The Ordinance further defines a dwelling unit as:

"Dwelling unit" means one (1) or more rooms and a single kitchen in a single-family dwelling, apartment house or hotel designed as a unit for occupancy by one (1) family for living and sleeping purposes.

These definitions make it clear that dwellings include all types of residential units, including hotels, which would typically be considered the most common type of single room occupancy facility.

Farmworker Housing

There is no commercial farming in the City, nor has there been in a number of years. No Agricultural General Plan or Zoning designations are included in the City's General Plan or Zoning Ordinance. The urban nature of development in the City is not conducive to farming activities, and it is improbable that farming would occur in the vicinity in the future. Farming in the Coachella Valley occurs 20 or more miles to the southeast, in the east Valley.

Jurisdictions are required to treat employee housing for six or fewer employees as a single-family structure with a residential land use designation. No conditional use permit, zoning variance, or other

zoning clearance is required of employee housing that is not required of a dwelling unit of the same type in the same zone. The same applies to taxes and fees.

Mixed-Use Housing

Mixed-use/multi-use housing is allowed in the Central Business District (at up to 21 to 30 units per acre), the Tourist Resort Commercial, and Mixed-Use/Multi-Use land use designations (at up to 15 dwelling units per acre). The City amended its zoning and development standards to facilitate the production of additional mixed-use opportunities in 2013. The amendments to the Zoning Ordinance include densities of up to 70 units per acre in the Mixed Use/multi-use designated lands in the Downtown. As part of the comprehensive update of the Zoning Ordinance completed in 2013, the City is also included development standards which offer sufficient flexibility to encourage mixed use opportunities.

Development Standards

The General Plan sets forth broad policies on where housing can be located in Palm Springs and the permitted density of residential development. However, the Zoning Ordinance provides specific guidance on applicable development standards. To ensure a wide range of housing opportunities and prices, residential development standards should vary accordingly in order to facilitate different types and prices of housing products.

The City allows a range of housing types in 10 primary residential zones. Development standards for different types of housing by zone are summarized below and in Table 3-14.

- o Single-family homes are allowed in the Guest Ranch Zone (G-R-5) and R-1 with variations for lot sizes ranging from 7,000 to 20,000 square feet. This zoning district corresponds to general plan land use designation of estate and very low density.
- o The City has three multiple-family residential zones, including garden apartments (R-G-A), limited multiple-family (R-2), and multiple-family residential and hotel (R-3 and R-4).
- o The CBD zone allows for mixed residential and commercial projects, provided the projects satisfy the R-3 and R-4 development standards, which correspond to the high density residential land use designation.

HOUSING ELEMENT

**Table 3-14
Primary Residential Land Use Zones**

Zone	Development Standards				
	Density Range	Minimum Lot Size	Maximum Height	Front, Interior, and Rear Yard	Open Space
GR-5	2 du/ac	5 acres	1 story (15')	50' x 50' x 50'	None
R-1	4 du/ac	7,500–20,000 sf	1 story (18')	25' x 10' x 15'	None
R-G-A	6 du/ac	2 acres	1 story (24')	25' x 10' x 20'	None
R-2	15 du/ac	20,000 sf	2 stories (24')	25' x 10' x 10'	50% lot*
R-3	22 du/ac	20,000 sf	2 stories (24')	25' x 10' x 10'	45% lot*
R-4/CBD	30 du/ac	2 acres	30' maximum	30' x 10' x 20'	None
R-MHP	—	5,000 sf	2 stories (24')	40' x 15' x 15'	None

Source: City of Palm Springs Zoning Code, 2013

Slight modifications are required on corner lots.

*May include balconies, terraces, roof decks, patios, landscaped areas, etc.

Maximum density is determined or controlled by the General Plan land use designation.

The most pertinent development standards that affect the construction of new housing in Palm Springs include:

- Density Standards.** The City's residential density standards are typical for communities in the Coachella Valley and are sufficient to facilitate and encourage the construction of housing for various income levels. For instance, over the past few years, the City has developed affordable housing at a range of densities, to up to 35 units per acre, with the use of density bonuses. These housing densities are allowed and achieved in the R-3 and R-4 zones. Affordable housing has been built at various density levels in the Vista Del Monte, Vista Serena, Coyote Run, Vista Sunrise, and Vista Del Sol projects (please see the Inventory section, below).
- Parking Standards.** City parking requirements are designed to ensure that on-site spaces are available to accommodate vehicles owned by residents. According to the 2010 Census, the majority (48%) of homeowners have 1 vehicle available, and 37% have 2 vehicles available. Among renters, 60% have 1 vehicle available, and 23% have 2 available. The City's Zoning Code requires that two parking spaces be provided per single-family units. The City requires multiple-family units to have 1 primary space for studio units, 1.5 spaces for two-bedroom units, and 0.75 space per bedroom for larger units. One space must be covered, but not enclosed by a garage. Multiple-family housing must have 1 guest parking space for each 4 units.

- o *Open Space Standards.* The City's open space requirement for single-family homes is regulated by lot size and coverage. However, to ensure quality development and adequate open space for multiple-family housing, R-2 and R-3 zoned land must dedicate 45 percent of the lot for open space. To mitigate potential constraints, the City allows the developers to include balconies, terraces, roof decks, patios, landscaped areas, and other similar areas in lieu of dedicated open space. This requirement has clearly not constrained the production of affordable housing; half of the affordable housing units built since 1998 were subject to R-2 and R-3 standards.
- o *Lot Size Standards.* Presently the City requires a minimum lot size of 0.5 acre for multiple housing projects in the R-2 and R-3 zones and 2 acres for projects in the R-4 zone. These lot sizes help facilitate affordable housing. Typically, affordable housing developers desire larger lots of 1.5 to 2.0 acres, because they allow for a project size of 40 to 60 units, help to realize economies of scale, and help secure competitive state and federal funds for housing. Lot sizes do not limit the potential for affordable housing commensurate with the City's housing goals. The City has 33 vacant parcels zoned for high density housing. Of this total, 18 parcels are presently two acres or larger in size and could accommodate more than 1,800 units—far surpassing the City's affordable housing needs.
- o *Allowable Uses.* The R-3 and R-4 zones allow hotels to be built as an allowable use. Hotel development is highly sensitive to market conditions and is less likely to be built in favor of higher density housing. In fact, smaller hotels have been demolished in recent years and replaced with housing. Since 1998, no hotels have been built on either R-3 or R-4-zoned land and thus this provision has not nor is anticipated to constrain the City's ability to meet its share of the regional need for housing for the remainder of the planning period.
- o *Mixed-Use Incentives.* The City provides various incentives for mixed-use projects. In the Central Business District, dual use of parking spaces is encouraged wherever possible to encourage the development of centralized parking to serve the needs of the public, as opposed to the scattered development of parking adjacent to a building. Moreover, increased parking flexibility is provided by possible administrative relief that reduces parking space widths, the payment of in-lieu fees, or the creation of a Specific Parking Plan. Overall, the reduction of parking

HOUSING ELEMENT

requirements results in a greater percentage of developable land and an increased ability to incorporate housing.

Regulatory Incentives

The City has several planning tools to facilitate and encourage housing projects. The two primary means are Planned Developments and Minor Modification as described below and summarized in Table 3-15. For comparison purposes, an applicant can also apply for a variance.

Minor Modification. The Planning Director may allow a minor modification in development standards to facilitate housing projects. Approximately 50 minor modifications are approved each year. Modifications include the reduction of yard and landscaped open space, lot area and dimensions, parking space requirements, and others. Approval is based on the finding that the minor modification will not have a detrimental effect upon adjacent properties. The Zoning Ordinance has been amended to ease the standards for minor modifications, which requires a Director's decision with no public hearing or public notice. The findings are now:

- a. The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning ordinance;
- b. The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification;
- c. The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity; and
- d. The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.

• **Density Bonus.** The City has enacted a density bonus ordinance consistent with state law, but not more restrictive. Senate Bill 1818 amended state law by lowering the affordable housing requirement and increasing the bonus and incentives. Density bonuses are discussed in the Development Review Committee and during the pre-application phase.

• **Planned Development (PD).** The Zoning Code allows PD districts to foster and encourage innovative design, variety, and

flexibility in land use and housing types that would not otherwise be allowed in zoning districts. Density under the PD district is allowed by zoning and the General Plan, but may be increased if the district assists the City in meeting its housing goals as set forth in the Housing Element. The form and type of development on the site must be compatible with the existing or planned development of the neighborhood. The PD requires approval by the Planning Commission and City Council.

- **Variance.** A variance may be granted for a parcel with physical characteristics so unusual that complying with the requirements of the Zoning Code creates an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and, in general, not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners. A variance requires approval from Planning Commission.

**Table 3-15
Regulatory Incentives**

Procedure	Sample of Reductions in Standards				Approval
	Density	Yards/Open Space	Lot Area	Parking	
Minor Modification	No	Up to 20%	Up to 10%	Up to 10%	Planning Director
Density Bonus Provision	Up to 25	Depends on requested concession			By-Right
Planned Development	Limited by General Plan	No limit	No limit	No limit	Planning Commission & City Council
Variance	Limited by General Plan	Depends on topography			

Source: City of Palm Springs Zoning Code, 2013.

The City of Palm Springs has utilized each of these mechanisms to facilitate the development of recent affordable housing projects in the City, including Coyote Run, Villa Del Sol, Vista Serena, Vista Del Monte, and others.

Housing for People with Disabilities

Section 65008 of the Government Code requires local governments to analyze potential and actual constraints on housing for people with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate people with disabilities. Prior to the

HOUSING ELEMENT

Housing Element update, the City conducted such an Analysis of Impediments to Fair Housing, the findings of which are summarized below.

California law (Health and Safety Code, § 1500 et seq.) requires that group homes serving six or fewer persons be (1) treated the same as any other residential use, (2) allowed by right in all residential zones, and (3) be subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone.

State law also requires that cities facilitate the development of housing for homeless people by ensuring that adequate sites, appropriate zoning, permitting process, and building standards facilitate such uses. One regional emergency shelter is located in the City (Roy's Desert Resource Center). Jewish Family Services of San Diego provides shelter and support services for 90 individuals per night. Additionally, in early 2013 major renovations were completed at Nightingale Manor, a 10-unit Single-Room Occupancy supportive housing facility.

Cities that use federal funds for the construction and rehabilitation of housing must ensure that at least 5 percent of the units are accessible to persons with mobility impairments and that an additional 2 percent of the units are accessible to persons with sensory impairments. Multiple-family housing must be built to meet certain specifications. The federal government also recommends, but does not require, that the design, construction and alteration of housing incorporate, as practical, "visitability" concepts. Palm Springs enforces all accessibility standards required by federal and state law.

Certain residents have greater difficulty finding decent, safe, and affordable housing due to medical conditions. This includes seniors, people with disabilities, and persons living with HIV/AIDS. The Housing Plan sets forth programs to encourage and facilitate the development of housing for disabled people, seniors, and people living with HIV/AIDS. The City recently constructed the Vista Del Monte and Vista Serena Coop projects for seniors, and the Vista Sunrise project for people with HIV/AIDS.

Palm Springs has staff responsible for furthering fair housing. The City's American with Disabilities (ADA) Coordinator is responsible for: (1) assisting the City with ADA compliance in new development, building modifications, and public right of way contracts; (2) reviewing plans for compliance in the design and construction of accessible facilities; (3) participating with the Architectural Review

Committee to check disabled access features in new projects; (4) preparing and maintaining the City's Transition Plan; and (5) serving as a liaison to the Human Rights Commission.

The City Building Board of Appeals provides for reasonable interpretations of the Municipal Code and to hear appeals of decisions or actions of the Director of Building and Safety. The Board is appointed by the City Council and administers rules and regulations for hearing appeals and conducting business. The Board's decision constitutes final administrative action effective upon the date the decision is rendered. The Building Board of Appeals hears matters, including access to buildings by people with disabilities. The City established a reasonable accommodation process to facilitate modification of standards to allow disabled people to live in housing in its Zoning Ordinance update in 2013.

Building Codes

Palm Springs adopted the 2010 edition of the California Building Code, based on the Uniform Building Code with local amendments. The Code is a set of uniform health and safety codes covering building, electrical, mechanical, plumbing, fire safety, and other issues which are considered the minimum acceptable standards for health and safety. The California Building Standards Commission updates these codes triennially based on updates to uniform codes adopted by professional associations.

All cities are required to adopt the California Building Code. However, as allowed by state law, jurisdictions may adopt revisions to address local topographic, climatic, or hazards within their community, provided that the local codes still adhere to the state's minimum standards. The City has adopted minor amendments to address fire hazards, seismic conditions, and other conditions unique to the desert environment. These codes have not deterred the construction of affordable housing in Palm Springs.

The Warren-Alquist Act requires all new buildings in California to meet energy efficiency standards in Title 24, Part 6 of the California Code of Regulations. The California Energy Commission adopted new standards in 2010, which were incorporated into the City's building codes. In short, developers must meet minimum energy conservation standards in new housing through either a prescriptive or performance approach. With either of these options, mandatory components must still be installed, such as minimum insulation, HVAC and water heating equipment efficiencies, and other requirements.

HOUSING ELEMENT

In summary, the City has adopted various building codes to ensure that construction, maintenance, and improvement is conducted in a sound manner. Since these codes are required by state law and the City has not adopted more stringent codes than other cities, the City's building codes and their enforcement do not present a constraint to the feasibility of developing, maintaining, or improving housing in Palm Springs.

Permit Approval Process

The City uses a standard development review process to ensure that residential projects are of high-quality construction and design. The timeframe for processing proposals depends on the complexity of the project, the need for legislative action, and environmental review. Table 3-16 and the text below describe the steps to process housing proposals.

The housing permit approval process begins with the application review phase. Per the Permit Streamlining Act, the City has 30 days to deem a project application complete or incomplete. Completed proposals are scheduled for the City's interdepartmental Development Review Committee for review and recommendation of conditions of approval. This step is followed by architectural review and environmental review, if required. Projects are approved by the Planning Commission via consent calendar unless a discretionary permit is required or legislative action.

If a housing project does not require a discretionary approval (four or fewer units requires plan check approval only) the average time for processing plan check is four to eight weeks; otherwise eight to twelve weeks are required for a discretionary approval. If the project requires a legislative act by the City Council such as a General Plan Amendment or Zone Change in conjunction with the discretionary project, an additional five to six weeks is typically required for staff to review the project and prepare associated staff reports. If an EIR is required, the processing of the project could take up to a year.

The City has also processed market rate apartments requiring a conditional use permit, such as would be required in the Resort Tourist Overlay. Thus, permit processing procedures have not constrained production of affordable housing. To mitigate the entitlement costs for affordable housing, the City expedites the review for proposals for affordable housing, which can be concluded in four to six weeks. The Building Department also has a fast-track process to expedite the review of plans and issuance of building permits.

Table 3-16
Residential Development Approval Process

Steps Required	Single-Family Project	Multiple-Family Project
Pre-Application	2-3 weeks	2-3 weeks
Completeness Review	3-4 weeks	3-4 weeks
Architectural Review	2-4 weeks	2-4 weeks
Environmental Documentation	None	2 months; Tribe reviews during this period.
Tribal Commission Review	None	
Planning Commission	2-4 weeks after Arch. Review	1 month
Total Timeframe	4 months	6 months

Source: City of Palm Springs Planning Department, 2013.

Architectural Review

The City requires architectural review for all single-family housing on major thoroughfares, hillside developments, mobile home parks, and multiple-family housing. The Planning Commission's Architectural Advisory Committee examines the material submitted with the application and specific aspects of design to determine whether the project will provide a desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether it is of appropriate composition, materials, textures and colors.

Conformance is evaluated based on consideration of the following:

- Site layout, orientation, location of structures, and their relationship to each another and to open spaces and topography
- Harmonious relationship with existing/proposed adjoining uses
- Height, area, setbacks, and overall mass, as well as parts of any structure and effective concealment of mechanical equipment
- Building design, materials, and colors to be sympathetic with desert surroundings
- Harmony of materials, colors, and composition of elements of a structure
- Consistency of composition and treatment
- Location and type of plants with regard for desert conditions, and preservation of specimen and landmark trees upon a site
- Signs and graphics as understood in architectural design, including materials and colors

The Architectural Advisory Committee makes recommendations to the City's Planning Commission, which reviews the project in its entirety. Public hearings are only required if they are in conjunction with

HOUSING ELEMENT

another entitlement that requires a public hearing (e.g., subdivision, planned development, variance, etc.) or if the project requires preparation of an environmental document. All other architectural reviews are placed on the consent calendar for the Planning Commission.

Architectural review requires one to two months for single-family homes and three to six months for multiple-family homes, with a minor fee. Architectural review occurs simultaneously with the permitting process and does not lengthen the approval process. The City also uses a “focused entitlement” process to expedite review of affordable housing; and grants staff leeway to approve minor revisions and amendments. Given recent approvals of affordable housing in Palm Springs, architectural review is not deemed to unduly constrain the production of affordable housing.

Development Fees

Palm Springs, like other communities throughout the region, charge various fees and assessments to cover the cost of processing development permits and ensuring that adequate public facilities and services are available to support residential developments. Table 3-17 provides examples of development fees for residential construction for single-family and multiple-family homes. As shown below, average development fees range from \$17,681 to \$28,293 per unit depending on the size of the project, density, location, and whether it is located in environmentally sensitive areas or requires water surcharges. City fees are generally comparable to other local jurisdictions and are not considered to be a constraint to the development of affordable or market rate housing, although they do contribute to the final cost of the project.

The City makes a concentrated effort to waive fees for affordable housing projects. For the Coyote Run project, the City waived more than \$207,000 in park fees and art in-lieu fees, while the Coachella Valley Association of Governments also waived TUMF fees, resulting in a reduction of 20 percent of fees charged by local government. Other affordable housing projects are entitled to the same fee waivers. Thus, the fees are not considered to constrain the production of affordable housing.

**Table 3-17
Residential Development Fees**

City Fees	Single-Family Housing Project	Condominium 24-Unit Project	Apartment 66-Unit Project
Planning Fees	\$1,703	\$9,100	\$3,485
Engineering Fees	\$1,094	\$7,525	\$13,035
Building Fees	\$1,437	\$180,899	\$317,196
Public Art (1/4% value)*	\$875	\$16,250	\$29,500 *
Park In-lieu*	\$2,638	\$55,780	\$157,225 *
Construction Tax (0.40 sf)	\$880	\$17,280	\$29,040
Other Agencies			
County Drainage Fee	None	\$6,480	None
Water Fees**	\$5,275	\$137,150	\$89,675
Sewer (\$3000 per d.u.)	\$3000	\$72,000	\$198,000
Regional TUMF* (\$1,290 per unit)	\$1,837	\$31,000	\$85,150
School (\$3.37 per s.f.)	\$7,414	\$145,584	\$224,662
Total	\$26,153	\$679,048	\$1,166,968
Per Market Rate Unit	\$26,153	\$28,293	\$17,681
		Reduction for Affordable Projects	\$271,875

Source: City of Palm Springs Building Department, 2008.

* Fees waived for housing affordable to low income households.

** Water fees depend on zone. The following are representative of where future housing would be located.

Projects may require site-specific environmental assessments, not included in above totals.

Market Demand

Land costs include the costs of raw land, site improvements, and all costs associated with obtaining government approvals. Until recently, the supply of undeveloped land has not been a constraining factor to development in Palm Springs. Today, the cost of land has become a constraint. Factors affecting the costs of land include: overall availability within a given subregion; environmental site conditions; public service and infrastructure availability; aesthetic considerations such as views, terrain, and vegetation; the proximity to urban areas; and parcel size.

Residential land in the Coachella Valley has been and remains relatively affordable compared to land prices in other Southern California markets. However, increased demand for housing due to population growth and in-migration will continue to place significant upward pressure on land costs, particularly in Palm Springs and other upscale resort communities. Developers may respond to rising land

HOUSING ELEMENT

costs by decreasing the size of lots and houses to market a lower priced product, or by increasing the size and options of houses to maintain prices to compensate for increased land prices. According to a market survey in September 2013, the cost of raw land for single family residential development in Palm Springs averaged \$13 per square foot. This represents a decrease from \$19 per square foot reported in the 2006-2014 Housing Element. The decrease is likely associated with the downturn of the economy, resulting in more affordable single family properties throughout the city and region than in previous years. The cost of multiple-family residential land depends on the improvements on the site, the density, and location, and suitability for residential development. In its 2004/05 through 2008/09 Implementation Plan, the Redevelopment Agency estimates that vacant multiple-family residential land is valued at \$3.63 to \$3.83 per square foot, or an average of \$160,000 per acre, based on assessments of sites for recently built affordable housing projects.

Although the City does not set land prices, land use policies regulating allowable density impact the cost of each dwelling unit. The use of density bonuses, developer incentives, or construction at the upper end of the permitted density may compensate for the increased land costs. Large-scale developers buying sizeable tracts of land also experience economies of scale in the cost of land. As land costs in Palm Springs are generally comparable to or lower than adjacent cities, land costs do not constrain the development of market-rate housing. Land costs do influence the financial feasibility of the production of affordable housing, but the City regularly provides assistance in the form of selling land at below market rates to nonprofit developers.

Labor costs are usually two to three times the cost of materials, and thus represent 17 to 20 percent of the total cost of a new home. Labor costs are based on a number of factors, including housing demand, the number of contractors in the area, and union status of workers. However, state law requires the payment of prevailing wages for most private projects built under an agreement with a public agency providing assistance to the project, except for certain types of affordable housing. All cities are affected by these laws. In any case, Palm Springs does not have a minimum wage standard in excess of federal law and faces the same labor market as other surrounding cities. Thus, labor costs do not constrain production of affordable housing in Palm Springs.

Market Profiles indicates that construction costs can constitute 43 to 48 percent of the cost of a single-family detached home. According to

a survey in April, 2008, the average cost in the Riverside County area for the construction components of a new single-family detached unit is \$100 per square foot. State law allows cities to authorize the use of lower-cost alternative materials and construction methods if the proposed design is satisfactory and the materials or methods are at least equivalent to that prescribed by applicable building codes. Factory-built housing may provide lower priced products by reducing labor and material costs.

Housing affordability is also largely determined by interest rates. First-time homebuyers are most impacted by financing requirements. During the third quarter of 2013, mortgage interest rates for new home purchases were approximately 4.5 percent. Lower initial rates are available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARMs), and Buy-Down Mortgages. However, variable interest rate mortgages on affordable homes may increase to the point of interest rates exceeding the cost of living adjustments, which is a constraint on the affordability of new housing. Although rates are currently low, they can change significantly and impact the affordability of the housing stock.

A more critical impediment to homeownership involves credit worthiness. Lenders consider a person's debt-to-income ratio, cash available for down payment, and credit history when determining a loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house.

Clearly, the cost of land, labor, construction materials, and financing do affect the financial feasibility of housing, in particular the construction of affordable housing. However, given that Palm Springs often grants land to affordable housing developers and contributes significant funding, these market factors have not constrained the production of affordable housing.

HOUSING ELEMENT

HOUSING NEEDS AND RESOURCES

Regional Housing Needs

Every five years, the California Department of Finance's makes projections of statewide housing need. This projection is disaggregated into regions of the state by the Department of Housing and Community Development (HCD), the agency responsible for guiding statewide housing planning. HCD is responsible for working with Councils of Governments (COGs), which represent cities, to address housing needs in each community. Palm Springs, along with over 200 local governments, is represented by the Southern California Association of Governments (SCAG).

SCAG prepares housing need estimates for each of its 200 agencies. Because of the size of the southern California region, SCAG works closely with 13 different subregional associations of governments to determine and allocate housing needs. SCAG delegated the responsibility to assign specific housing need goals to the Coachella Valley Association of Governments (CVAG). Under this arrangement, CVAG may produce a different allocation of housing need than SCAG estimated, provided that the total subregional housing need assigned to CVAG is not changed.

When determining the distribution of the region's housing need among the jurisdictions in southern California, SCAG considers a number of planning considerations allowed for in state law. These include the adequacy of infrastructure and services, availability of land, market demand for housing, and other housing and planning factors. SCAG also relies on population and employment growth projections provided by each jurisdiction. These factors provide the basis for estimating the housing need within each County and the 13 subregional councils of government within the larger SCAG region.

SCAG then estimates each jurisdiction's future housing for the shorter housing element period, which is eight years. SCAG projects that Palm Springs will increase by 272 households (from 2014 through 2021) based on population and employment growth in the city.

Table 3-18 provides a summary of the City's 2014-2021 regional housing needs allocation. Of the 272 units allocated, 11.5% must be affordable to Extremely Low Income households, 11.5% to Very Low Income households, 16% to Low Income households, 18% to Moderate Income households and 43% to households with Above Moderate Incomes.

**Table 3-18
Regional Housing Needs Allocation, 2014-2021**

Household Income Levels	Definition (Percent of County MFI)	Total Units
Extremely Low	Less than 30%	31
Very Low	Less than 50%	32
Low	51% to 80%	43
Moderate	81% to 120%	50
Above-Moderate	Over 120%	116
Total		272

Source: Southern California Association of Governments.

The California Department of Housing and Community Development allows jurisdictions to count four types of housing credits toward meeting their share of the region's housing need. These include:

- o Actual number of housing units built and occupied since the planning period for the housing element officially began in 2014 , and projects approved for construction;
- o Rehabilitation of substandard units that would otherwise be demolished and taken out of the City's affordable housing stock, subject to stringently qualifying regulations;
- o Preservation of affordable units that were created through governmental subsidies that are at risk of conversion by either purchasing or extending the affordability covenants on the units; and
- o Designation of adequate vacant and underutilized sites with zoning, development standards, services, and public facilities in place so that housing could be built during the planning period.

Housing Production

It is anticipated that market-rate development will address the need for 116 units of above-moderate income housing during the present planning period.

Recent Projects

Coyote Run II Apartments

The expansion of the Coyote Run I Apartments was completed in September 2006 and created 66 units affordable to low income

HOUSING ELEMENT

families. The project, undertaken by the Coachella Valley Housing Coalition, was funded through Low Income Tax Credits and Agency set-aside funds.

Vista Sunrise Special Needs Apartments

This 80 unit apartment project serves a low-income, HIV/AIDS special needs population. It is a synergetic development with a combination of affordable housing and social service facilities. Construction began in 2006 and was completed in 2007. The project was funded through HOME funds, Low Income Tax Credits and a Cal Housing Finance Agency loan, as well as funding (\$1.3 million in set-aside funds) and land provided by the City's Redevelopment Agency.

Rosa Gardens

The 4.45-acre project is located on Rosa Parks Boulevard, in the Desert Highland neighborhood, and was carried out by the Coachella Valley Housing Coalition (CVHC). It provides 55 one- to four-bedroom apartments for low income households. The project was funded through the Palm Springs CRA's \$1.6 million participation in gap financing spread over several years. The Agency approved an additional \$400,000 in financial assistance for mitigation of on-site storm water run-off in State Neighborhood Stabilization Program 1 funds. Construction began in late December 2009 and was completed in summer 2011. The project has affordability covenants of 55 years for low income households.

Desert Highland Homebuyer Assistance

The Desert Highland Infill Initiative Program provided first-time homebuyers with the opportunity to purchase new infill single-family homes at various CRA moderate-income projects. Thirteen single-family lots from the Coachella Valley Housing Coalition, County of Riverside, and others were assembled to facilitate development of the single-family homes. The homes became available in 2008 and sold for \$230,000, which is affordable to moderate-income households. The units have an affordability covenant duration of 45 years.

Planned Projects

As a result of AB 1x 26 and the dissolution of the City's Community Redevelopment Agency, planned affordable projects have been placed on hold. The City was designated as the successor housing entity to primarily preserve affordability of its current portfolio. However, funding is limited to revenues derived from the properties (rents, sales,

payoffs, etc.), and future planning of affordable projects will be reevaluated.

Sunset Palms Senior Apartments

Prior to the dissolution of the City's Community Redevelopment Agency (CRA), the Agency partnered with Global Premier Development and The Pate Foundation for the acquisition and rehabilitation of this 24-unit senior apartment project. The project includes 19 studios, 3 one-bedrooms, and 1 two-bedroom unit. The project is being funded by PS Housing Investors with the CRA's \$1.5 million participation in gap financing spread over several years. The financing structure would utilize 9% tax credit for construction financing and City funds, totaling \$3.5 million. The project has an affordability covenant of 55 years for low income households. In December, 2012, however, the State Department of Finance disallowed the transaction between the Agency and the developer. In February, 2013, the former Agency brought suit against the Department to reverse their position. As of September, 2013, the matter has not been resolved.

Indian Canyon/San Rafael Property

Prior to its dissolution, the Agency entered into an agreement to develop a 3.63 acre site at Indian Canyon and San Rafael into 51 moderate income townhomes. The agreement was entered into by the parties in May, 2008 and was finally allowed to expire in February, 2011. The project's financial feasibility "gap" had grown during the recession and resulting decline in existing condo prices in Palm Springs, such that even with the proposed Agency assistance – more than \$50,000 per unit – buyers were able to purchase unrestricted units in the same area for about the price of the income- and resale-restricted affordable units. The Agency chose to allow the ENA to expire and consider remarketing the property. It remains a Housing Successor Agency asset after the dissolution of the Redevelopment by the State as of February 1, 2012.

Potential Projects

El Cielo/Baristo Road

Interest has been expressed in developing affordable apartments at the site. However, a policy decision is required from the Council concerning future development of the 2 acre parcel which is owned by the Palm Springs International Airport.

HOUSING ELEMENT

Garden Springs site

This potential project underwent planning during the 2008-2010 period, with the intention of providing attached housing that is affordable for purchase by moderate income households. That agreement expired and the parcel, owned by the Housing Successor Agency, will be marketed for development.

Mobile Home Parks

Most of the mobile home parks in Palm Springs are under Rent Control. At least one privately owned mobile home park in the city is under review for potential non-profit ownership and the provision of affordable housing opportunities.

Multi-family housing and rehabilitation

Several properties in the City, including the Whispering Palms Apartments and Rancheria Del Sol are under consideration. Most of the properties are small in size and have rent and time-period restrictions. A comprehensive and sophisticated development/operational approach is therefore required.

Housing Preservation

During both the preceding and present planning periods, the City has undertaken an aggressive program to rehabilitate and preserve many affordable units. However, none qualify under AB438 as new construction.

Sahara Mobile Home Park Improvements

Financial assistance was provided to the non-profit owners of the Mobile Home Park to rehabilitate, operate and maintain the mobile home project for restricted rental, very low and low income households. A minimum of 50% of the park's 254 units must be preserved for low or very low income households, for no less than 55 years for rental units and 45 years for owner occupied units.

Tahquitz Court Housing

Subject to the establishment of an extended affordability agreement, the owners of Tahquitz Court were able to refinance their debt to rehabilitate the apartments and overall neighborhood conditions.

Table 3-19 shows that during the 2006 to 2013 planning period, Palm Springs has met approximately one eighth of the extremely low/very low income RHNA requirement, just under two thirds of the low income RHNA requirement, almost one third of the moderate income

RHNA requirement and just under one quarter of the above moderate income RHNA requirement.

Table 3-19

Meeting RHNA Targets 2006-2013

Projects/RHNA	Extremely Low & Very Low	Low	Moderate	Total
2006-2013 RHNA	523	366	421	2,261
Desert Highland Home buyer Assistance		13		13
Rosa Gardens	18	37		55
Coyote Run II		66		66
Vista Sunrise	28	52		80
Single-Family Homes				725
Total Credits	46	168	0	<u>939</u>

Land Inventory

As part of the General Plan update process, a comprehensive inventory of land was undertaken to identify suitable sites for affordable housing. In Palm Springs, low, medium, and high density zoned land has been used to facilitate affordable housing. On R-1 land, the Agency recently participated in self-help housing with CVHC, leading to development of 13 single-family homes in the Desert Highland neighborhood. The Rosa Gardens Apartments and potential Garden Springs Apartments are located on low and medium density, mixed use/multi use land in or near the former Highland-Gateway Project Area.

For this present analysis, the City restricted its land inventory to include only those sites most feasible to facilitate and encourage the production of multiple-family housing affordable to lower income households. From the many vacant and underutilized sites in Palm Springs, the final land inventory made the following refinements:

- o Only vacant sites were considered. Underutilized sites, which would require further analysis based on market potential for recycling to more intense residential uses, were omitted from the land inventory.
- o Sites in Table 3-20 and included as potential housing sites for the RHNA were free of environmental and infrastructure constraints;

HOUSING ELEMENT

- All sites in Table 3-20 and included as potential housing sites for the RHNA have adequate sewer and water infrastructures;
- Sites were not on Tribal trust lands;
- Sites were generally large, close to one acre in size, so as to facilitate quality residential projects;
- Sites had a General Plan designation of medium or high density, the density that has been achieved for other housing projects affordable to moderate and lower income household, including the Vista Sunrise project, which contains a density of 28 units per acre; Coyote Run II, at 15 units per acre; and the Rosa Gardens Apartments, at a density of 13 per acre;
- Sites in the Mixed Use designation have been calculated at a density of 15 units per acre, and in High Density Residential or CBD designation are calculated at a density of 30 units per acre, consistent with recently submitted and approved projects, including the Port Lawrence project, at 29 units per acre; Project 1551, at a density of 30 units per acre; or the South Palm Canyon Mixed Use Project, at a density of 47 units per acre; and
- The City's Planned Development process, allowing variations in zoning standards similar to those allowed in Specific Plan, eliminates the need for a zone change associated with density. The Planned Development permit also allows reductions in setbacks, parking requirements and open space area requirements, and is a commonly used planning tool in the City.

Several assumptions were made to determine the potential density of the parcel and whether the density would be sufficient to support the production of housing affordable to very low, low, and moderate income households. The General Plan Land Use designation represents the maximum density allowed. Where the underlying zone allows less density than the General Plan Land Use designation, the General Plan density allowance still applies. But for conservative estimates, we are assuming density of the underlying zone.

Table 3-20 demonstrates that there is sufficient land to accommodate 246 affordable housing units in the City, or 60% more land than is needed to accommodate the very low, low and moderate income RHNA for the planning period.

The Vacant Sites Inventory identifies parcels that could support multiple-family housing and that meet each of the seven feasibility tests detailed above. The following Table illustrates the location and size of each parcel; the allowable density; and the anticipated number

of housing units. The maps corresponding to the Table are provided at the end of this Element.

Table 3-20
Sites to Address the Regional Housing Needs Assessment

General Plan Land Use	Assessor's Parcel Number	Present Zone	Density Range of Zone and GPLU	Density Assumed	Ownership	Acreage of Site	Anticipated Units
HDR	508181017	R3	15 -21 (30 for GPLU)	21	Other	0.34	7
HDR	508181018	R3	15 -21 (30 for GPLU)	21	Other	0.36	7
HDR	508034012*	R4	21-30 (30 for GPLU)	30	City Land	2.63	79
HDR	508034014*	RGA	8-30 du/ac	30	City Land	2.47	74
MU	504074002	RGA	8-15 (15 for GPLU)	15	Other	0.86	13
HDR	505182007	R-3	15 du/ac	15	City (CRA)	0.60	9
HDR	504074008	R-3	15 du/ac	15	Other	1.55	23
MDR	513120047	R2	15 du/ac	15	Other	0.21	3
MDR	513120049	R2	15 du/ac	15	Other	0.36	5
MDR	513120050	R2	15 du/ac	15	Other	0.18	3
MDR	513120052	R2	15 du/ac	15	Other	0.18	3
MDR	502541044	R2	15 du/ac	15	Other	0.44	7
MDR	502541045	R2	15 du/ac	15	Other	0.68	10
MDR	513120046	R2	15 du/ac	15	Other	0.21	3

Notations:

GPLU: General Plan Land Use Designations

HDR: High Density Residential (No R-4 VP sites are included)

MDR: Medium Density Residential (includes R-G-A and R-2 zoned sites)

MU: Mixed Use

Other notations:

- Denotes site is located in Section 14.
- All sites are free from environmental constraints and have adequate infrastructure.
- No tribal trust lands are included in the land inventory.

Developers of affordable housing in the City and Coachella Valley, including the Coachella Valley Housing Coalition (CVHC), have stated that densities for their projects are calculated at 13 to 15 units per acre, consistent with the two most recent projects they have constructed. The Coyote Run II and Rosa Gardens projects were both

HOUSING ELEMENT

constructed and operated by CVHC. Coyote Run II, which consists of 66 units at a density of 15 units per acre, was completed in 2006. Rosa Gardens, which provides 55 units at a density of 13 units per acre, was completed in 2011. Both projects were funded through the Redevelopment Agency and tax credit financing, and provide apartments for very low and low income households. The proformas provided by CVHC, and approved by the Redevelopment Agency for each project, show that the Coyote Run project was constructed at a cost of \$213,620 per unit, including the cost of land, construction and soft costs. The Rosa Gardens apartments were constructed at a cost of \$308,540 per unit, including the cost of land, construction and soft costs. These projects demonstrate that affordable housing projects in the City can and have been built at a density of 15 units per acre. The lands identified as R2 in Table 3-20, above, therefore, can accommodate the affordable housing allocated to them.

Finally, the City implements State law which requires that all changes in General Plan or Zoning designations which reduce residential inventory be compensated for, assuring that there will be no net loss in residentially designated lands.

The City has adequate sites to fulfill its 2014-2021 regional housing needs. Based on existing market conditions, some moderate income households will be able to afford market rate homes in the City, but the City will need to monitor housing affordability for moderate income households to assure that the demand for these homes is met by the supply. It is further assumed that the City's Above Moderate income households will be able to find market housing on low density zoned lands. The City's vacant residential land and approved but not constructed projects will be sufficient to meet that need. The City's RHNA allocation for Moderate and Above Moderate income units totals 116 units.

Table 3-20 also shows that some sites, particularly Mixed Use and Medium Density Residential land use categories, are smaller than one acre in size. Although the City has had success in developing affordable and market projects on smaller sites, as described above, the consolidation of lots would facilitate the development of these sites during the planning period.

Site Suitability

The primary environmental issues that may impact future development of residential units in the City include seismic hazards, biological resources, drainage and flooding concerns, and water and sewer infrastructure.

Seismic Concerns

Like the entire southern California region, the City is located in an area of high seismic activity predominated by northwest-trending faults of every type. Palm Springs' proximity to major fault zones subjects the area to surface rupture, ground shaking, and ground failure. Structures in Palm Springs must be designed to withstand seismic events. However, all cities in the Coachella Valley must be designed to comply with the same seismic safety standards. Palm Springs regulations are no more stringent than those for other communities, thus the cost of improvements does not place Palm Springs at a competitive disadvantage that would deter the construction of housing for a range of income levels.

Biological Resources

The Multiple Species Habitat Conservation Plan (MSHCP), developed by CVAG and implemented by the City of Palm Springs (and other agencies), is designed to assure the conservation and long-term protection of biological resource areas as a valuable and important part of the mix of land uses. While the MSHCP preserves the foothills and mountainous areas where future development is already constrained by topography and other constraints, it also conserves lands near and similar in character to those already developed. The City collects a per unit Local Development Mitigation Fee for all development, including residential units. Projects located within one of the Plan's "Conservation Areas" (generally hillsides and open desert) are subject to additional review, and limits on the amount and location of development may apply. However, higher density housing in Palm Springs is slated for the urbanized area, which is generally not within Conservation Areas, and thus the Plan does not constrain affordable housing development.

Drainage and Flooding

Whitewater River is the principal watercourse flowing through the City. With the river forming Palm Springs' eastern boundary with Cathedral City, a substantial portion of the City adjoins the floodplain. The Palm Canyon Wash south of the urbanized portion of the City also

HOUSING ELEMENT

provides a flooding hazard. Structures in areas subject to periodic flooding require site mitigation. These types of improvements are common for the southern California area and any additional construction costs would not constitute a unique constraint to the production of housing. Higher density housing, which has the highest likelihood of providing affordable housing, is primarily concentrated in central downtown Palm Springs, which has the greatest level of flood protection already in place.

Water Infrastructure

The City has the majority of its primary backbone infrastructure in place. As part of the development permit process, the City requires the provision of on-site and off-site improvements necessitated by development, which may constitute up to 10 percent of the building permit valuation. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. While these costs may not render a project infeasible, they may affect the affordability of a project. Vacant sites proposed for residential development all have basic infrastructure systems already in place.

Desert Water Agency (DWA) supplies high-quality water to urbanized and planning areas of Palm Springs. The backbone infrastructure for the City is currently in place, and upgrades of water transmission mains are made as needed. In some cases, such as for a large master-planned development, the project proponent may be required to provide backbone water system improvements up front as a condition of approval. However, for smaller tracts the developer is usually required to provide on-site improvements only. Development impacts are charged for different zones in the community to account for differences in elevation and the need for water.

Section 14 is expected to accommodate an additional 2,682 homes, 1,070 hotel rooms, and 1.4 million square feet of commercial building floor area. The Section 14 Master Plan projects an additional annual daily water demand of 1.7 million gallons per day (mgd) and maximum average demand of 3.4 mgd. Currently, the Section 14 Specific Plan indicates that “existing water facilities are adequate to serve the existing conditions and can provide adequate domestic service to new development throughout the section.” DWA indicates that various improvements are needed to the water lines in Section 14 and the costs are covered through development impact fees.

Senate Bill 1087 (2005) requires a local government to immediately forward an adopted Housing Element to water and sewer providers.

The water and sewer providers are required to establish procedures to grant priority service to housing with units affordable to lower income groups, and they may not refuse or restrict provision unless specific written findings are made.

The City operates a 10.9-mgd treatment plant that treats effluent to the secondary level before conveyance to DWA for tertiary treatment prior to irrigation or groundwater recharge. The City's sewer treatment plant is operating at 78 percent capacity and adequately serves existing development. However, an additional 0.85-mgd capacity and improvements to the sewer conveyance system will be needed to accommodate future development in Section 14. The City's Sewer System Master Plan sets forth a plan to increase the treatment plant's capacity by 6 mgd and improve the sewer conveyance system. Impact fees will finance proposed improvements.

Energy Conservation

The Palm Springs community has long been committed to furthering an environmental ethic that emphasizes the use of alternative energy technologies, such as wind energy, cogeneration, and solar energy. Given the importance of the area's water supply to the vitality of the community, Palm Springs also supports the conservation and reuse of water resources. DWA has developed water recycling and treatment plants to conserve this resource. The City is also active in promoting sustainable development in order to conserve water, electricity, natural gas, as well as reduce waste generation. Palm Springs is committed to furthering this environmental ethic in the development and rehabilitation of housing and neighborhoods.

Financial Resources

The City has a wide range of financial and administrative resources at its disposal to assist in the development, rehabilitation, preservation, and management of affordable housing projects and programs within the City.

Community Development Block Grants

The City receives federal and state funding for a range of housing and community development activities in Palm Springs. The main federal source of funding is Community Development Block Grants (CDBG). For the 2013/14 fiscal year, the Department of Housing and Urban Development is providing the City of Palm Springs with an allocation of \$387,336 for a wide range of housing and community development activities. Federal law requires such funds be spent on programs

HOUSING ELEMENT

benefiting very low and low income households. Major expenditure categories include public facilities and improvement, public services, economic development, and program administration.

Elimination of RDA

Pursuant to AB 1x 26 and effective February 1, 2012, all redevelopment agencies in California were eliminated. The City's Community Redevelopment Agency (CRA) had managed millions of dollars of tax increment revenue for activities that increased, improved, or preserved the supply of affordable housing. Tax increment revenues were eliminated, as was the ability to apply for state and federal funding which required matching funds from CRA.

The City was designated the successor agency to the former CRA and is tasked with liquidating non-affordable housing assets and remitting the fund balance to the County for distribution to taxing entities. Funding is limited to revenues derived from the properties through rents, sales, payoffs, and similar methods. Planned and potential future affordable projects are on hold, and their implementation and funding will need to be reevaluated in light of the current economy.

Other Private and Public Funds

Development projects within the City of Palm Springs are receiving a number of additional funds to make the projects feasible. These funds are provided by public, private, and nonprofit partners. Millions of dollars are being received through Mobile Home Park Resident Ownership funds, Low Income Housing Tax Credits, California Housing Finance Agency funds, HOME funds, Mortgage Revenue Bonds, City General Funds, Department of Housing and Urban Development Section 202 funds, and many more. Numerous other public, private, and nonprofit funding sources are available. The City's Consolidated Plan provides an additional list of funding sources.

Administrative Resources

Palm Springs contracts with a number of nonprofit entities for their administrative and managerial capacities to help implement City programs or further housing and community development activities. Other organizations are also active in Riverside County. These include the following organizations:

Coachella Valley Housing Coalition

The City (and former Agency) have had a long relationship with CVHC, including the recent DDA which provided CVHC with



\$1,350,000 in land and cash to construct a 66-unit expansion of CVHC's successful Coyote Run project, a 140-unit low and very low income family rental housing project built in 1993. In addition, in the 1990s the City and Agency collaborated with CVHC on self-help housing in the Desert Highland neighborhood, totaling approximately 11 units. Most recently, the Agency helped CVHC construct nine self-help homes in a different neighborhood in Palm Springs. The Rosa Gardens project was constructed by CVHC.

Southern California Housing Development Corporation

Founded in 1991, SoCal's mission is to create affordable housing communities that contribute to neighborhood vitality. SoCal presently owns and manages more than 4,500 units in five counties in southern California, with more than 70 percent of the portfolio available to households earning very low income. Within Riverside County alone, SoCal has six properties with nearly 1,000 units, including three projects in the Coachella Valley.

Jamboree Housing Corporation

Jamboree Housing Corporation (JHC) is a broad-based nonprofit housing development company that builds, preserves, and maintains affordable rental and ownership housing for lower-income families, seniors and others in California. JHC recently purchased and rehabilitated the Seminole Gardens project, extending the affordability controls. JHC has established an in-house Social Services division (located at most affordable housing projects) to assist residents in maintaining their self-sufficiency.

Special Needs Groups

The City of Palm Springs also relies on a number of nonprofit organizations to provide services for people with special needs. This includes Catholic Charities and Jewish Family Services of San Diego (homeless services), Desert AID (people living with HIV/AIDS), senior services (Mizell Senior Center), Fair Housing Council of Riverside County, and numerous other public and nonprofit organizations. The Consolidated Plan provides a list of service providers in Palm Springs.

Riverside County Housing Authority

The Housing Authority administers Section 8 vouchers, including those in Palm Springs, and operates the public housing in the Coachella Valley. The HA and the Agency worked collaboratively on the financing of the Vista Sunrise project (80 units of AIDS/HIV

HOUSING ELEMENT

housing in Palm Springs), with the HA contributing \$1,500,000 in HOME funds and the Agency contributing \$1,506,000 in land and housing set-aside funds. The HA owned and contracted for management of Nightingale Manor in Palm Springs, a 10 unit supportive housing facility for families. The Housing Authority transferred the ownership to Jewish Family Services of San Diego.

Pacific Housing and Finance Agency

The Pacific Housing and Finance Agency (PHFA) is a joint powers authority of approximately 50 cities located throughout California. Palm Springs was the fourth city to join. Palm Springs has had representation on the policy level with PHFA (including a term as board vice president) and has hosted PHFA community workshops in City Hall.

GOALS, POLICIES AND ACTIONS

Providing housing that fulfills the diverse needs of Palm Springs is a fundamental priority for the City. This section is essentially the City's Housing Plan to achieve that goal. The goals and policies contained in the Housing Element address Palm Springs' identified housing needs and are implemented through a series of actions or programs. Housing actions and programs include both current City efforts and new initiatives that address the City's unmet housing needs. This section provides the goals and policies for addressing the City's housing needs as well as specific actions to implement the housing goals and policies.

HOUSING OPPORTUNITIES

Palm Springs has a diverse population of different ages, income levels, households, and lifestyles, each with different housing needs and preferences. As a desirable resort and retirement community, Palm Springs also has a significant seasonal population with corresponding housing needs. Ensuring an adequate supply and diversity of housing types can promote an inclusive community that welcomes all of its residents.

Tailored strategies are necessary to adequately address Palm Springs' diverse housing needs. In more established urbanized areas of the City, there are many vacant and underutilized parcels with opportunities for quality infill housing. In these areas, ensuring that new housing is compatible with the surrounding neighborhoods is an important goal. In the Central Business District, new housing can not only increase housing opportunities, but be an economic stimulus to the Downtown.

Other areas located outside the urbanized area of Palm Springs—Palm Hills and the Chino Cone—require a much different housing strategy. These areas warrant customized policy guidance, as specified in the Land Use Element, because the City has determined that the preservation of their unique hillside character is of utmost importance and thus development should be carefully guided. Similarly, large planned developments in the community also require the preparation of specific plans.

Ensuring an appropriate quantity, diversity, and price for new housing may also require financial incentives and regulatory concessions to make feasible the development of housing affordable to all income levels. Such incentives, along with appropriate design review standards, must be carefully tailored and implemented to further

HOUSING ELEMENT

Citywide objectives with respect to the production of quality and well-designed housing.

Note to reader: Policies and programs will be renumbered after HCD review.

GOAL HSI:

Facilitate a broad range of housing types, prices, and opportunities to address current and future housing needs in the community.

Policies

- HS1.1 Provide adequate residential sites to accommodate and encourage a broad range of housing opportunities.
- HS1.2 Maintain a range of housing densities through general plan land use designations and zoning to facilitate and encourage single-family homes, apartments and townhomes, mobile homes, and special needs housing.
- HS1.3 Facilitate the production of quality mixed- and multi-use projects that are complementary with surrounding uses.
- HS1.4 Ensure new residential projects are adequately served by park and recreation, libraries, sanitary and storm sewers, transportation, public safety, and other public services and facilities.
- HS1.5 Direct higher density residential uses near major activity centers and along corridors consistent with adopted architectural and design guidelines.
- HS1.6 Provide for various regulatory and financial incentives to encourage well designed housing, special needs housing, and housing affordable to households of different income levels.
- HS1.7 Support appropriate levels of housing production that meets City housing needs yet also promotes the vitality of established neighborhoods and enhanced quality of life.
- HS1.8 Protect established single-family residential neighborhoods from the transition, intensification, and encroachment of uses that detract and/or change the character of the neighborhood.

HS1.9 Support the construction of higher density residential and commercial opportunities as well as implementation of infrastructure plans set forth in the Section 14 Master Plan.

Actions

HS1.1 *Provide for Adequate Housing Sites.* The provision of adequate sites for residential development is critical to meet these needs. State law requires that sufficient sites be made available for single-family, multiple-family, mobile homes, mixed and multi-uses, accessory dwelling units, and emergency and transition to meet present and future needs housing in the community. This housing element provides an inventory of vacant sites to address City housing needs.

5-Year Objectives:

- Maintain an inventory and map of sites available for residential development and provide at the front counter upon request.
- Annually monitor the supply of moderate income units, both assisted and market rate, to assure that sufficient units (50 for the planning period) are provided.
-

HS1.2 *Continue to Offer Regulatory Incentives if financially feasible.* The City offers regulatory incentives to facilitate the construction of a range of housing types and prices. Regulatory concessions used have included zone changes and General Plan amendments (e.g., Coyote Run), conditional use permit (e.g., Vista Del Sol), and minor modifications (other affordable projects). The minor modification is a widely sought-after tool to obtain flexibility. Planning Director may allow a minor modification in development standards without a public hearing.

5-Year Objectives:

- Continue to review and accept requests for minor modifications, density bonuses, General Plan amendments, and zone changes for projects that further City housing goals.

HOUSING ELEMENT

-
- Encourage consolidation of sites of less than one acre in size for affordable housing projects. The City will provide technical assistance to property owners and developers in support of lot consolidation, including identifying opportunities for potential consolidation.

HS1.3 *Continue to Offer Financial Incentives.* Whereas the City of Palm Springs has designated sufficient vacant land to support the production of housing affordable to all economic segments of the community, affordable housing typically requires publicly and privately funded financial assistance to make projects feasible. To that end, the City grants financial incentives (e.g., fee waivers for parks), to support the production of affordable housing to be built during the present housing element planning period. The continuation of financial incentives will further City housing goals.

5-Year Objectives:

- Continue to approve fee reductions and waivers, General funds, and make available other financial assistance, where possible, for affordable housing projects.
- Consider waiving the Multiple Species Habitat Conservation Plan fee (e.g., fee to acquire sensitive habitat) for lower income affordable housing projects.
- Promote financial and development assistance programs to the building community on an annual basis.

HOUSING AND NEIGHBORHOOD QUALITY

Palm Springs has well-defined single-family residential neighborhoods each with its own history, character, and needs. Many established older neighborhoods, such as the Movie Colony, Las Palmas, Deepwell Estates, and Racquet Club Estates, are distinguished by their physical layout, landscaping and walls, and various architectural styles. Neighborhood quality in these areas is ensured when new development

is compatible with the character, scale, and design of surrounding land uses.

Neighborhoods outside the urban area near and at the base of the Santa Rosa and San Jacinto Mountains are defined by their topography, stunning views, and access to the mountains and creeks. Issues facing these neighborhoods are environmental in nature—how to preserve scenic views, minimize impacts to the environment, and protect sensitive plants and animal species. Other neighborhoods emerging on the eastern and northern end of Palm Springs face similar issues, albeit to a lesser degree.

Older neighborhoods near the urban core and along major corridors undergoing transition have different housing and neighborhood issues. In older dense neighborhoods, parking may be more of an issue. Housing conditions and the provision of adequate community services are of greater concern. Areas with high concentrations of multiple-family housing, such as near the Downtown and along major corridors, require attention to infrastructure, housing conditions, and services.

Additional goals and policies related to neighborhoods and community design are in the Community Design Element.

As a highly recognized desert resort community, Palm Springs offers a range of resort and retirement communities. Large-scale resorts, such as Escena offer upscale homes anchored with high quality golf courses and recreational amenities. Secluded resorts (e.g., Smoketree Ranch) offer a range of neighborhood environment and recreational amenities. Palm Springs mobile home parks provide housing options for seniors as well.

Efforts to preserve and enhance neighborhood quality must therefore reflect the diversity of neighborhoods and their needs. Certain residential neighborhoods are well-maintained and thus the primary issue is how to preserve and enhance the character of the neighborhood. Neighborhoods in need of revitalization require code enforcement, improvement and replacement (if necessary) of dilapidated homes, homeownership assistance, and public safety. In newly developing areas, sensitively integrating development into the natural environment is of utmost concern.

HOUSING ELEMENT

GOAL HS2

Foster a high quality of life and vibrant neighborhoods through the preservation and improvement of housing and provision of community services.

Policies

- HS2.1 Enhance neighborhoods through public services and facilities, infrastructure, open space, adequate parking and traffic management, pedestrian and bicycle routes, and public safety.
- HS2.2 Foster resident involvement in neighborhood organizations and homeowner associations to support the beautification, improvement, and preservation of neighborhoods.
- HS2.3 Enhance the appearance and character of neighborhoods with high quality site planning, architecture and landscape design in multiple-family developments, and highly visible single-family homes.
- HS2.4 Encourage the preservation and restoration of homes that have historical, architectural, or cultural significance as prescribed by the Historic Preservation Ordinance.
- HS2.5 Maintain the quality of ownership and rental housing through the adoption, periodic revision, and enforcement of housing and property maintenance standards.
- HS2.6 Encourage the repair, improvement, and rehabilitation of housing and the replacement of substandard housing as a means to enhance residents' quality of life in neighborhoods.
- HS2.7 Foster and ensure that residential projects are of high quality and thoughtful design through the implementation of adopted architectural and design standards and architectural review.
- HS2.8 Support the preservation of quality mobile home parks in the community as a source of affordable housing through the provision of rental and homeownership assistance and rehabilitation.

- HS2.9 Preserve the supply of affordable rental housing in the community, including mobile home parks, publicly subsidized rental housing, and special needs housing.
- HS2.10 Ensure that proposals for the conversion of apartments into condominiums are evaluated on an individual, case by case basis and that no loss of existing affordable units occurs as a result of conversion.

Actions

- HS2.1 *Implement Design Standards.* Palm Springs has residential neighborhoods with historic, architectural, and cultural significance to the community. To ensure that new development is appropriate in scale, size, and character to surrounding uses within a neighborhood, especially established neighborhoods, the City has adopted design standards that govern new housing projects as well as rehabilitation of qualified housing projects as well. The Architectural Advisory Committee is responsible for approval or modification of development plans to achieve City design objectives.

5-Year Objective:

- Continue to implement residential design standards through architectural review of residential projects.

- HS2.2 *Continue to implement Historic Preservation Program.* Palm Springs has a number of residential structures that are of significant historical and architectural merit to the community. The City has therefore instituted regulations to preserve and enhance these resources. The City has a Historic Site Preservation Board, which nominates and recommends potential historic sites to City Council, recommends the designation of historic districts, and implements the City Historic Preservation Ordinance. The City's Historic Preservation Combining Zone is designed to protect the historical character of structures and neighborhoods through the review of applications for new development and modification of existing structures. The Historic Site Preservation Board's annual work program furthers these ends.

5-Year Objectives:

HOUSING ELEMENT

- Continue to implement the historic preservation ordinance for residential structures.
- Continue to update the Historic Resources Survey and identify additional residential structures that could be designated as Class 1 or Class 2 historic structures.

HS2.3 ***Enforce Property Maintenance Codes.*** Code enforcement is an important tool to ensure that the value, character, and quality of neighborhood and housing are maintained. The City's Building Department inspects properties for compliance with state and local regulations for building and property maintenance. This includes periodic inspections for lead abatement. If deficiencies are found, the property owner is granted a specified time to correct the matter. City staff may also direct the owner to appropriate loan programs administered by the City. Should corrections not occur, the City can issue citations or initiate legal action. However, the City first works for voluntary compliance through educating property owners.

5-Year Objectives:

- Continue to implement code enforcement programs using a progressive approach of voluntary compliance, administrative citations, and court action.
- Provide outreach education regarding lead-based paint hazards and provide assistance in compliance with federal regulations.
- Provide financial assistance, where appropriate, to remedy property maintenance and health code violations.

HS2.4 ***Continue Housing Rehabilitation Loan Program.*** The City continues to maintain and cultivate resource linkages with numerous community agencies mutually beneficial to each other's clients' needs, as well as preventing duplication of efforts and resources. Some of those agencies are Amputee Connection, Catholic Charities, Community Access, Desert AIDS Project, Episcopal Community Services, Jewish Family Services, Mizell Senior Center, Riverside County Community Action, Riverside County Office on Aging,

Southern California Edison's Energy-Efficiency Demonstration Program, The Well in the Desert and the Visiting Nurses' Association of Coachella Valley.

5-Year Objectives:

- Provide rehabilitation loans, through CDBG, to help low income households make necessary improvements to remedy health and safety code violations or make qualified housing repairs and modifications.
- Continue comprehensive housing and neighborhood assistance under the Recapture Our Neighborhood program as funding becomes available.

HS2.5 *Rehabilitate and Preserve Mobile Homes.* Mobile homes are an important housing option for families and seniors. To that end, the City has a mobile home rent stabilization ordinance and loan program to maintain and improve mobile homes in the community. The City has already facilitated the rehabilitation of several projects.

5-Year Objectives:

- Continue implementation of and periodic review of the City's mobile home park rent stabilization ordinance.

HS2.6 *Preserve At-Risk Units.* The City is committed to preserving its stock of multiple-family affordable housing, some which is at risk of conversion and/or needs significant renovation and improvement. The City is committed to facilitating preservation of affordable housing through technical assistance and providing financial assistance when feasible. The Palos Verdes, Racquet Club, and Calle de Carlos apartment projects are at risk of losing their affordability restrictions during the planning period.

For HUD financed projects, four primary options are available: (1) renew at comparable market rental rates (the "Mark Up to Market" option), (2) renew at current rents with no adjustments, (3) mark down rents to market levels if the Section 8 subsidy exceeds market rents, or (4) notify HUD of the intent to opt out. If the owner meets all noticing

HOUSING ELEMENT

requirements and then opts out, HUD will either issue “enhanced” vouchers allowing residents to stay in their units or issue a standard voucher to those who choose to relocate.

5-Year Objectives:

- Monitor the status of affordable units that may become at-risk of conversion.
- Provide technical assistance as feasible to facilitate preservation for units considered at risk of conversion. Annually contact property owners, gauge interest and identify non-profit partners and pursue funding and preservation strategy on a project basis.
- Continue to support efforts to preserve the Palos Verdes, Racquet Club, and Calle de Carlos Apartment projects.
- Monitor the status of Palos Verdes, and work with owners and potential buyers to assure that affordability covenants are maintained through the planning period.
- Assure that the Housing Authority-owned Racquet Club and Calle de Carlos apartments’ affordability restrictions are renewed prior to 2018.
- The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the City.
- Use, where feasible, available financial resources to restructure federally assisted preservation projects, in order to preserve affordability. Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue or support applications of non-profits for

these funding sources at the federal, State or local levels.

HOUSING ASSISTANCE AND SPECIAL NEEDS

As a desirable resort community, Palm Springs will continue to experience a relatively high demand and prices for housing. These market conditions have long-term implications for maintaining the diversity and character of Palm Springs. Presently, many lower income seniors reside in subsidized units and have limited choices to move elsewhere. Moderate income families with children and young professionals can afford only apartments and a limited number of homes and must move to other communities to buy a home.

In addition, certain segments of the population will continue to have greater difficulty in finding decent and affordable housing due to special circumstances. These segments may include lower income households, the elderly, people with disabilities, people living with HIV/AIDS, elderly same-sex couples, large or single-parent families, agricultural workers, and the homeless. Facilitating and encouraging housing opportunities for these and other special needs groups can help promote an inclusive community and further achieve fair housing goals.

GOAL HS3:

Facilitate and encourage a broad range of rental and ownership opportunities for people with special housing needs within Palm Springs.

Policies

- HS3.1 Support the development of accessible and affordable senior rental housing readily accessible to support services; provide assistance for seniors to maintain and improve their homes.
- HS3.2 Assist in the funding of the development of emergency, transitional, and permanent supportive housing and shelters,

HOUSING ELEMENT

together with the provision of supportive services for people who are homeless.

- HS3.3 Increase the supply of affordable and accessible housing suited to the independent and semi-independent living needs of people with disabilities; provide assistance to people with disabilities to maintain and improve their homes.
- HS3.4 Increase the supply of affordable housing for people living with HIV/AIDS and expand associated support services.
- HS3.6 Prohibit housing discrimination and other related discriminatory actions in all aspects affecting the sale, rental, or occupancy of housing based on status, household size and/or composition, gender, sexual orientation, age, state of health or other arbitrary classification.
- HS3.7 Support collaborative partnerships of nonprofit organizations, the development community, and the City of Palm Springs to work together to provide affordable housing.
- HS3.8 Assist and support, where feasible, in the production and conservation of housing affordable to extremely low, very low, low, and moderate income households.
- HS3.9 Facilitate the development of affordable housing through regulatory incentives (e.g., such as lot consolidation and density transfers), density bonuses, inclusionary housing, and financial assistance where feasible.
- HS3.10 Facilitate a comprehensive approach to meeting the needs of residents of affordable housing by requiring space to be allocated in new developments to accommodate providers of associated support services, such as job training, child care, and life-style counseling.
- HS3.11 Improve accessibility for the physically impaired and disabled by eliminating architectural barriers during the design, rehabilitation, and new construction of housing.

Actions

- HS3.2 *Provide Rental Assistance.* The Riverside County Housing Authority administers the Housing Choice Voucher (Section 8) rental assistance program for Palm Springs. Funded by the Department of Housing and Urban Development, the

Housing Choice Voucher program extends rental subsidies to very low income households by offering the tenant a voucher that pays the difference between the current fair market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income. The voucher is accepted on a voluntary basis by the landlord. A tenant may choose housing that costs more than the FMR, if the tenant pays the extra rent above the standard. The City also provides rental assistance to local service agencies for distribution to needy individuals and families. The Consolidated Plan provides additional information on this program.

5-Year Objectives:

- Support the County of Riverside's housing voucher program and lobby for additional vouchers as needed.
- Continue to provide CDBG financial assistance, when available, to local nonprofit organizations that can be used for motel vouchers.

HS3.3 *Provide Fair Housing Services.* Palm Springs is committed to assuring fair housing opportunities so people in all walks of life have the opportunity to find suitable housing in the community. To that end, the City contracts with a fair housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports to document the City's progress in improving and maintaining fair housing opportunities. The City's Human Rights Commission is intended to promote the improvement of relations, civic peace, intergroup understanding, and acceptance, respect, and participation of all members in the community. The City also prepares, as required by federal law, planning documents and progress toward fair housing goals set forth in the Consolidated Plan.

5-Year Objectives: Continue to contract with local fair housing providers to perform a wide range of educational, advocacy, and mediation services.

HOUSING ELEMENT

- Periodically report to the City Human Rights Commission on the status of fair housing in the community.
- Continue to periodically prepare an Analysis of Impediments to Fair Housing Choice and implement its findings.
- Distribute information about fair and equal housing laws and resources in public libraries, community and senior centers, local social service offices, and other public locations.

HS3.4 *Implement Housing Accessibility Programs.* The City has an aggressive program to ensure that people with disabilities can fully experience Palm Springs. The City prepares an Analysis of Impediments to Fair Housing to identify potential barriers to fair housing opportunity. The City reviews building plans to ensure compliance with requirements under the Fair Housing Act and prepares the City's Transition Plan to comply with the federal ADA and Fair Housing Act requirements. State law requires jurisdictions to permit by right group homes serving six or fewer residents in the community.

5-Year Objectives:

- Update the City's Transition Plan as needed to identify and remove impediments to access by persons with disabilities:
-

HS3.5 *Support and expand programs to assist people living with HIV/AIDS.* The City is actively pursuing housing opportunities for this special needs group and opened Vista Sunrise, a permanent supportive housing facility for people living with HIV/AIDS, in 2007. In addition, the Desert AIDS Project provides medical care, counseling, home health services, and legal assistance, as well as assistance with housing, medication, food, jobs, and more. The AIDS Assistance Program provides food vouchers for low income clients, counseling, and other assistance.

5 -Year Objectives:

- Identify additional housing opportunities for affordable housing.
- Expand collaborative network of supportive services.

HS3.6 Facilitate the provision of an integrated network of supportive services to the residents of affordable housing projects.

5 -Year Objective:

- Implement a comprehensive approach to meeting the needs of residents of affordable housing by requiring space to be allocated in new developments to accommodate providers of associated support services, such as job training, child care, and life-style counseling.

HS3.7 *Support Emergency Shelter and Transitional Housing Program.* State law requires all cities to identify adequate sites, development standards, and implement a permitting process to facilitate and encourage the development of emergency shelters and transitional housing. In 2006, the City established a Homeless Task Force to identify locations for a homeless shelter in Palm Springs.

Various other support services are available in Palm Springs to assist homeless people. The County's Nightingale Manor, a 10-unit apartment building used for transitional housing, is operated by Jewish Family Services. The Well in the Desert provides grocery distribution, meals, and other services. The City also dedicates part of its federal monies to homeless service.

5-Year Objectives:

- Support the new MSC in north Palm Springs.
- Continue to support and fund services for homeless people through the Consolidated Planning process.
- Continue to work in collaboration with the Homeless Task Force and other providers of assistance to homeless people.

HOUSING ELEMENT

RESOURCE CONSERVATION

Palm Springs is noted for its exceptional natural beauty and fragile environment. The San Jacinto and Santa Rosa Mountains and their remarkable landforms are a defining characteristic for Palm Springs as well as one of the City's most closely guarded resources. The steep topography of the mountains provides the City with a dramatic visual backdrop and unparalleled scenic views. Over the years, Palm Springs residents have reaffirmed that the hillsides are an irreplaceable asset. As available land in the central city diminishes, it will become increasingly important to establish guidance for the protection and thoughtful integration of development into these areas.

The desert floor of the Coachella Valley also provides some of the richest diversity of plant and animal life, including numerous protected species. More than six different habitat conservation plans protect sensitive habitat and species through the regulation or prohibition of future development. The Coachella Valley Multiple Species Habitat Conservation Plan is the culminating plan, covering more than one million acres, and including at least 27 desert and mountain natural communities and 27 species. These plans also guide the type, location, and intensity of development to ensure that critical habitat for protected species is preserved.

The Palm Springs community has long been committed to furthering an environmental ethic that emphasizes the use of alternative energy technologies, such as wind energy, cogeneration, and solar energy. Given the importance of the area's water supply to the vitality of the community, Palm Springs also supports the conservation and reuse of water resources and has developed water recycling and treatment plants to conserve this resource. The City is also active in promoting sustainable development in order to conserve water, electricity, natural gas, as well as reduce waste generation. Palm Springs is committed to furthering this environmental ethic in the development and rehabilitation of housing and neighborhoods.



GOAL HS4:

Fulfill the City's housing needs while protecting the natural environment and resources and promoting an environmentally sustainable ethic.

Policies

- HS4.1 Require that all residential developments be thoughtfully integrated into the natural environment, including washes, hillsides, viewsheds, and other features of the natural terrain.
- HS4.2 Prohibit the encroachment of significant housing development into areas designated as open space, desert, or conservation areas without appropriate environmental review and approvals.
- HS4.3 Encourage the use of green building practices, including Title 24 energy conservation standards, in the construction, rehabilitation, and renovation of housing, to the extent feasible.
- HS4.4 Encourage the conservation of water resources through the incorporation of native landscaping and noninvasive species that are specially adapted to the desert climate.
- HS4.5 Support the Multiple Species Habitat Conservation Plan and the sensitive integration of housing in undeveloped areas where permitted under the Plan.
- HS4.6 Continue to require, monitor, and enforce National Pollutant Discharge Elimination System permits and appropriate best management practices.

Actions

- HS4.2 *Implement Hillside Development Review.* Palm Springs values its hillsides, mountains, and other unique topography and has therefore established guidelines to encourage their preservation. The Palm Springs Municipal Code provides for an enhanced architectural application and review process for residential projects proposed on slopes with a grade of 10 percent or greater. Beyond standard application procedures and items, the application must also contain topographical maps and grading plans. Areas of the site

HOUSING ELEMENT

having a slope of 30 degrees or higher are excluded from the area that may be allowed in computing total density. Specific development standards are also encouraged to ensure that the residential project is compatible with the surrounding landscape and provides necessary infrastructure and services.

5-Year Objective:

- Continue implementation of hillside development standards.

HS4.3 *Implement Water Conservation Program.* Palm Springs recognizes the finiteness of its water supply and the importance of conservation. The City implements a program to use reclaimed water for public golf courses. To further conserve water, the Palm Springs Municipal Code provides for a water efficiency landscape program. Prior to construction and installation of any new or rehabilitated landscaping, the developer must submit a landscape document package for review and approval. The City shall review applications and approve, conditionally approve, or deny such application and shall assure conformity.

5-Year Objective:

- Continue implementation of the review of water conservation aspects of landscape ordinance.

**Table 3-22
Housing Program Summary, 2014-2021**

	Objective	Funding	Implementing Agency	Time-frame
1.1 Adequate Sites	<ul style="list-style-type: none"> Maintain inventory and map of residential available for development, and provide at the front counter. 	General Fund	Planning Department	Update annually
1.2 Regulatory Incentives	<ul style="list-style-type: none"> Review and accept requests for minor modifications, density bonuses, and general plan amendments and zone changes for housing projects that meet City housing goals. 	General Fund	Planning Department	As projects are submitted
1.3 Financial Incentives	<ul style="list-style-type: none"> Continue to approve fee reductions and waivers, General funds, low cost land, and other assistance for affordable housing projects. Consider waiving CVMSHCP fee (e.g. to acquire sensitive habitat) for lower-income affordable housing projects. Promote financial and development assistance programs to the building community on an annual basis. 	General Fund	Planning Department Planning Department Community and Economic Development	As projects are submitted As projects are submitted As projects are submitted
1.9 Housing Types	<ul style="list-style-type: none"> Implement an incentive program for lot consolidation on lots of 1 acre or less. 	General Fund	Planning Department	As projects are submitted
2.1 Design Standards	<ul style="list-style-type: none"> Continue to implement residential design standards through architectural review of residential projects. 	General Fund	Planning Department	As projects are submitted
2.2 Historic Preservation	<ul style="list-style-type: none"> Continue to implement the historic preservation program for residential structures. Continue to update the Historic Resources Survey and identify additional residential structures that could be designated as Class 1 or Class 2 historic structures. 	General Fund	Planning Department	As projects are submitted
2.3 Property Maintenance	<ul style="list-style-type: none"> Implement code enforcement programs using approach of voluntary compliance, administrative citations, and court action. Provide education regarding lead-based paint hazards and assistance in complying with federal law. Provide financial assistance where appropriate to remedy property maintenance and health code violations. 	General Fund; CDBG	Building Department and Community and Economic Development	As properties are identified
2.4 Housing Rehabilitation Loan	<ul style="list-style-type: none"> Provide rehabilitation loans to help low income households make home improvements to remedy health and safety code violations or make accessibility modifications. Continue comprehensive housing and neighborhood assistance under the Recapture Our Neighborhood program as funding becomes available. 	General Fund; CDBG	Building Department and Community and Economic Development	Annually with CDBG allocation
2.5 Mobile Home Rehabilitation and Preservation	<ul style="list-style-type: none"> Continue implementation and periodic review of the mobile home park rent stabilization ordinance as a strategy to address extremely low income housing needs. 	General Fund;	Community and Economic Development	Annually
2.6 Preservation of At-Risk Units	<ul style="list-style-type: none"> Monitor the status of affordable units that may become at-risk of conversion and provide technical assistance as feasible to facilitate preservation. Support efforts to preserve Sunnyview Villas, Palos Verdes Villas, Casa de Carlos and Racquet Club Apartments. 	CDBG; Private partnerships	Community and Economic Development	Annual meetings with property owners. Support of funding applications as submitted.
3.1 Homeownership	<ul style="list-style-type: none"> Research, review, and develop additional homebuyer's assistance program to meet goals set forth in the 	CDBG	Community and Economic Development	Annually with CDBG allocation

HOUSING ELEMENT

**Table 3-22
Housing Program Summary, 2014-2021**

	Objective	Funding	Implementing Agency	Time-frame
Assistance	Consolidated Plan.			
3.2 Rental Assistance	<ul style="list-style-type: none"> Support the County's housing voucher program and lobby for additional vouchers as needed. Provide City financial assistance to local nonprofit organizations for motel vouchers. 	Section 8; CDBG	Community and Economic Development	Annually with CDBG allocation
3.3 Fair Housing Services	<ul style="list-style-type: none"> Continue to contract with local fair housing providers to perform a wide range of educational, advocacy, and mediation services. Periodically report to the City Human Rights Commission on the status of fair housing. Periodically prepare an Analysis of Impediments to Fair Housing Choice and implement its findings. 	General Fund; CDBG	Community and Economic Development	Annually with CDBG allocation
3.4 Housing Access	<ul style="list-style-type: none"> Update as needed the City's Transition Plan to identify and remove impediments to access by persons with disabilities. 	General Fund and CDBG	Community and Economic Development	Every 5 years or as needed
3.5 Emergency Shelter and Transition Housing	<ul style="list-style-type: none"> Continue to fund services for homeless people through the Consolidated Planning process 	General Fund and CDBG	Community and Economic Development	Annually through budget and CDBG processes
4.2 Hillside Development	<ul style="list-style-type: none"> Continue implementing hillside development standards. 	General Fund	Planning Department	As projects are presented
4.3 Water Conservation	<ul style="list-style-type: none"> Continue implementation of the review of water conservation aspects of landscape ordinance 	General Fund	Planning Department	As projects are presented

Quantified Objectives	Housing Units Affordable to Extremely Low/Very Low Income Households	Housing Units Affordable to Low Income Households	Housing Units Affordable to Moderate Income Households	Housing Units Affordable to Above Moderate Households	Total Housing Units
New Construction	31/32	43	50	116	272
Rehabilitation		10			10
Preservation		10			10
Total		126	50	116	292

Source: City of Palm Springs

Exhibit 4

DUC Boundaries

City of Palm Springs

General Plan Land Use Element Amendment

Disadvantaged Unincorporated Communities

SB 244

Senate Bill 244 (SB 244) requires that cities include in their Land Use Elements identification and analysis of disadvantaged unincorporated communities (DUC) within their spheres-of-influence. A DUC is defined as an inhabited and unincorporated community that includes 50 or more dwellings or registered voters (whichever is less)¹, and has an annual median household income that is 80% or less than the statewide annual median household income.

For each identified community, the General Plan must address the water, wastewater, storm water drainage, and structural fire protection needs or deficiencies. An analysis of benefit assessment districts or other financing alternatives that could make the extension of such services to identified communities financially feasible must also be included.

Palm Springs DUC

The Riverside Local Agency Formation Commission (LAFCO) is responsible for identifying DUCs in the Coachella Valley region and has determined that one (1) DUC exists in the Palm Springs sphere-of-influence.² It is located at the southwest corner of Dillon Road and N. Indian Canyon Drive in the unincorporated community of North Palm Springs. DUC boundaries are shown on Exhibit 1.

The DUC includes approximately 80 mobile home units at the Carefree Mobile Home Park. Its annual median household income is \$37,518 (2006-10 U.S. Census). Single-family and limited retail commercial development is located in the North Palm Springs community to the east, and industrial development exists approximately 1.5 miles to the south along N. Indian Canyon Dr.

¹ Definition adopted by Riverside LAFCO, which modifies the definition set forth in SB 244.

² "Designation of Disadvantaged Unincorporated Communities (DUCs) Within the Coachella Valley and Palo Verde Valley," Riverside LAFCO, November 29, 2012.

Domestic Water

The DUC is located within the service boundaries of the Mission Springs Water District (MSWD). MSWD provides domestic water services to more than 30,000 people over 135 square miles. It extracts groundwater through 14 production wells and has a storage capacity of 22.4 million gallons in 24 reservoirs.³

Development in the DUC receives domestic water from MSWD; the park has one 2-inch meter connection that taps into MSWD's 12-inch line in Dillon Road to the immediate north. Another 12-inch line extends beneath N. Indian Canyon Dr. immediately east of the DUC. Water lines within the mobile home park are privately maintained.

The neighborhood is served by a long-standing water purveyor, and there are no known issues with its water supply or distribution system. MSWD's 2010 Urban Water Management Plan identifies strategies for the continued reliability of its water supply. No needs or limitations in domestic water services for the DUC have been identified.

Wastewater

The DUC is located in the Mission Springs Water District service area. MSWD provides wastewater collection and treatment services to some development in its service area; however, approximately 5,500 of its customers rely on individual septic tank systems.⁴ In recent years, assessment districts have been created to fund the removal of existing septic tanks as part of MSWD's Groundwater Quality Protection Project.

Development in the DUC relies on septic systems for wastewater treatment. At this time, the nearest sewer trunk lines are located at the intersection of Dillon Road and Palm Drive, approximately 2.5 miles to the east. In July 2012, MSWD completed a feasibility analysis for a proposed sewer extension to existing industrial development one (1) mile south of the DUC. The project study area is generally bounded by 18th Avenue on the north, Little Morongo Road on the east, the railroad right-of-way on the south, and Karen Avenue on the west. Improvements would include 8" to 10" sewer pipeline extending along 19th Avenue east to Little Morongo Road to a proposed 1.5-mgd (million gallons per day) wastewater treatment plant; a sewer trunk line in 20th Avenue that extends south from 19th Avenue, under I-10, to Garnet Avenue's trunk line; and a lift station. Design and funding considerations are still underway. If constructed, the project would bring sewer infrastructure to within ¼ mile of the DUC.

³ www.mswd.org, accessed September 18, 2013.

⁴ www.mswd.org, accessed September 19, 2013.

The DUC is lacking sewer services at this time. It is unclear whether or when the proposed industrial sewer extension will occur south of the DUC. It is likely that future connection to MSWD's sewer system will be development driven and will occur as the area builds out.

Storm Water Management

The DUC is located on relatively flat desert land that slopes slightly to the south. Elevations range between 870 and 880 feet above mean sea level. According to FEMA Flood Insurance Rate Maps⁵, the DUC is located within Zone X which includes "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood." The nearest 100-year flood zone is approximately ½ mile to the east. Flooding in the area is typically associated with runoff from the Mission and Morongo Creeks which drain the San Bernardino Mountains to the northwest. There are currently no storm water management facilities in close proximity to the DUC, and no curb/gutter improvements exist along Dillon Road or N. Indian Canyon Drive in the area.

The Riverside County Flood Control and Water Conservation District is responsible for regional flood management in the DUC area. The DUC is not part of an existing Master Drainage Plan. However, the District is currently developing the "West Desert Hot Springs Master Drainage Plan" (MDP) to address flood hazards in a broad area that includes the DUC. The coverage area generally extends from State Hwy. 62 on the west, Desert Hot Springs on the east, the foothills of the San Bernardino Mountains on the north, and Interstate-10 on the south. The plan proposes an integrated system of levees, channels, and other drainage infrastructure. For the DUC, the MDP proposes installation of an 84-inch reinforced concrete pipe with suitable collection capabilities, located within Dillon Road and extending from the westerly property boundary easterly to Mission Creek. This would adequately protect the DUC from storm water flows from the north.

Currently, the DUC is lacking storm water protection facilities. However, the need is being addressed by the "West Desert Hot Springs Master Drainage Plan." Implementation of the proposed improvements would provide adequate protection from regional flood hazards.

Structural Fire Protection

The Riverside County Fire Department (RCFD) provides fire and emergency services to unincorporated areas of Riverside County. In 2012, the RCFD served more than 1.3 million residents in an area spanning 7,200 square miles.⁶ The DUC is located within the service area of:

⁵ FEMA FIRM Map No. 06065C0895G, effective August 28, 2008.

⁶ "2012 Annual Report," Riverside County Fire Department in Cooperation with CAL FIRE.

- Riverside Co. Fire Station No. 36 at 11535 Karen Avenue, approximately 3 miles northwest of the DUC. It includes one engine staffed by 3 personnel (one is a paramedic, and two are EMTs). Personnel also include a battalion chief.

If needed, additional fire support could be provided by:

- Riverside Co. Fire Station No. 37 at 65958 Pierson Blvd. in Desert Hot Springs, approximately 3 miles northeast of the DUC
- Riverside Co. Fire Station No. 24 at 50382 Irene Street in Cabazon, approximately 13 miles southwest of the DUC
- Palm Springs Fire Department (PSFD) Station No. 3 at 590 E. Racquet Club, approximately 5 miles south of the DUC. The RCFD and PSFD have a mutual and automatic aid agreement that allows active support regardless of jurisdictional boundaries.

The Mission Springs Water District (MSWD) reports that public fire hydrants are located just outside the DUC boundaries and are fed by its water meters.

The level of currently available fire protection services and facilities serving the DUC suggests that it has acceptable access to structural fire protection.

Financing Alternatives

The DUC is adequately served by domestic water and fire protection services. Special funding mechanisms for these services are not anticipated at this time.

Development in the DUC is lacking connection to a sewer system. Although a nearby sewer extension project is being considered by MSWD, it is unclear whether or when it will be constructed, and the DUC is not located within its project boundaries. It is possible that development pressure in the DUC vicinity will bring with it a need to extend sewer services. In recent years, voters and MSWD have created Assessment Districts to fund the elimination of individual septic systems and extension of the sewer system. Other Community Facilities Districts also may be feasible. Both of these financing tools require voting approval by affected property owners. MSWD has also pursued funding from sources such as State Water Bonds and regional and federal grants.

The need for storm water management facilities in the DUC is being addressed by the "West Desert Hot Springs Master Drainage Plan." In the DUC vicinity, the plan proposes installation of an 84-inch storm water pipe with adequate collection capabilities to protect the property from flooding from the north. Should the plan be approved, the governing jurisdiction (currently the County of Riverside) would work with property owners and developers regarding prioritizing

and funding the proposed improvements, as well as providing adequate right-of-way for them. Financing options could include assessment districts, Community Facilities Districts, or Capital Improvements Programs. The property owner may have to pay other fees or provide other improvements suitable to represent the proposed 84-inch storm water pipe.

Should the DUC be annexed into the City of Palm Springs, the City will have the authority to fund capital improvements through its General Fund or Capital Improvement Program. A number of state and federal agencies periodically offer low interest loans and/or grants to fund public service improvements. The City, in cooperation with service providers, could apply for funding under these programs.