

APPENDIX D. HOUSING DATA

2006-2013 HOUSING ELEMENT EVALUATION

As part of the update of the City's Housing Element, the policies and programs of the previous planning period are evaluated, to determine whether the City's previous strategy was effective, and where improvements can be made. The following discussion is a summary of the actions taken by the City to meet the 2006-2013 RHNA.

NEW CONSTRUCTION

The City experienced significant economic hardship during the 2006-2013 planning period, and also lost its housing set aside funds as a result of the elimination of redevelopment by the State. These two factors limited the City's ability to facilitate affordable housing projects. However, three new projects, and several single family homes were constructed early in the planning period, resulting in 216 new affordable housing units. Of these units, 46 are restricted to very low income households, and 168 to low income households.

HOUSING REHABILITATION

The Agency maintains a very low and low income household rehabilitation program, which provides loans of up to \$25,000 and grants for repairs. The program assisted 469 very low income households during the previous planning period.

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POLICY AND PROGRAM EVALUATION

Following is an evaluation of the programs adopted in the 2007 General Plan Housing Element.

**Table D-2
Effectiveness of 2006-2013 Housing Element**

Program	Program Objective	Effectiveness	
		2006-2013 Activities	Comments
HS1.1 Provide for adequate housing sites	Maintain an inventory and map of sites available for residential development & provide it at the front counter upon request.	The inventory and map were reviewed and revised by the Planning Department and made available at the front counter..	The inventory and map will continue to be reviewed and modified as necessary.
	Annually monitor the supply of moderate income units, both assisted and market rate, to assure that sufficient units are provided.	The Housing Authority annually monitors the supply of moderate income units.	Sufficient land is available to meet the 2014-2021 RHNA requirements for all income levels.
	Amend the Zoning Code consistent with the requirements of current State law, as described in Appendix D.	The Zoning Ordinance will be amended in 2014 to establish procedures and standards for the development of residential second units.	The City will continue to enforce the second unit standards and procedures set forth in the Zoning Ordinance. A program is included in this document to assure completion of this task.
	Update the Zoning Map to make all properties in Table 3-20 consistent with the General Plan Land Use Map by 2010.	The Zoning Map was updated on September 4, 2013, Ordinance No. 23416 .	This program has been completed and will not be extended to the 2014-2021 planning period.
HS1.2 Continue to offer regulatory incentives	Continue to review & accept requests for minor modifications, density bonuses, General Plan amendments, and zone changes for projects that further City housing goals.	Limited development activities occurred during the planning period, because of the recessionary economy. The City continues to encourage housing development projects..	Since the dissolution of the Agency in 2012, the City has received few applications for housing projects. Incentives will continue to be used, where appropriate, to further the City's affordable housing goals.
	Study the minor modification process & modify findings that are presently modeled after a variance so as to expedite quality residential development.	The minor modification process was studied and is being updated with other Zoning Ordinance amendments in 2014.	A program is included in this document to assure completion of this task.

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	Maintain a Redevelopment Agency program to facilitate consolidation of sites of less than one acre in size for affordable housing projects. The City will provide technical assistance to property owners & developers in support of lot consolidation, including identifying opportunities for potential consolidation & providing available funding through the Agency & incentives to encourage consolidation of parcels, as appropriate.	No lots were purchased prior to the Agency's dissolution.	A lot consolidation program was supported by the Agency before its dissolution and will continue to be supported, with technical assistance provided, by the Planning Department.
HS1.3 Continue to offer financial incentives	Continue to approve fee reductions & waivers, provide City tax increment or housing set-aside funds, General Funds, low-cost land, & make available other financial assistance for affordable housing projects.	The Agency assisted the developer in entitling two projects: 51 moderate income units on Housing Authority property at Indian and San Rafael; and a 24 unit project at 1433 North Indian Canyon. Both projects are still pending, due to the recession and now the dissolution of the Agency.	Few applications for housing projects have been received since dissolution of Agency in 2012. The City will continue to offer financial incentives for affordable housing, where appropriate and if funding is available.
	Consider waiving the Multiple Species Habitat Conservation Fee (e.g., fee to acquire sensitive habitat) for lower income affordable housing projects.	No activity occurred during the 2006-2013 period.	The City will continue to evaluate the impacts of waiving the Local Development Mitigation Fee and MSHP fee for affordable housing projects.
	Promote financial & development assistance programs to the building community on an annual basis.	Prior to its dissolution in 2012, the Agency annually strategized with builders and allocated funds to eligible projects in conformance with its Five Year Implementation Plan.	Financial assistance to the building community has been largely eliminated with Agency's dissolution. The City will continue to offer financial and other incentives to developers of affordable housing, where appropriate and when funding is available.
HS1.4 Review and revise development standards	Implement increased floor area ratio of up to 4.0 for mixed-use/multi-use projects in the downtown core, as defined by the Downtown Urban Design Plan and Land Use Element.	Text amendments to the Zoning Ordinance will be completed in 2014.	A program is included in this document to assure completion of this task.

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	Allow housing densities up to 70 units per acre for mixed-use/multi-use projects in the Downtown Urban Design Plan and Land Use Element.	The General Plan Land Use Element allows densities up to 70 du/ac in the Downtown Central Core if a Planned Development District or Specific Plan is prepared and approved.	This program has been implemented, and will not be extended to the 2014-2021 planning period.
	Create a density bonus ordinance & incentives program consistent with state law.	Text amendments to the Zoning Ordinance will be completed in 2014.	A program is included in this document to assure completion of this task.
HS2.1 Implement Design Standards	Continue to implement residential design standards through architectural review of residential projects.	Residential projects were reviewed by the Architectural Advisory Committee (AAC) to assure compliance with design standards.	The City will continue this review process in the 2014-2021 planning period.
HS2.2 Implement Historic Preservation Program	Continue to implement the historic preservation ordinance for residential structures.	The City continued to implement its historic preservation ordinance for residential structures.	The City will continue to implement the historic preservation ordinance in the 2014-2021 planning period.
	Continue to update the Historic Resources Survey & identify additional residential structures that could be designated as Class 1 or Class 2 historic structures.	The City's Historic Site Preservation Board updated the Class 1 and Class 2 designation inventories on February 13, 2013.	Historic preservation efforts, including the routine updating of the Historic Resources Survey, will continue into the next planning period.
HS2.3 Enforce Property Maintenance Codes	Continue to implement code enforcement programs using a progressive approach of voluntary compliance, administrative citations, & court action.	The Building & Safety Department used a range of programs, including neighborhood outreach, violation citations, and inspection warrants, to ensure that properties in the City comply with applicable municipal and building codes.	The City will continue to assure that residential structures are safely built, repaired, and maintained.
	Provide outreach education regarding lead-based paint hazards & provide assistance in compliance with federal regulations.	The Building & Safety Department offered a lead-based paint abatement program, and has been providing informational materials at the front desk since 2006.	The City will continue to address paint hazards and offer assistance regarding compliance with local, state and federal regulations. The City's efforts are further supplemented by Riverside County's Lead Hazard Control Program.
	Provide financial assistance, where appropriate, to remedy property maintenance & health code violations.	The City provided financial assistance to 469 very low income households during the 2006-2013 planning period.	The Home Repair Program is funded through CDBG. The City intends to continue the program, but CDBG funding is in jeopardy at the federal level. Should the Program change, the City may not be able to continue the program.

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HS2.4 Continue Housing Rehabilitation Loan Program	Provide rehabilitation loans to help low income households make necessary improvements to remedy health & safety code violations or make qualified housing repairs & modifications.	The City provided financial assistance to 469 very low income households during the 2006-2013 planning period.	The Home Repair Program is funded through CDBG. The City intends to continue the program, but CDBG funding is in jeopardy at the federal level. Should the Program change, the City may not be able to continue the program.
	Continue comprehensive housing & neighborhood assistance under the Recapture Our Neighborhood program as funding becomes available.	The Recapture Our Neighborhood Program is no longer active.	This program will not be carried over to the 2014-2021 planning period.
HS2.5 Rehabilitate and Preserve Mobile Homes	Commit funding to rehabilitate the Sahara Mobile Home Park & commit homeownership funds to El Dorado Mobile Home Park.	<p>The City provided \$450,000 to assure rehabilitation of the Sahara Mobile Home Park, and guaranteed affordability of 127 units. The park is 88% low income.</p> <p>El Dorado Mobile Home Park was at risk of converting to condominiums, and the agency facilitated \$2.3 million in State funds to allow for low interest loans for the purchase of their units by existing park residents. The Agency assisted also by paying Income Certification Fees. 78 residents were assisted. In exchange for the loans, 43 low and moderate income residents agreed to live in the home for a minimum of 10 years.</p>	The City will continue to monitor mobile home parks to assure proper maintenance during the 2014-2021 planning period.
	Continue implementation of & periodic review of the City's mobile home rent stabilization ordinance.	The ordinance is routinely reviewed by the Housing Authority. No updates occurred during the 2006-2013 period.	The City will continue to update the ordinance as necessary.
HS2.6 Preserve at-risk units	Monitor the status of affordable units that may become as-risk of conversion.	The City routinely monitors and maintains a list of at-risk units.	The City will continue to monitor at-risk units and address preservation efforts as necessary.

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	Provide technical assistance as feasible to facilitate preservation for units considered at risk of conversion. Annually contact property owners, gauge interest & identify non-profit partners & pursue funding and preservation strategy on a project basis.		The City will continue to coordinate with property owners and develop preservation strategies for at-risk units. With the elimination of Redevelopment, however, funding will be an issue.
	Continue to support efforts to preserve the Heritage, Tahquitz Court, and Palm Springs Senior Apartment projects.	The City participated in preservation efforts that extended affordability covenants for 68 units at the Heritage (La Ventana) to year 2026, and 115 units at Sunset Palms Senior Apts. (Palm Springs Pointe) until 2061	The City will continue to support efforts to preserve affordable units where necessary.
	Monitor the status of the Sunnyview Villas & Palo Verde Villas, and work with owners & potential buyers to assure that affordability covenants are maintained through the planning period.	Sunnyview Villas has extended covenants. Palo Verde Villas expires during the 2014-2021 planning period, and the City will continue to work to preserve them.	
	The City will work with tenants of at-risk units & provide them with education regarding tenant rights & conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority & other affordable housing opportunities in the City.	There was no activity relating to at risk unit tenants during the planning period.	The City will continue to coordinate with residents and provide a wide range of technical and educational materials concerning fair and affordable housing.

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	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 & acquisition rehabilitation & pursue or support applications of non-profits for these funding sources at the federal, State or local levels.	During the 2006-2013 planning period, the City was successful in extending affordability covenants for 68 units at the Heritage (La Ventana) to year 2026, and 115 units at Sunset Palms Senior Apts. (Palm Springs Pointe) until 2061.	With the dissolution of the Agency, the City is unlikely to be able to provide financial incentives for at risk units. However, the City will continue to work with property owners to encourage preservation of affordability, and to find affordable housing partners to own and manage these units in the future.
HS3.1 Provide Homeownership Assistance	Provide homeownership opportunities for nine low income households that live in the Desert Highlands Neighborhood.	Between 2006-2013, the City assisted in the development of 13 affordable homes in Desert Highland.	With the dissolution of the Agency, funds are not available to assist in the development of homes in the Desert Highland neighborhood. This program will not extend into the 2014-2021 planning period.
	Research, review & develop new homebuyer's assistance programs to meet goals set forth in the Consolidated Plan.	New homebuyer's assistance programs were reviewed and developed by the Community & Economic Development Dept. annually prior to the dissolution of the Agency. In addition, the City's website provides a directory of affordable housing projects and opportunities, including a description of the County's Mortgage Credit Certificate Program.	With the dissolution of the Agency, the City will not have financial means to fund future projects. However, the City will continue to investigate outside programs and include them where possible in the City's website.
HS3.2 Provide Rental Assistance	Support the County of Riverside's housing voucher program & lobby for additional vouchers as needed.	The City annually reviews the CDBG Consolidated Plan as it pertains to housing voucher allocations and refers residents to the County's Continuum of Care members.	The City will continue its support of the voucher program through the 2014-2021 planning period, if CDBG funds are available.
	Continue to provide City financial assistance to local nonprofit organizations that can be used for motel vouchers.	The City has assisted Catholic Charities in securing CDBG funds for motel vouchers, however the organization no longer is active in these programs, and has not requested funding for some time.	This program will not be extended into the 2014-2021 planning period.

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HS3.3 Provide Fair Housing Services	Periodically report to the City Human Rights Commission on the status of fair housing in the community.	There were no fair housing reports made to the Human Rights Commission during the planning period.	The Housing Authority will continue to report to the Human Rights Commission if needed.
	Continue to periodically prepare an Analysis of Impediments to Fair Housing Choice & implement its findings.	This Analysis was recently completed and is currently being circulated for public comment.	The City will continue its efforts to review, revise, and implement the reports through the upcoming planning period.
	Distribute information about fair & equal housing laws and resources in public libraries, community & senior centers, local social service offices, and other public locations.	Information is provided at City Hall, on the City's website, and at numerous public buildings. The City also works with the County Housing Authority to address complaints.	These programs will continue through the 2014-2021 planning period.
HS3.4 Implement Housing Accessibility Programs	Amend Zoning Code to permit small residential care facilities serving six or fewer people in all residential zones.	The Zoning Ordinance is being amended in 2014.	A program is included in this document to assure completion of this task.
	Update the City's Transition Plan as needed to identify & remove impediments to access by persons with disabilities.	The Transition Plan is currently (2013) being amended, and will be completed in this planning period.	The Transition Plan will continue to be updated as necessary.
	Create reasonable accommodation ordinance to allow modifications to new & rehabilitated projects to maximize accessibility for people with disabilities by 2007.	A reasonable accommodation ordinance is being completed in 2014.	A program is included in this document to assure completion of this task.
HS3.5 Support and expand programs to assist people living with HIV/AIDS	Identify additional housing opportunities for affordable housing.	Vista Sunrise Apartments opened in 2007 as an 80-unit permanent supportive housing facility for low income residents living with HIV/AIDS. The City contributed approximately \$1.3 million in financial assistance and 1.2 acres of land.	City efforts to identify additional housing opportunities for people living with HIV/AIDS are ongoing.
	Expand collaborative network of supportive services.	The City coordinates with and refers residents to numerous supportive service providers, including the Desert AIDS Project and the AIDS Assistance Program.	This effort will be ongoing.

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HS3.6 Facilitate the provision of an integrated network of supportive services to the residents of affordable housing projects	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.	The Agency included support services as a requirement of new projects prior to the elimination of redevelopment, including the two projects that the Agency planned to assist. However, no funding for projects in the future is available, and the City can no longer leverage new projects to include such services.	The City will encourage new projects to include such services in the future, but no longer has the ability to require them by leveraging assistance funds.
HS3.7 Support emergency shelter and transitional housing program	Support and implement the new MSC in north Palm Springs.	Roy's Desert Resource Center was constructed in 2009 and serves as a 120-bed emergency shelter for homeless individuals and families. The center also provides a wide range of comprehensive supportive social services, including housing assistance. As a member city of CVAG, Palm Springs has contributed \$103,000 annually since 2009 for operational costs at Roy's.	The City will continue to support operations at Roy's through the 2014-2021 planning period.
	Continue to support and fund services for homeless people through the Consolidated Planning process.	The 2005-2010 and 2010-2015 Consolidated Plans included goals to support and provide funding for programs that serve homeless people.	The City will continue to support funding for homelessness through its Consolidated Planning process.
	Continue to work in collaboration with the Homeless Task Force & other providers of assistance to homeless people.	The City's efforts to assist homeless people are ongoing and include collaboration with CVAG's Homelessness Committee, Riverside County's Continuum of Care, Jewish Family Services of San Diego, and other nonprofit agencies that provide assistance.	Support for agencies that provide assistance to homeless people will continue throughout the 2014-2021 planning period.
	Amend the Zoning Ordinance to allow homeless shelters by right in the M-2 zone, with no discretionary approval.	The Zoning Ordinance will be amended in 2014.	A program is included in this document to assure completion of this task.

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HS4.1 Develop a Green Building Ordinance	Develop a green building ordinance that encourages resource conservation in both the construction & rehabilitation of housing.	The California Green Building Code and related appendix were adopted in 2010. The City adopted a Voluntary Green Building Program in 2012, and is currently implementing it with incentives to building owners.	The City will continue to implement the California Green Building Code and the Voluntary Green Building Program in the 2014-2021 planning period.
	Continue to support the work of the Resource Conservation Commission.	The 11-member Resource Conservation Commission was created in 2007 and renamed the Sustainability Commission in 2009. Support of the Commission is active and ongoing.	The City will continue to support the efforts of the Sustainability Commission.
HS4.2 Implement Hillside Development Review	Continue implementation of hillside development standards.	The City continued to implement its hillside development standards throughout the 2006-2013 planning period.	Hillside development standards will continue to be implemented throughout the 2014-2021 period.
HS4.3 Implement Water Conservation Program	Continue implementation of the review of water conservation aspects of landscape ordinance.	The City implemented the standards provided in its Water Efficient Landscaping Ordinance (Chpt. 8.60 of the Municipal Code) on all qualifying projects.	The City will continue to implement water conserving landscape standards during the 2014-2021 planning period.